

BEARINGS-KY STATE PLANE SINGLE ZONE

LINE	BEARING	DISTANCE
L1	N 19°18'23" E	35.53'
L2	N 83°42'59" E	38.43'
L3	N 78°00'53" E	157.67'
L4	S 85°32'23" E	112.04'
L5	N 76°27'55" E	328.32'
L6	N 74°09'51" E	160.42'
L7	S 18°27'23" E	21.68'
L8	S 61°33'56" E	156.36'
L9	S 72°13'52" E	175.10'
L10	S 63°28'57" E	475.79'
L11	S 13°52'48" W	81.30'
L12	N 14°04'52" W	13.08'
L13	N 55°18'03" E	14.42'
L14	N 52°16'18" E	16.85'
L15	N 44°18'19" E	21.81'
L16	N 36°18'52" E	21.03'
L17	N 35°02'08" E	27.71'
L18	N 36°48'35" E	25.14'
L19	N 48°45'51" E	33.18'
L20	N 58°11'45" E	22.06'
L21	N 67°31'04" E	26.11'
L22	N 73°43'52" E	89.14'
L23	N 69°11'28" E	35.65'
L24	N 68°28'00" E	35.38'
L25	N 56°26'17" E	23.71'
L26	N 72°16'52" E	24.87'
L27	N 65°16'55" E	42.97'
L28	N 60°04'45" E	36.96'
L29	S 18°03'22" E	10.07'
L30	S 18°03'03" E	149.19'
L31	N 10°00'00" W	93.78'
L32	N 10°00'00" W	14.22'
L33	S 84°03'43" E	86.39'
L34	S 10°40'19" W	64.17'



VICINITY MAP (NTS)

NOTES & RESERVATIONS

- This Property is Subject To Any And All Right-of-way, Appurtenances, Restrictions And Or Easements In Effect To Date.
- All Set Corners Are 1/2" X 18" Steel Rebars With Identifier Cap Stamped.
- "D.L. Clemons Pls #3383"
- Adjoining Property Owners Are Shown According To Property Valuation Office.
- Surveyor Has Made No Investigation Or Independent Search For Easements Of Record, Encumbrances, Restrictive Covenants, Ownership Title Evidence, Or Any Other Facts That An Accurate And Current Title Search May Disclose.
- The certification of this Survey is made as of this date only for the person it was done for and is subject to any future facts that may more accurately describe or establish the boundary shown hereon. This survey is subject to any adverse or other rights Of Others Due To Court Action.
- This survey does not represent or establish land ownership per 201 KAR 18:150 3(2)(b).
- All bearings and coordinates are on Kentucky State Plane Single Zone. Geoid 2018 was used. All distances are grid distances unless noted.

GRAPHIC SCALE



LEGEND

- 1/2" X 18" STEEL REBAR SET WITH ID CAP #3383
- CALCULATED MEANDER POINTS
- 1/2" X 18" REFERENCE REBAR SET WITH ID CAP #3383
- 1/2" X 18" STEEL REBAR FOUND WITH ID CAP #2811
- TREE

TALLAS & GENEVA FLOYD
D.B. 206 PG. 424

TALLAS & GENEVA FLOYD
D.B. 206 PG. 424

TIMOTHY &
SHAWN RIGGS
D.B. 361 PG. 342

NAOMI HOLSAPPLE &
NORMAN BELL
D.B. 534 PG. 145

NAOMI HOLSAPPLE &
NORMAN BELL
D.B. 534 PG. 145

JERRY GIBSON
D.B. 134 PG. 283

JERRY GIBSON
D.B. 134 PG. 283

STEPHEN OLDHAM
D.B. 364 PG. 298

STEPHEN OLDHAM
D.B. 364 PG. 298

GREGORY OLDHAM
D.B. 245 PG. 192

GREGORY OLDHAM
D.B. 245 PG. 192

TIMOTHY &
SHAWN RIGGS
D.B. 361 PG. 342

COMPLIES WITH 201 KAR 18:150.

SURVEYOR'S CERTIFICATION

I HEREBY EXCLUSIVELY CERTIFY TO THE PARTIES NAMED HEREON THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK" GPS MEASUREMENT. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD TRIUMPH LS GPS EQUIPMENT. THIS SURVEY IS A RURAL SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS +/- 0.10" (200PPM) AT THE 95% CONFIDENCE LEVEL. THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES AND MATERIALS ARE CORRECTLY INDICATED. I ALSO CERTIFY THAT THIS SURVEY AND PLAT COMPLY WITH 201 KAR 18:150 HORIZONTAL DATUM - NAD '83; VERTICAL DATUM - NAVD'88 GEOID MODEL - GEOID '18

SIGNATURE

REGISTRATION NUMBER DATE

SURVEYOR'S SEAL

STATE OF KENTUCKY
DARREN L. CLEMONS
3383
LICENSED
PROFESSIONAL
LAND SURVEYOR



CLEMONS & ASSOCIATES
LAND SURVEYING, INC.

522 NORTH MULBERRY
ELIZABETHTOWN, KY. 42701
PHONE: (270) 766-1112
darren3383@bdtel.com

Boundary Survey of the
Vernon & Donna Adams Property

Located at 80 Mt. Zion Rd, Clarkson, Ky. 42726

CLIENT: HODGES AUCTION COMPANY

OWNER: VERNON & DONNA ADAMS
2715 FLINT HILL RD, SONORA, KY, 42776

SCALE: 1" = 200'

SOURCE OF TITLE: DB. 472 PG. 47

COUNTY: GRAYSON

AREA: 149.489 ACRES

DATE: 03-18-2025

PVA# 135-00-00-024

PROJECT: 80 MT ZION RD

DISTANCES: GPS

DRAWN BY: JTD

APPROVED BY: DLC