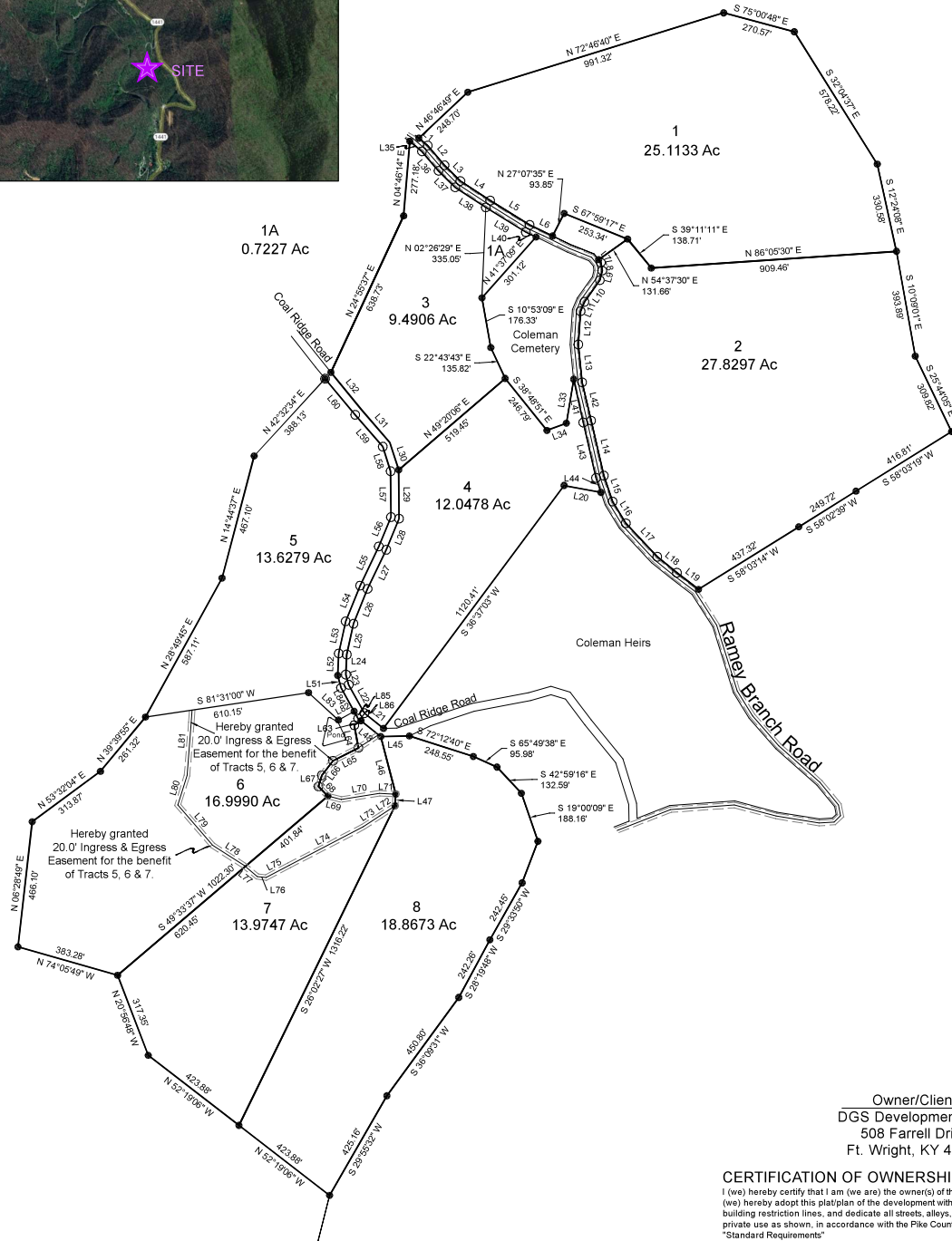


| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 50°07'15" E | 42.64    |
| L2   | S 40°22'15" E | 95.75    |
| L3   | S 45°16'02" E | 82.72    |
| L4   | S 50°48'25" E | 132.05   |
| L5   | S 58°16'01" E | 171.56   |
| L6   | S 64°15'09" E | 94.34    |
| L7   | S 38°59'41" E | 133.57   |
| L8   | S 09°39'17" E | 30.64    |
| L9   | S 14°17'57" W | 36.41    |
| L10  | S 35°21'12" W | 68.06    |
| L11  | S 22°32'25" W | 37.90    |
| L12  | S 03°53'00" W | 123.37   |
| L13  | S 05°47'30" E | 140.79   |
| L14  | S 12°57'13" E | 109.08   |
| L15  | S 18°43'02" E | 101.24   |
| L16  | S 31°20'27" E | 94.04    |
| L17  | S 43°11'53" E | 170.04   |
| L18  | S 50°51'09" E | 93.82    |
| L19  | S 52°26'22" E | 100.82   |
| L20  | N 70°23'50" W | 139.67   |
| L21  | N 51°19'51" W | 90.64    |
| L22  | N 29°00'48" W | 120.10   |
| L23  | N 15°22'12" W | 99.05    |
| L24  | N 02°36'40" E | 74.26    |
| L25  | N 12°17'55" E | 116.73   |
| L26  | N 21°58'57" E | 139.03   |
| L27  | N 25°29'49" E | 160.54   |
| L28  | N 22°30'03" E | 124.41   |
| L29  | N 00°27'08" W | 160.61   |
| L30  | N 17°47'09" W | 106.09   |
| L31  | N 40°50'21" W | 161.59   |
| L32  | N 39°19'00" W | 176.03   |
| L33  | S 09°28'08" W | 154.74   |
| L34  | S 69°37'43" W | 76.57    |
| L35  | S 50°07'15" E | 58.33    |
| L36  | S 40°22'15" E | 94.47    |
| L37  | S 45°16'02" E | 87.03    |
| L38  | S 56°48'25" E | 135.47   |
| L39  | S 58°16'01" E | 173.65   |
| L40  | S 64°18'30" E | 42.21    |
| L41  | S 12°30'20" E | 163.64   |
| L42  | S 13°14'51" E | 145.52   |
| L43  | S 12°57'13" E | 210.52   |
| L44  | S 18°43'02" E | 56.58    |
| L45  | N 88°42'40" E | 105.91   |
| L46  | S 14°40'11" E | 220.00   |
| L47  | S 03°30'32" W | 43.44    |
| L48  | N 51°19'51" W | 93.64    |
| L49  | N 18°22'12" W | 47.39    |
| L50  | N 02°36'40" E | 81.54    |
| L51  | N 12°17'55" E | 121.81   |
| L52  | N 21°58'57" E | 142.49   |
| L53  | N 25°29'49" E | 160.67   |
| L54  | N 22°40'47" E | 118.36   |
| L55  | N 00°27'08" W | 169.95   |
| L56  | N 17°47'09" W | 95.40    |
| L57  | N 40°50'21" W | 155.72   |
| L58  | N 39°19'00" W | 174.05   |
| L59  | S 09°28'08" W | 29.73    |
| L60  | S 69°37'43" W | 85.12    |
| L61  | S 50°07'15" E | 105.84   |
| L62  | S 37°26'05" W | 67.87    |
| L63  | S 17°13'18" W | 42.91    |
| L64  | S 44°33'51" E | 50.01    |
| L65  | S 75°50'31" E | 51.27    |
| L66  | N 80°45'43" E | 143.18   |
| L67  | S 87°04'23" E | 60.40    |
| L68  | S 56°41'53" W | 68.69    |
| L69  | S 56°19'11" W | 74.38    |
| L70  | S 62°34'11" W | 309.02   |
| L71  | S 62°07'57" W | 87.17    |
| L72  | N 82°44'20" W | 32.32    |
| L73  | N 50°26'12" W | 64.23    |
| L74  | N 57°21'32" W | 137.87   |
| L75  | N 40°39'53" W | 197.19   |
| L76  | N 17°19'32" E | 114.00   |
| L77  | N 04°28'08" E | 254.84   |
| L78  | S 60°59'14" W | 86.21    |
| L79  | N 47°31'55" W | 150.02   |
| L80  | S 29°00'46" E | 99.61    |
| L81  | S 29°00'46" E | 30.00    |
| L82  | S 51°19'51" E | 13.83    |



Owner/Client  
DGS Development LTD  
508 Farrell Drive  
Ft. Wright, KY 41011

#### 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 platplan 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 Pike County Regulations, unless otherwise noted.  
"Standard Requirements"

\_\_\_\_\_, (date), 2025

DGS Development

Witnessed by:



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

FINAL PLAT

RAMEY BRANCH FARMS

ON THE NORTH & SOUTH SIDE OF RAMEY BRANCH RD AND THE NORTH & SOUTH SIDE OF COAL RIDGE PIKE COUNTY, KENTUCKY

SCALE: 1" = 300'

DATE: 7/14/2025

DWN. BY: W.T. LEACH

JOB NO.: 25-086

Surveyed: 3/09/2025

File: Schell Pike Ramey



Tom Leach  
Land Surveying  
P.O. Box 125  
195 Jenni Lane  
Dry Ridge, KY 41035  
859-393-2947  
tomleach18@gmail.com

"I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION UTILIZING 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 RURAL SURVEY AS SPECIFIED IN 201 KAR 18:150 ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY"

W. Thomas Leach PLS 3407

Date:

- IRON PIN SET ( 1/2" X 18" REBAR WITH YELLOW CAP STAMPED LEACH 3407)

- ◆ MAG NAIL SET IN TREE ROOT

- POINT
- RIGHT OF WAY MARKER
- △ 2" MAG NAIL SET

- ▨ INGRESS & EGRESS EASEMENT

#### Survey Note:

- 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.
- Underground mining and strip mining may have occurred on some of the lots prior to this plat.
- No deed source found for right of way of Kentucky Highway 1441 (Ramey Branch Road).
- Current Deed information acquired from the Pike County PVA.
- Current Deed Sources are located in Deed Book 1150, Page 677 Pike County Court Clerk's Records in Pikeville KY.
- A 35.0 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.
- Subject to all easements and right of ways recorded or unrecorded.
- Adjacent property owners by Pike County PVA some area are unidentified.