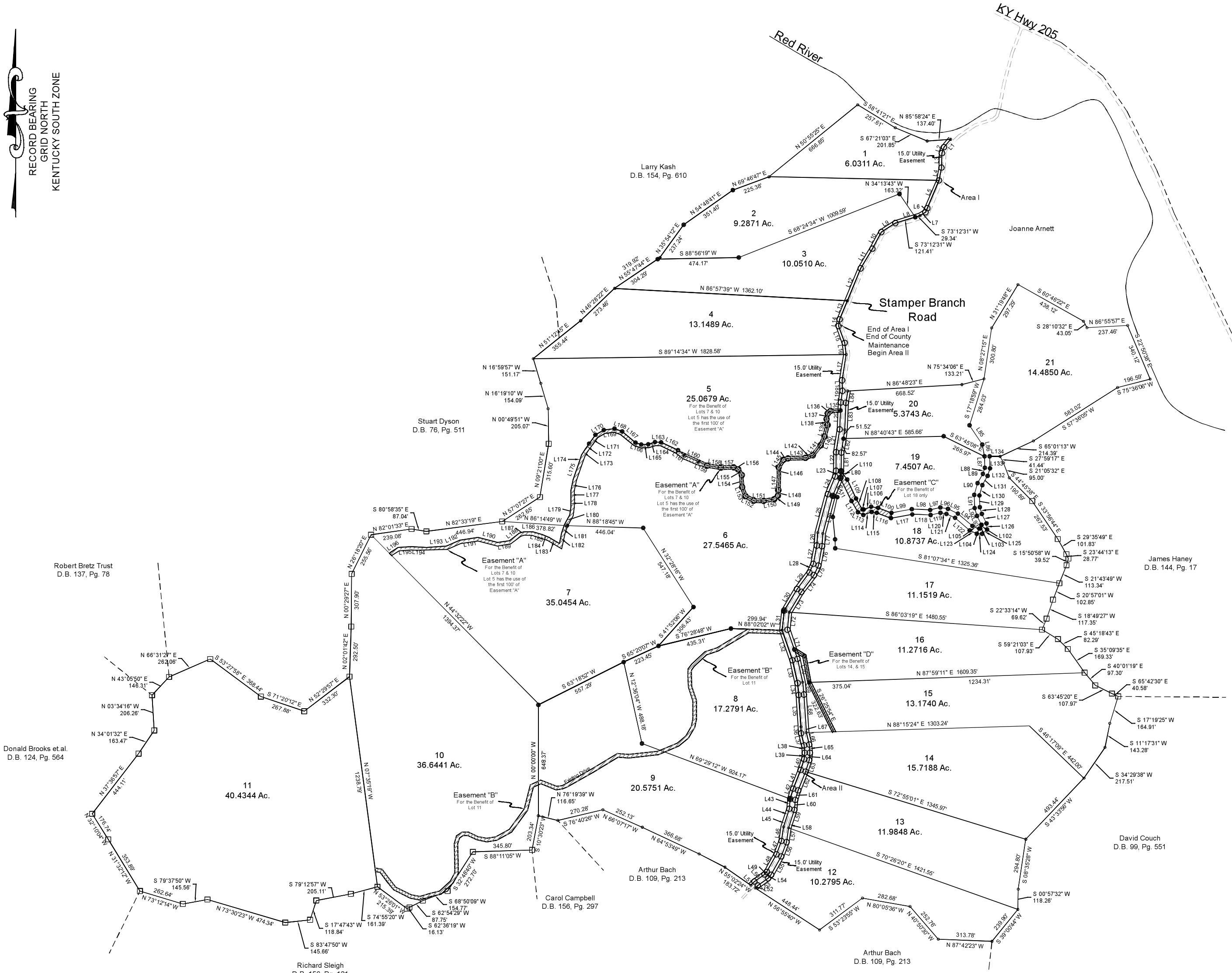

LINE	BEARING	DISTANCE
L1	S 40°50'00" W	59.92'
L2	S 18°33'28" W	37.19'
L3	S 01°24'59" W	84.87'
L4	S 11°00'51" W	75.96'
L5	S 22°52'34" W	176.30'
L6	S 25°13'11" W	26.28'
L7	S 57°58'09" W	37.35'
L8	S 73°12'31" W	150.75'
L9	S 57°26'00" W	96.96'
L10	S 27°59'31" W	110.84'
L11	S 30°44'17" W	133.38'
L12	S 22°28'00" W	204.24'
L13	S 22°46'54" W	118.21'
L14	S 08°11'42" W	39.35'
L15	S 19°44'56" E	104.73'
L16	S 07°26'33" E	68.69'
L17	S 09°03'58" W	152.02'
L18	S 02°23'34" E	62.27'
L19	S 08°26'27" W	67.66'
L20	S 02°24'44" W	158.34'
L21	S 08°47'47" W	134.59'
L22	S 00°31'13" W	109.02'
L23	S 08°04'16" W	33.92'
L24	S 22°27'17" W	111.40'
L25	S 14°50'07" W	232.35'
L26	S 03°44'52" W	75.69'
L27	S 10°24'41" W	109.31'
L28	S 25°14'40" W	55.30'
L29	S 36°49'07" W	120.87'
L30	S 30°46'45" W	146.55'
L31	S 05°43'20" W	115.85'
L32	S 18°56'42" E	184.82'
L33	S 12°30'34" E	136.78'
L34	S 05°32'00" E	69.93'
L35	S 04°04'31" E	185.69'
L36	S 01°39'47" E	38.88'
L37	S 14°06'11" E	72.36'
L38	S 04°04'49" E	43.55'
L39	S 05°17'16" W	37.43'
L40	S 17°49'43" W	66.66'
L41	S 21°29'19" W	117.20'
L42	S 14°34'00" W	104.14'
L43	S 04°39'05" W	57.89'
L44	S 17°51'22" W	65.28'
L45	S 17°46'12" W	45.04'
L46	S 08°03'31" W	83.31'
L47	S 20°36'03" W	83.27'
L48	S 28°56'17" W	117.77'
L49	S 41°02'12" W	19.49'
L50	S 55°11'08" W	73.00'
L51	S 43°46'18" W	29.96'
L52	N 43°46'18" E	20.83'
L53	N 55°11'08" E	73.73'
L54	N 41°02'12" E	26.40'
L55	N 28°56'17" E	123.14'
L56	N 20°36'03" E	88.75'
L57	N 08°03'31" E	84.06'
L58	N 17°46'12" E	42.47'
L59	N 17°51'22" E	68.73'
L60	N 04°39'05" E	58.10'
L61	N 17°02'01" E	58.48'
L62	N 21°28'04" E	117.66'
L63	N 17°49'43" E	70.24'
L64	N 05°17'16" E	43.19'
L65	N 04°04'49" W	48.64'
L66	N 14°06'11" W	71.72'
L67	N 01°39'47" W	36.24'
L68	N 04°04'31" W	186.71'
L69	N 05°32'00" W	72.14'
L70	N 12°30'34" W	140.30'
L71	N 18°56'42" W	179.95'
L72	N 05°43'20" E	102.62'
L73	N 30°46'45" E	138.30'
L74	N 36°49'07" E	122.33'
L75	N 25°14'40" E	62.25'
L76	N 10°24'41" E	114.96'
L77	N 03°44'52" E	74.52'
L78	N 14°50'07" E	227.44'
L79	N 22°27'17" E	113.18'
L80	N 08°04'16" E	39.68'
L81	N 00°31'13" E	108.83'
L82	N 08°47'47" E	134.09'
L83	N 02°24'44" E	158.43'
L84	N 08°26'27" E	69.84'
L85	S 33°30'51" E	134.83'
L86	S 10°30'41" E	70.47'
L87	S 01°41'55" E	65.66'
L88	S 17°32'19" W	37.58'
L89	S 29°44'56" W	62.54'
L90	S 15°42'29" W	71.93'
L91	S 01°57'21" E	76.75'
L92	S 16°35'37" E	47.95'
L93	S 26°22'15" E	58.20'
L94	N 49°39'11" W	112.28'
L95	N 64°55'40" W	63.38'
L96	N 79°32'48" W	45.63'
L97	S 76°46'33" W	61.07'
L98	N 87°52'42" W	107.09'
L99	S 79°40'36" W	121.04'
L100	N 69°02'32" W	83.47'
L101	N 81°01'10" W	40.86'
L102	S 05°57'33" E	14.79'
L103	S 49°54'25" W	11.22'
L104	N 89°16'41" W	13.43'
L105	N 64°30'45" W	35.58'
L106	S 70°30'28" W	46.62'
L107	N 62°54'31" W	13.25'
L108	N 29°50'37" W	65.64'
L109	N 24°57'39" W	122.71'
L110	N 35°55'48" W	60.40'
L111	S 26°09'16" E	150.05'
L112	S 29°50'37" E	75.83'
L113	S 62°54'31" E	35.35'
L114	N 70°11'12" E	51.58'
L115	S 81°01'10" E	30.28'
L116	S 69°02'32" E	88.78'
L117	N 79°39'33" E	126.54'
L118	S 87°47'03" E	107.17'
L119	N 76°46'33" E	59.11'
L120	S 79°32'48" E	35.50'
L121	S 64°55'40" E	55.51'
L122	S 49°39'11" E	112.17'
L123	S 64°30'45" E	46.08'
L124	S 89°16'41" E	31.18'
L125	N 49°54'25" E	38.28'
L126	N 05°57'33" W	36.10'
L127	N 26°22'15" W	61.03'
L146	S 01°19'59" E	45.35'
L147	S 02°30'20" W	88.55'

LINE	BEARING	DISTANCE
L128	N 16°35'37" W	41.53'
L129	N 01°57'21" W	68.23'
L130	N 15°42'29" E	63.57'
L131	N 29°44'56" E	62.05'
L132	N 17°32'19" E	45.87'
L133	N 01°41'55" W	71.12'
L134	S 88°44'03" E	60.89'
L135	S 86°37'47" W	58.52'
L136	S 48°21'58" W	21.24'
L137	S 11°25'56" W	34.37'
L138	S 09°08'01" E	34.81'
L139	S 14°46'35" W	69.31'
L140	S 23°19'34" W	55.10'
L141	S 38°21'01" W	75.38'
L142	S 70°30'11" W	45.51'
L143	S 88°10'20" W	102.74'
L144	S 72°54'53" W	27.19'
L145	S 31°23'23" W	51.71'
L148	S 05°15'13" W	31.78'
L149	S 45°30'34" W	29.35'
L150	S 80°40'39" W	63.22'
L151	N 88°22'01" W	56.88'
L152	N 61°39'28" W	55.75'
L153	N 20°18'47" W	56.51'
L154	N 00°58'03" W	70.01'
L155	N 33°09'46" W	40.84'
L156	N 67°31'18" W	28.21'
L157	S 88°41'51" W	74.92'
L158	N 81°29'25" W	81.09'
L159	N 65°15'17" W	54.97'
L160	N 66°10'05" W	89.61'
L161	N 51°23'10" W	48.54'
L162	N 64°28'45" W	108.91'
L163	N 88°45'22" W	35.96'
L164	S 72°33'43" W	41.51'
L165	S 87°13'25" W	40.89'
L166	N 70°14'56" W	35.77'
L167	N 49°59'56" W	101.40'
L168	N 71°02'49" W	47.01'
L169	S 83°06'48" W	63.12'
L170	S 60°04'50" W	56.30'
L171	S 35°25'52" W	64.13'
L172	S 36°44'10" W	38.71'
L173	S 31°08'38" W	39.48'
L174	S 19°04'37" W	54.73'
L175	S 19°25'57" W	96.90'
L176	S 11°17'41" W	65.12'
L177	S 00°41'54" E	55.42'
L178	S 01°40'05" W	43.00'
L179	S 07°31'19" W	45.34'
L180	S 27°30'43" W	70.61'
L181	S 20°21'06" W	43.53'
L182	S 11°35'02" W	64.99'
L183	N 59°10'24" W	69.51'
L184	N 66°58'16" W	42.33'
L185	N 75°07'38" W	58.45'
L186	N 88°23'05" W	52.81'
L187	S 71°36'42" W	28.73'
L188	S 52°31'59" W	71.58'
L189	S 81°14'00" W	70.32'
L190	N 75°33'55" W	117.74'
L191	S 81°24'59" W	107.20'
L192	S 66°09'12" W	86.31'
L193	S 86°00'20" W	116.34'
L194	N 86°12'03" W	89.97'
L195	S 85°23'06" W	76.65'
L196	S 56°33'05" W	60.53'

Survey Note:
1. All or some subsurface rights may have been severed from surface rights. Those subsurface rights remain a separate estate and the surface may be subject to the subsurface rights.

2. Underground mining and strip mining may have occurred on some of the lots prior to this plat.

3. No deed source found for right of way of Stamper Branch Road.

4. Current Deed information acquired from the Wolfe County PVA.

5. Current Deed Sources are located in Deed Book 157, Page 571
Wolfe County Court Clerk's Records in Campton KY.

6. A 25.0 foot utility easement is established along all side property lines, except for specific areas as indicated. The purpose of this easement is to allow for the installation of public utilities.

7. Subject to all easements and right of ways recorded or unrecorded.

8. Lots 4-20 are equally responsible for costs of maintaining Area II. In the event the County fails to maintain Area I, then Lots 1-20 are equally responsible for the costs of maintaining that portion.

- ● IRON PIN SET (1/2" X 18" REBAR WITH YELLOW CAP STAMPED LEACH 3407)
- ⊕ MAG NAIL SET IN TREE ROOT
- ○ POINT
- □ FOUND 1/2" IRON PIN LS 2766
- △ 2" MAG NAIL SET
- ▨ 20' INGRESS & EGRESS EASEMENT

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OR SUBDIVISION WITH OUR FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. WE FURTHER CERTIFY THAT TITLE TO THE PROPERTY SHOWN HEREON WAS ACQUIRED BY DEEDS RECORDED DEED BOOK 157, PAGE 571 AS RECORDED IN THE WOLFE COUNTY CLERKS OFFICE IN CAMPTON, KENTUCKY.

DGS DEVELOPMENT LTD. *DATE*

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as shown, in accordance with the Greenup County Regulations, unless otherwise noted.
"Standard Requirements"

__________________ (date), 2024

D.G.S. Development LTD.

Witnessed by:

"I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION UTILIIZING BOTH RECORD DOCUMENTS AND FIELD SURVEY MEASUREMENTS. FIELD INFORMATION WAS PERFORMED BY RTK GPS SURVEY USING A SPECTRA SP 80 BASE AND SPECTRA SP 80 ROVER, THE SERIAL NUMBERS OF WHICH ARE ON FILE IN THE OFFICE OF THE SURVEYOR. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY AS SPECIFIED IN 201 KAR 18:150 ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY"

W. Thomas Leach PLS 3407 Date:

STATE OF KENTUCKY
W.THOMASLEACH
3407
LICENSED PROFESSIONAL LAND SURVEYOR

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

FINAL PLAT

STAMPER BRANCH FARMS

ON THE EAST & WEST SIDE OF STAMPER BRANCH ROAD, 0.2 MILES SOUTH OF KY HWY 205 WOLFE COUNTY, KENTUCKY

SCALE: 1" = 300'
DATE: 7/24/2024
DWN. BY: W.T. LEACH
JOB NO.: 24-087
Surveyed: 6/26/2024
File: Schell Stamper Brch

Tom Leach
Land Surveying
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Dry Ridge, KY 41035
859-393-2947
tomleach18@gmail.com