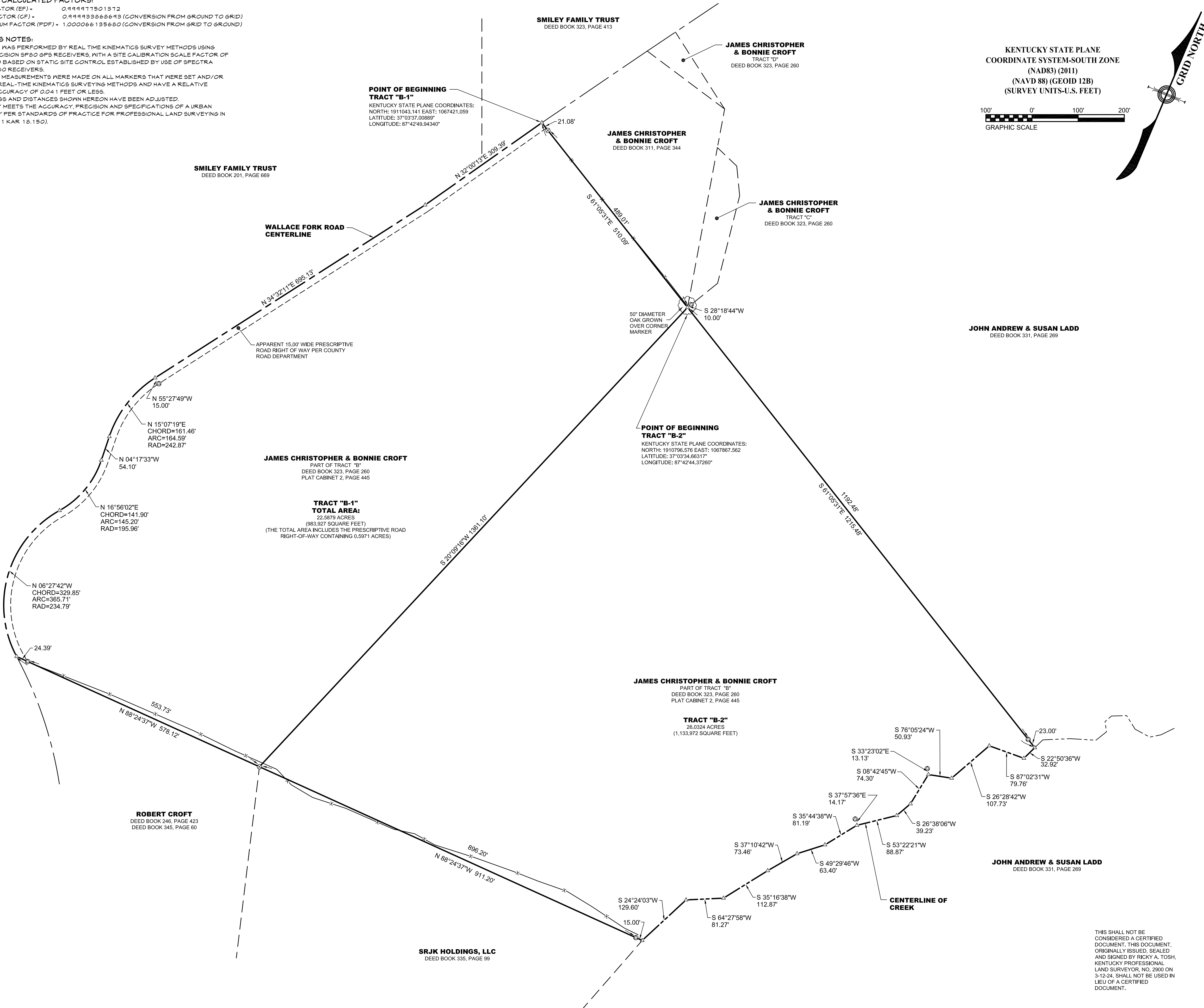
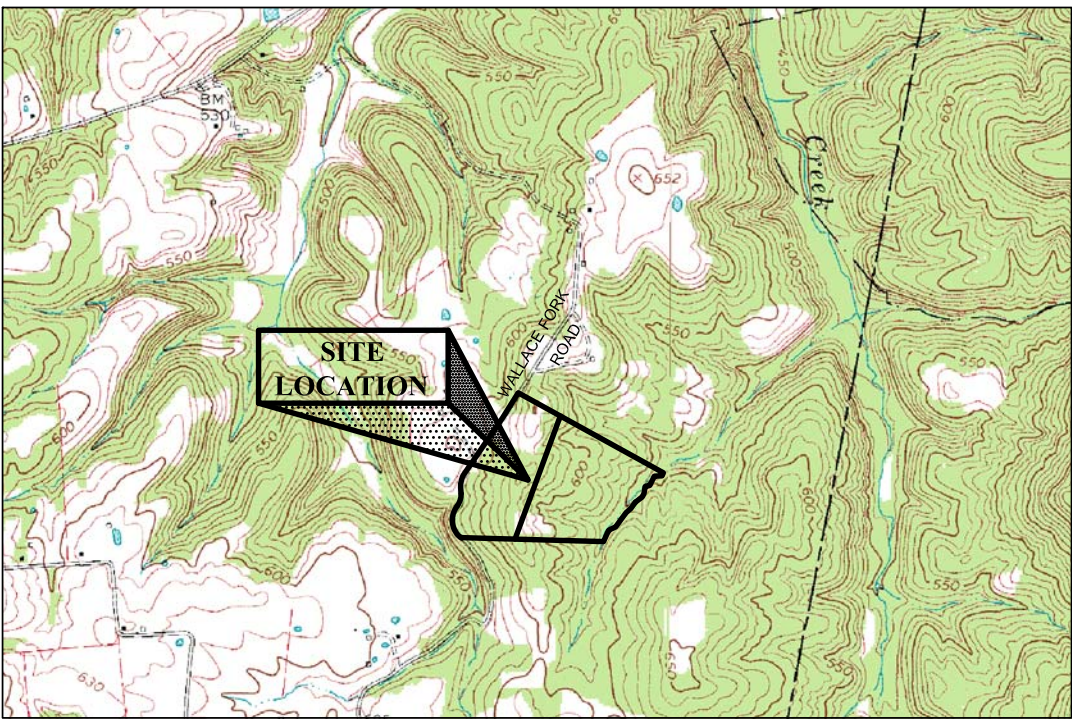
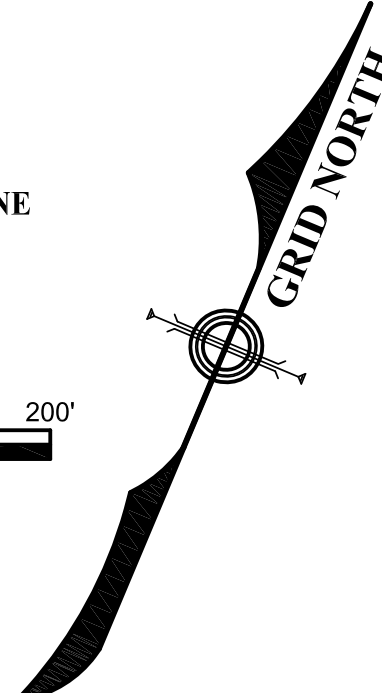


SITE DATUM CALCULATED FACTORS:
ELLIPSOID FACTOR (EF) = 0.999977501372
COMBINED FACTOR (CF) = 0.999999866693 (CONVERSION FROM GROUND TO GRID)
PROJECT DATUM FACTOR (PDF) = 1.000066195680 (CONVERSION FROM GRID TO GROUND)

SURVEYOR'S NOTES:
1. THIS SURVEY WAS PERFORMED BY REAL TIME KINEMATICS SURVEY METHODS USING SPECTRA PRECISION SP80 GPS RECEIVERS, WITH A SITE CALIBRATION SCALE FACTOR OF 0.999945730 BASED ON STATIC SITE CONTROL ESTABLISHED BY USE OF SPECTRA PRECISION SP80 RECEIVERS.
2. REDUNDANT MEASUREMENTS WERE MADE ON ALL MARKERS THAT WERE SET AND/OR LOCATED BY REAL-TIME KINEMATICS SURVEYING METHODS AND HAVE A RELATIVE POSITIONAL ACCURACY OF 0.041 FEET OR LESS.
3. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED.
4. THIS SURVEY MEETS THE ACCURACY, PRECISION AND SPECIFICATIONS OF A URBAN CLASS SURVEY PER STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYING IN KENTUCKY (201 KAR 18.150).



KENTUCKY STATE PLANE
COORDINATE SYSTEM-SOUTH ZONE
(NAD83) (2011)
(NAVD 88) (GEOID 12B)
(SURVEY UNITS-U.S. FEET)



VICINITY MAP
SCALE 1"= 2,000'

LEGEND

- 1/2" DIAMETER REBAR (FOUND DURING 2/11/19 SURVEY)
- 1/2" DIAMETER x 18" LONG REBAR WITH A PLASTIC CAP STAMPED "R. TOSH KYPLS 2900" (SET DURING 2/11/19 SURVEY)
- 1/2" DIAMETER x 18" LONG REBAR WITH A PLASTIC CAP STAMPED "WITNESS PT. KYPLS 2900" (SET AS A WITNESS MARKER DURING 2/11/19 SURVEY)
- ANGLE POINT (NO MARKER SET)
- PROPERTY LINE OF SUBJECT PROPERTY
- ROAD OR HIGHWAY CENTERLINE
- ADJOINING PROPERTY LINE
- FENCE
- CREEK CENTERLINE

TITLE OPINION:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, AND IT IS SUBJECT TO THE FINDINGS THAT WOULD BE REVEALED IN AN ACCURATE TITLE SEARCH.

FLOOD INFORMATION:
THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 21033G0300C DATED 10/16/09.
ZONE "X": AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S CERTIFICATE:
I DO HEREBY CERTIFY TO JAMES CHRISTOPHER CROFT & JOHN ANDREW LADD THAT THIS SURVEY, DONE BY THE UNDERSIGNED ON FEBRUARY 11, 2019, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE STATE OF KENTUCKY. THE ACCURACY AND POSITION TOLERANCE ARE ALSO IN ACCORDANCE WITH URBAN SURVEYS.

RICKY A. TOSH P.L.S. No. 2900 DATE
THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD AND IN EXISTENCE. THIS DRAWING IS NOT VALID UNLESS ORIGINAL SIGNATURE AND SEAL ARE ATTACHED. ANY REPRODUCTION OR VARIANCE TO THIS SURVEY BY ELECTRONIC OR ANY OTHER MEANS ARE NOT TO BE CONSIDERED ISSUED BY THE LICENSED SURVEYOR.

BOUNDARY SURVEY:
THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150.

SURVEY INTENT:
THIS PLAT WAS PREPARED IN ORDER TO DIVIDE THE JAMES CHRISTOPHER & BONNIE CROFT PROPERTY INTO TWO TRACTS OF LAND, WHICH IS BASED ON A SURVEY COMPLETED BY RICKY TOSH, PLS 2900, ON FEBRUARY 11, 2019. THERE HAS NOT BEEN AN UPDATED FIELD SURVEY AS OF THE DATE OF THIS PLAT, NOR HAS THERE BEEN ANY NEW TRACT CORNERS ESTABLISHED TO ACCOMPLISH THIS DIVISION OF LAND.

CLIENT/ OWNER: JAMES CHRISTOPHER & BONNIE CROFT 2750 WALLACE FORK RD PRINCETON, KY 42445
CLIENT: JOHN ANDREW & SUSAN LADD 2750 WALLACE FORK RD PRINCETON, KY 42445

REV. No.	DATE	TYPE	BY	APPROVED/DATE

PROPERTY DIVISION OF THE
JAMES CHRISTOPHER & BONNIE CROFT PROPERTY
LOCATED AT 2750 WALLACE ROAD
PRINCETON, CALDWELL CO., KY

RICK TOSH, PLS
CALDWELL CO. SURVEYOR
112 TRAYLOR STREET
PRINCETON, KENTUCKY 42445
ricktosh@yahoo.com
270-625-0822

REV DATE: 2/11/19	COORD FILE: 201911
DRAWN: 3/11/24	DWG FILE: 2024007
REF JOB: 2019015	SHEET No.: 1
2019011	JOB No: 2024007

THIS SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. THIS DOCUMENT, ORIGINALLY ISSUED, SEALED AND SIGNED BY RICKY A. TOSH, KENTUCKY PROFESSIONAL LAND SURVEYOR, NO. 2900 ON 3-12-24, SHALL NOT BE USED IN LIEU OF A CERTIFIED DOCUMENT.