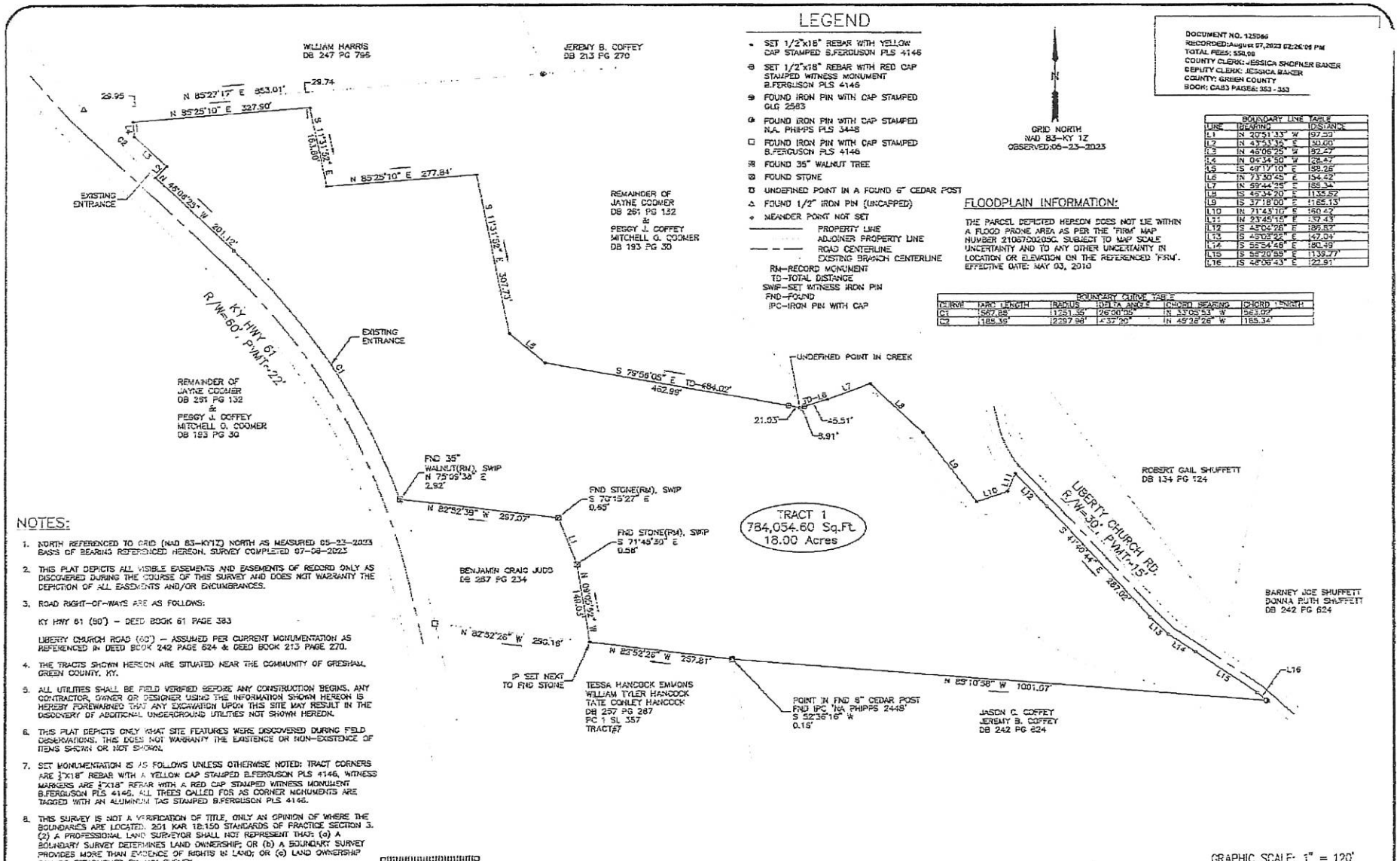


NOTES:

1. NORTH REFERENCED TO GRID (NAD 83-KY1Z) NORTH AS MEASURED 06-23-2023 BASIS OF BEARING REFERENCED HEREON. SURVEY COMPLETED 07-06-2023
2. THIS PLAT DEPICTS ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD ONLY AS DISCOVERED DURING THE COURSE OF THIS SURVEY AND DOES NOT WARRANTY THE DEPICTION OF ALL EASEMENTS AND/OR ENCUMBRANCES.
3. ROAD RIGHT-OF-WAYS ARE AS FOLLOWS:

   KY HWY 61 (50') - DEED BOOK 61 PAGE 383

   LIBERTY CHURCH ROAD (60') - ASSUMED PER CURRENT MONUMENTATION AS REFERENCED IN DEED BOOK 242 PAGE 624 & DEED BOOK 213 PAGE 270.
4. THE TRACTS SHOWN HEREON ARE SITUATED NEAR THE COMMUNITY OF GRESHAM, GREEN COUNTY, KY.
5. ALL UTILITIES SHALL BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS. ANY CONTRACTOR, OWNER OR DESIGNER USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON.
6. THIS PLAT DEPICTS ONLY WHAT SITE FEATURES WERE DISCOVERED DURING FIELD OBSERVATIONS. THIS DOES NOT WARRANTY THE EXISTENCE OR NON-EXISTENCE OF ITEMS SHOWN OR NOT SHOWN.
7. SET MONUMENTATION IS AS FOLLOWS UNLESS OTHERWISE NOTED: TRACT CORNERS ARE ½"X18" REBAR WITH A YELLOW CAP STAMPED B.FERGUSON PLS 4146, WITNESS MARKERS ARE ½"X18" REBAR WITH A RED CAP STAMPED WITNESS MONUMENT B.FERGUSON PLS 4146. ALL TREES CALLED FOR AS CORNER MONUMENTS ARE TAGGED WITH AN ALUMINUM TAG STAMPED B.FERGUSON PLS 4146.
8. THIS SURVEY IS NOT A VERIFICATION OF TITLE, ONLY AN OPINION OF WHERE THE BOUNDARIES ARE LOCATED. 201 KAR 18:150 STANDARDS OF PRACTICE SECTION 3. (2) A PROFESSIONAL LAND SURVEYOR SHALL NOT REPRESENT THAT: (a) A BOUNDARY SURVEY DETERMINES LAND OWNERSHIP; OR (b) A BOUNDARY SURVEY PROVIDES MORE THAN EVIDENCE OF RIGHTS IN LAND; OR (c) LAND OWNERSHIP CAN BE ESTABLISHED BY ANY SURVEY.

STATE OF KENTUCKY
BRIAN A. N. FERGUSON
4146
LICENSED PROFESSIONAL LAND SURVEYOR
07/24/2023

CERTIFICATE OF SURVEY:

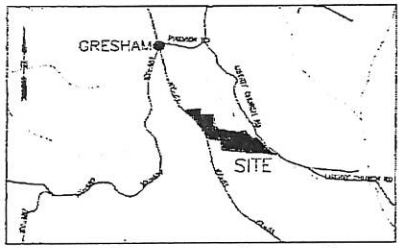
I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME, OR UNDER MY DIRECTION, THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY PITMAN GREEN LLC USING STATIC AND RTK METHODS WITH DUAL FREQUENCY CARLSON BRX7 BASE AND BRX7 ROVER RECEIVERS. THE ENTIRETY OF DATA FOR THIS SURVEY WAS COLLECTED FROM GPS MEANS WHEN ACCEPTABLE OR CONVENTIONAL MEANS THROUGH GPS CONTROL POINTS WITH TRIMBLE TOTAL STATIONS. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED IN STATIC MODE WITH MEANS OF 0.02' OR LESS. THE TRAVERSE SHOWN IS UNADJUSTED FOR CLOSURE AND MEETS OR EXCEEDS THE MINIMUM STANDARDS SET FORTH IN 201 KAR 18:150. THE SURVEY SHOWN HEREON IS AN URBAN SURVEY.

NAME | PE/PLS | DATE

OWNERS CERTIFICATION:

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DB193 PG30 AND DB261 PG132 IN THE OFFICE OF THE CLERK IN GREEN COUNTY, KENTUCKY, AND THAT I (WE) ADOPT THIS SURVEY AND PLAN OF DEVELOPMENT/SUBDIVISION INCLUDING THE DEDICATION OF EASEMENTS AND/OR RIGHT OF WAYS SHOWN HEREON AS BINDING.

Jayne C. Coomer — OWNER — 08/03/2023 — DATE
Mitchell O. Coomer — OWNER — 8-4-2023 — DATE
Peggy C. Coffey — OWNER — 8-4-23 — DATE



VICINITY MAP: 1"=2000'

GRAPHIC SCALE: 1" = 120'
0 120 240 360

TITLE SOURCE

A PORTION OF:

DEED BOOK 193 PAGE 30
DEED BOOK 251 PAGE 132
PVA PARCEL: 80-72

OWNERS: PEGGY COFFEY
MITCHELL O. COOMER
JAYNE COOMER
2557 CHRISTINE ROAD
COLUMBIA, KY 42728

PROPERTY ADDRESS: 5958 COLUMBIA HWY
GREENSBURG, KY 42743

PITMAN GREEN LLC
ENGINEERING | CONSULTING | SURVEYING | INVESTIGATION
131 N. Public Square
Edmonton, KY 42743 ▪ 270-573-4210 ▪ www.pitmangreen.com

2023 COOMER DIVISON PLAT
FOR JAYNE COOMER
2557 CHRISTINE ROAD
COLUMBIA, KY 42728

GREEN COUNTY, KENTUCKY

SCALE: 1"=120'
DATE: 07-17-2023
PROJECT: 23-067
DRAWN: BANF
CHECKED: GTB
TOTAL ACRES: 18.00

SHEET 1 OF 1