

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property shown and described hereon which is recorded in the deed books and pages shown below, in the Office of the Madison County Clerk; and do hereby adopt this plan of lots for this property; and do hereby dedicate the streets and any other spaces so indicated to public use; and do establish and reserve the easements indicated for public utility and drainage purposes.

Dwayne Wheatley
NEW VISTA REAL ESTATE HOLDINGS, LLC
(DB 768 PG 147)

10/9/23
DATE

CERTIFICATE OF ACCURACY

I hereby certify that the survey depicted by this plot was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1" : 35,514" and was not adjusted. The survey as shown hereon is an Rural Class survey and the accuracy and precision of said survey meets all the specifications of this class.

DWAYNE WHEATLEY, L.S. 3265

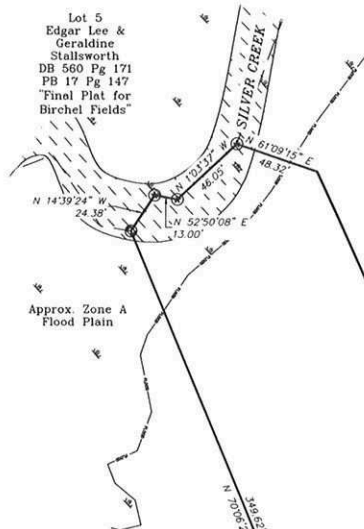
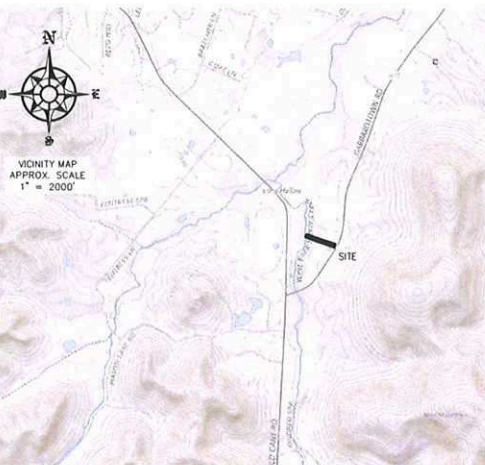
DATE

SURVEYOR'S NOTES:

- 1.) THE PURPOSE OF THIS PLAT IS TO RETRACE THE BOUNDARY OF TRACT V, DB 768 PG 147, AS SHOWN HERE ON.
- 2.) RURAL CLASS SURVEY.
- 3.) ALL CORNERS ARE MARKED WITH 1/2" DIAMETER IRON PINS (18" IN LENGTH #4 REBAR) WITH YELLOW PLASTIC CAPS STAMPED "ABACUS LPLS #3265" UNLESS OTHERWISE NOTED.
- 4.) SOURCE OF TITLE: DB 768 PG 147
- 5.) A PORTION OF THIS PROPERTY HAS BEEN FOUND TO LIE IN ZONE A, AN AREA DETERMINED TO BE INSIDE THE 500 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 21151C03700 EFFECTIVE DATE DECEMBER, 21 2017
- 6.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, EXPRESS OR IMPLIED, OF RECORD IN THE MADISON COUNTY CLERK'S OFFICE.
- 7.) THIS PLAT DOES NOT CERTIFY THE LOCATION OF ANY UTILITIES OR EASEMENTS OF ANY TYPE. FIELD VERIFY ANY EASEMENTS PRIOR TO CONSTRUCTION.
- 8.) NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY ABACUS ENGINEERING & LAND SURVEYING INC. FOR THIS SURVEY. DEED REFERENCES AND ADJOINING OWNERS, WHO MAY OR MAY NOT BE THE CURRENT OWNERS, ARE SHOWN FOR REFERENCE ONLY. THIS PLAT DOES NOT PURPORT TO SHOW OWNERSHIP.

UTILITY AND EASEMENT NOTE

All utilities should be field verified before any construction begins. Any contractor, owner, or designer is hereby forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. This plat depicts all visible easements and easements of record only as discovered during the course of this survey and does not warrant the depiction of all easements and/or encumbrances.



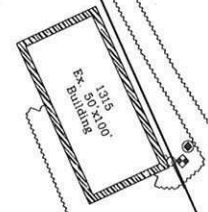
Approx. Zone A Flood Plain

Lighthouse Baptist Church
DB 352 PG 441
&
DB 479 PG 441
PB 6 PG 27
"Rufus Whittemore Property Tract II"
&
PB 16 PG 101
"Plat for Lighthouse Baptist Church"

Tract V
New Vista Real Estate Holdings, LLC
DB 768 PG 147
Tract II
PB 7 PG 26
"Rufus Whittemore Property Tract I & II"
2.11 Acres +/-

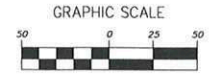
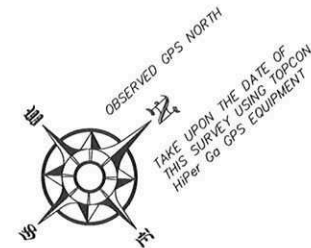
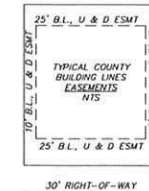
Tract No. 1
Helen C. Roe
DB 680 PG 377
PB 5 PG 258
"Division Of The West Portion Of The Earl W. Miracle Farm"

Shed



Lot 1A
Kyle M. & Dorothy Tipton
DB 582 PG 724
PB 16 PG 101
"Plat for Lighthouse Baptist Church"

N 70°06'23" W 10.00'
S 16°42'38" W 137.26'
30' R/W
CABBARTOWN ROAD



- LEGEND
- SET 1/2" DIA. IRON PIN (18" in length #4 Rebar with yellow plastic caps stamped "ABACUS LPLS #3265")
 - NO MONUMENT FOUND/SET
 - FOUND 1/2" DIA. IRON PIN NO SURVEY CAP
 - FOUND 1" DIA. IRON PIPE
 - FOUND 1/2" DIA. IRON PIN (18" in length #4 Rebar with yellow plastic caps stamped LS #1254)
 - FOUND 5/8" DIA. IRON PIN NO SURVEY CAP
 - SANITARY MANHOLE
 - SANITARY CLEANDOUT
 - UTILITY POLE
 - WATER METER

CLIENT(S):
MATTHEW SIMPSON
OWNER(S):
NEW VISTA REAL ESTATE HOLDINGS, LLC
1351 NEWTOWN PIKE, BUILDING 1,
LEXINGTON, FAYETTE CO. KENTUCKY

Signed: DWAYNE WHEATLEY P.E. 19640
Signed: DWAYNE WHEATLEY L.S. 3265



Project No.:	23-343
Scale:	1" : 50'
Drawn by:	WEF
Checked by:	DW
Date of Survey:	10.03.2023
Date of Plat:	10.04.2023
Date of Revision:	

Boundary Retracement Survey for
New Vista Real Estate Holdings, LLC
Property at 1315 Cabbaratown Road
Berea, Madison County, Kentucky