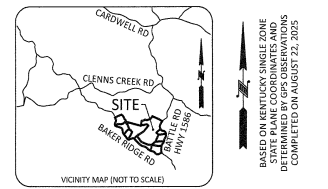


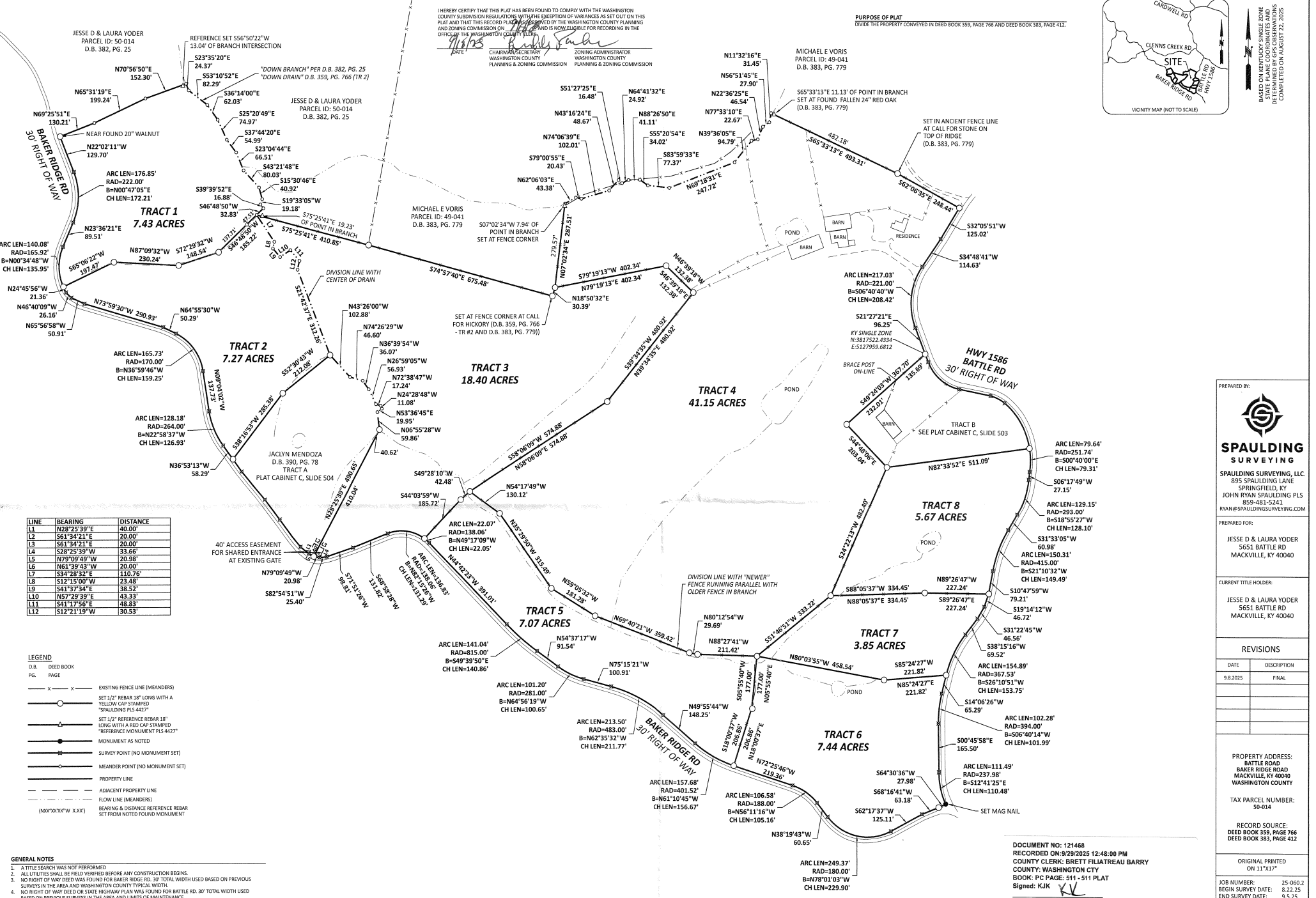
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE WASHINGTON COUNTY SUBDIVISION REGULATIONS AND THE EXCEPTION OF VARIANCES AS SET FORTH ON THIS PLAT AND THAT THIS RECORD PLAT WAS PREPARED BY THE WASHINGTON COUNTY PLANNING AND ZONING COMMISSION ON 9/26/25 AND IS NOW AVAILABLE FOR RECORDING IN THE OFFICE OF THE WASHINGTON COUNTY CLERK.

DATE: 9/26/25
 CHAIRMAN/SECRETARY: [Signature]
 WASHINGTON COUNTY PLANNING & ZONING COMMISSION

PURPOSE OF PLAT
 DIVIDE THE PROPERTY CONVEYED IN DEED BOOK 359, PAGE 766 AND DEED BOOK 383, PAGE 412.



BASED ON KENTUCKY SINGLE ZONE STATE PLANE COORDINATE AND DATUM COMPLETED ON AUGUST 22, 2025



LINE	BEARING	DISTANCE
L1	N28°25'39\"E	40.00'
L2	S61°34'21\"E	20.00'
L3	S61°34'21\"E	20.00'
L4	S28°25'39\"W	33.66'
L5	N79°09'49\"W	20.58'
L6	N61°39'43\"W	20.00'
L7	S34°28'32\"E	110.76'
L8	S12°15'00\"W	23.48'
L9	S41°37'34\"E	38.52'
L10	N57°29'39\"E	43.33'
L11	S41°17'56\"E	48.83'
L12	S12°21'19\"W	30.53'

LEGEND
 D.B. DEED BOOK
 PG. PAGE
 X X EXISTING FENCE LINE (MEANDERS)
 SET 3/2\" REBAR 18\" LONG WITH A YELLOW CAP STAMPED 'SPAUDLING PLS 4427'
 SET 3/2\" REFERENCE REBAR 18\" LONG WITH A RED CAP STAMPED 'REFERENCE REBAR SET PLS 4423'
 MONUMENT AS NOTED
 SURVEY POINT (NO MONUMENT SET)
 MEANDER POINT (NO MONUMENT SET)
 PROPERTY LINE
 ADJACENT PROPERTY LINE
 FLOW LINE (MEANDERS)
 BEARING & DISTANCE REFERENCE REBAR SET FROM NOTED FOUND MONUMENT
 (N00°00'00\"W .XXX)

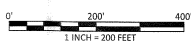
GENERAL NOTES

- A TITLE SEARCH WAS NOT PERFORMED.
- ALL UTILITIES SHALL BE RE-LOCATED BEFORE ANY CONSTRUCTION BEGINS.
- NO RIGHT OF WAY DEED WAS FOUND FOR BAKER RIDGE RD. 30' TOTAL WIDTH USED BASED ON PREVIOUS SURVEYS IN THE AREA AND WASHINGTON COUNTY TYPICAL WIDTH.
- NO RIGHT OF WAY DEED OR STATE HIGHWAY PLAN WAS FOUND FOR BATTLE RD. 30' TOTAL WIDTH USED BASED ON PREVIOUS SURVEYS IN THE AREA AND LIMITS OF MAINTENANCE.
- THIS SURVEY IS NOT INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD 'CERTIFY' AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN, ZONE X, PER FEMA FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NO. 2129201000 DATED MAY 23, 2023.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, JESSE D & LAURA YODER, WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE AND DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAYS TO THE PUBLIC OR PRIVATE USES AS NOTED.

Jesse Yoder 9-26-25
 Laura Yoder 9-26-25



DOCUMENT NO: 121468
 RECORDED ON: 9/29/2025 12:48:00 PM
 COUNTY CLERK: BRETT FILIATREAU BARRY
 COUNTY: WASHINGTON CTY
 BOOK: PG PAGE: 511 - 511 PLAT
 Signed: KJK [Signature]



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS 'RURAL' SURVEY AS SHOWN HEREON WAS PERFORMED BY ME BY METHOD OF RTK GPS METHODS. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED WITH HRMS OF 0.02' OR LESS. THE TRANSIT SHOWN IS UNADJUSTED FOR CLOSURE AND MEETS OR EXCEEDS THE MINIMUM STANDARDS SET FORTH IN 201 KAR 18.150. THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, ALL MONUMENTS WERE FOUND OR SET AS NOTED. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, IMPLIED, APPARENT AND OF RECORD WHETHER SHOWN HEREON OR NOT.

John Ryan Spaulding, PLS #4427 9-8-25

PREPARED BY:

SPAUDLING SURVEYING
 SPAULDING SURVEYING, LLC
 895 SPAULDING LANE
 SPRINGFIELD, KY
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 859-481-5241
 RVAN@SPAULDINGSURVEYING.COM

PREPARED FOR:
 JESSE D & LAURA YODER
 5651 BATTLE RD
 MACKVILLE, KY 40040

CURRENT TITLE HOLDER:
 JESSE D & LAURA YODER
 5651 BATTLE RD
 MACKVILLE, KY 40040

REVISIONS

DATE	DESCRIPTION
9.8.2025	FINAL

PROPERTY ADDRESS:
 BAKER RIDGE ROAD
 MACKVILLE, KY 40040
 WASHINGTON COUNTY

TAX PARCEL NUMBER:
 50-014

RECORD SOURCE:
 DEED BOOK 359, PAGE 766
 DEED BOOK 383, PAGE 412

ORIGINAL PRINTED ON 11\"X17\"

JOB NUMBER: 25-0602
 BEGIN SURVEY DATE: 8.22.25
 END SURVEY DATE: 9.5.25
 PLAT DATE: 9.8.25

YODER BAKER RIDGE RD / BATTLE RD DIVISION

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