

**BLUEWATER RIDGE**

LINE	BEARING	DISTANCE
L1	N 55°50'22" W	364.58
L2	N 59°48'20" W	133.17
L3	N 78°38'58" W	85.39
L4	N 88°44'03" W	67.35
L5	N 82°16'45" W	80.95
L6	N 60°15'22" W	177.20
L7	N 68°20'48" W	52.23
L8	N 68°20'48" W	12.00
L9	N 71°33'32" W	27.61
L10	N 71°33'32" W	26.93
L11	N 83°44'11" W	101.15
L12	N 73°19'40" W	95.11
L13	N 71°35'21" W	171.64
L14	N 73°14'37" W	109.55
L15	N 84°50'32" W	158.53
L16	N 81°01'02" W	5.85
L17	S 81°46'47" W	20.35
L18	S 83°47'21" W	175.22
L19	S 78°08'06" W	56.10
L20	S 59°35'30" W	143.53
L21	S 63°58'09" W	195.48
L22	S 69°57'33" W	63.64
L23	S 78°15'13" W	45.15
L24	S 89°58'51" W	30.84
L25	N 88°07'55" W	46.16
L26	N 85°03'26" W	69.95
L27	N 79°32'42" W	169.07
L28	N 84°50'32" W	143.53
L29	N 89°07'53" W	216.85
L30	S 85°27'29" W	39.19
L31	N 58°55'25" W	63.72
L32	N 62°50'18" W	149.89
L33	N 49°57'11" W	80.88
L34	N 43°44'32" W	161.17
L35	N 49°32'33" W	94.79
L36	N 54°44'49" W	145.89
L37	N 24°31'41" E	22.32
L38	N 24°31'41" E	20.01
L39	N 88°11'33" E	160.58
L40	N 67°10'12" E	149.85
L41	N 59°07'10" E	79.80
L42	S 87°03'21" E	39.86
L43	N 69°50'15" E	20.60
L44	N 62°50'18" E	149.89
L45	S 23°38'30" W	33.08
L46	N 52°33'45" E	79.89
L47	N 85°31'26" E	127.38
L48	N 12°40'04" E	20.86
L49	S 00°41'13" W	20.08
L50	S 73°33'56" E	44.95
L51	S 68°18'20" E	47.47
L52	S 70°45'08" E	45.89
L53	S 54°00'31" E	57.61
L54	S 28°43'08" E	71.17
L55	S 38°29'53" E	52.92
L56	S 23°00'44" E	104.33
L57	S 62°42'51" E	24.39
L58	S 45°26'24" E	43.87
L59	S 32°00'28" E	59.89
L60	N 59°07'10" E	20.38
L61	S 42°42'10" E	140.99
L62	S 54°30'50" E	27.91
L63	S 34°34'13" E	60.19
L64	S 58°21'56" E	51.40
L65	S 41°44'09" E	42.42
L66	S 02°10'13" W	223.49
L67	S 14°47'25" W	16.19
L68	S 14°47'25" W	26.21
L69	S 12°40'04" E	20.86
L70	S 39°27'22" W	119.53
L71	N 53°34'09" E	30.23
L72	S 43°53'54" W	48.28
L73	N 23°40'11" E	135.35
L74	S 25°13'56" E	97.90
L75	S 20°18'28" E	79.45
L76	S 02°44'34" E	4.95
L77	S 07°45'29" E	36.99
L78	S 29°05'51" W	119.92
L79	S 17°20'59" W	20.00
L80	S 01°41'58" W	19.97
L81	S 16°44'01" E	65.95
L82	S 40°59'23" E	83.14
L83	S 08°15'07" E	64.65
L84	S 15°46'15" W	48.91
L85	S 89°30'57" E	20.01
L86	N 14°42'23" E	158.45
L87	N 13°48'28" W	97.62
L88	N 07°51'40" W	67.25
L89	N 12°40'15" E	94.54
L90	N 05°51'00" E	111.17
L91	S 71°19'39" E	116.23
L92	S 50°03'36" E	77.18
L93	N 33°50'02" E	20.11
L94	S 50°03'36" E	20.99
L95	N 11°00'15" E	58.71
L96	S 28°15'01" E	82.04
L97	S 02°41'51" E	45.02
L98	S 27°35'31" E	15.31
L99	N 33°50'02" E	22.77
L100	S 27°35'31" E	92.08
L101	S 77°53'47" E	128.25
L102	S 77°53'47" E	4.79
L103	N 33°50'02" E	21.53
L104	S 41°22'14" W	22.93
L105	S 59°49'12" E	93.43
L106	S 68°19'25" E	78.90
L107	S 28°18'30" E	29.68
L108	N 33°50'02" E	23.30
L109	S 28°18'30" E	72.96
L110	S 14°09'04" W	59.86
L111	S 62°55'25" E	107.95
L112	N 33°50'02" E	20.14
L113	S 62°55'25" E	7.66
L114	N 87°27'40" E	42.44
L115	S 50°32'45" E	80.82
L116	S 56°08'45" E	25.03
L117	S 45°03'49" E	74.15
L118	N 33°50'02" E	20.38
L119	S 33°50'02" W	20.38



NOTE: ALL CORNERS ARE POINTS IN THE CENTER OF A 40 FOOT WIDE INGRESS EGRESS EASEMENT UNLESS OTHERWISE NOTED.

NOTE: ALL OF THE INGRESS EGRESS EASEMENTS SHOWN HEREON ARE 40 FOOT WIDE

LINE	BEARING	DISTANCE
L120	S 61°00'52" E	23.15
L121	N 53°38'43" E	24.41
L122	S 33°08'36" E	32.35
L123	N 01°22'55" W	48.89
L124	N 08°19'21" W	55.43
L125	N 10°28'10" W	41.12
L126	N 41°33'24" E	25.38
L127	N 10°26'10" W	34.48
L128	N 23°36'33" W	40.07
L129	N 40°25'56" W	26.31
L130	N 48°09'03" W	24.23
L131	N 88°12'45" W	28.96
L132	N 62°33'50" W	33.37
L133	N 38°33'59" W	19.47
L134	N 11°28'30" W	19.06
L135	N 09°02'34" E	98.02
L136	N 1°31'49" E	58.32
L137	N 09°51'47" W	18.02
L138	N 33°51'56" W	18.29
L139	S 63°38'32" E	33.61
L140	N 73°22'02" E	84.71
L141	N 53°14'51" E	43.72
L142	N 63°05'56" E	94.08
L143	N 78°57'44" E	48.41
L144	N 49°54'57" E	166.12
L145	N 63°18'10" W	33.37
L146	S 39°56'31" E	20.00
L147	N 09°52'49" E	22.35
L148	S 53°36'25" W	37.88
L149	N 63°33'52" W	33.77
L150	N 87°05'10" W	46.10
L151	N 74°24'28" W	44.53
L152	N 29°44'11" W	68.86
L153	N 46°17'32" E	56.88
L154	S 51°38'33" W	20.99
L155	N 28°38'07" W	75.12
L156	N 26°26'58" W	78.38
L157	N 63°18'10" W	33.37
L158	N 46°42'30" E	20.31
L159	N 33°51'25" W	12.00
L160	N 14°28'19" W	30.65
L161	N 01°50'17" W	52.96
L162	N 11°38'48" W	31.55
L163	N 33°56'52" W	49.79
L164	N 39°53'48" W	68.47
L165	N 48°17'32" E	20.19
L166	S 72°11'47" W	21.04
L167	N 34°29'13" W	134.69
L168	N 41°43'59" W	105.79
L169	N 71°44'20" W	27.60
L170	N 79°59'51" W	15.03
L171	N 54°16'01" E	27.93
L172	N 79°59'51" W	15.03
L173	S 73°16'13" W	38.12
L174	N 60°41'34" W	45.67
L175	N 29°27'19" W	91.47
L176	N 34°01'36" W	55.43
L177	S 74°48'27" W	24.81
L178	N 61°08'30" E	22.83
L179	S 32°50'46" W	19.38
L180	N 56°46'35" W	112.69
L181	N 31°45'33" W	48.87
L182	N 62°38'53" E	88.65
L183	N 44°22'42" W	23.16
L184	N 04°38'53" E	6.19
L185	N 26°01'04" W	17.00
L186	S 76°39'52" W	13.92
L187	N 62°13'04" W	20.07
L188	N 28°01'04" W	30.43
L189	N 56°41'14" W	91.40
L190	N 18°53'16" W	53.73
L191	N 89°51'08" E	20.06
L192	N 67°13'04" W	20.77
L193	N 18°55'11" W	107.97
L194	N 47°35'50" W	61.19
L195	N 46°06'11" W	77.41
L196	N 82°14'55" E	20.21
L197	N 29°23'55" W	156.46
L198	N 82°34'47" W	32.89
L199	N 29°23'55" W	25.97
L200	N 03°41'22" E	103.99
L201	N 03°41'22" E	4.42
L202	N 72°37'16" E	21.43
L203	N 14°57'22" W	382.67
L204	N 84°59'02" E	20.30
L205	S 84°59'02" W	19.70
L206	S 84°59'02" W	21.89

GRID NORTH SINGLE ZONE KENTUCKY SINGLE ZONE (1600 KY 1 ZONE) COORDINATES

CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN NGS OPUS SOLUTION OF 11/17/2017@09:21 AM LATITUDE 36°52'18" N LONGITUDE 08°35'13" W ELEVATION 825.06' SPC (1600 KY1Z) NORTHING 3479231.99' EASTING 5261787.14' SCALE FACTOR 1.00005733 HORIZONTAL DATUM NAD83 VERTICAL DATUM NAVD88 GEOID12A

UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THIS SURVEYOR ASSUMES NO LIABILITY FOR ANY LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

DESCRIPTION	SYMBOLS
PROPERTY CORNER CAPPED IRON PIN SET - PCCIPS	○
IRON PIN FOUND - IFF	○
CAPPED IRON PIN FOUND - CIPF	○
WITNESS CAPPED IRON PIN SET - WCIPS	○
CONTROL POINT IRON PIN FOUND - CPIIF	○

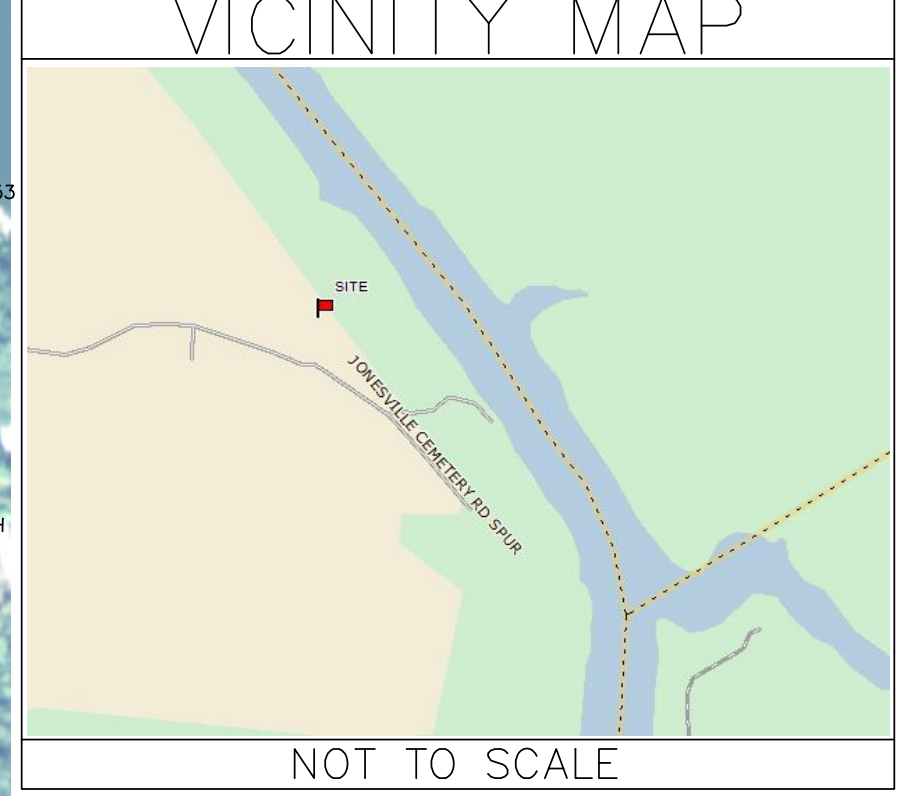
POINT ON THE RIGHT OF WAY - PRW (SEE NOTE) APPROXIMATE PROPERTY LINE - APL APL RIGHT OF WAY MARKER - KDOT

POINTS ON THE RIGHT OF WAY ARE LABELED PRW BUT HAVE NO PHYSICAL MONUMENTATION SEE MONUMENTATION NOTES FOR DESCRIPTION OF PARTICULAR MONUMENTS

**EASEMENT NOTE**  
UNLESS OTHERWISE STATED HEREON, NO EVIDENCE OF EASEMENTS OF ANY TYPE INCLUDING PRESCRIPTIVE EASEMENTS WAS LOCATED DURING THE PERFORMANCE OF THIS BOUNDARY SURVEY. EASEMENTS RECORDED OR NON-RECORDED MIGHT EXIST THAT MAY AFFECT THIS PROPERTY. THIS SURVEYOR ASSUMES NO LIABILITY FOR ANY LOSS THAT MAY BE INCURRED DUE TO THE EXISTENCE OF AN EASEMENT OF ANY TYPE. NO SEARCH WAS MADE DURING THE PERFORMANCE OF THIS BOUNDARY SURVEY FOR A STRUCTURE OR STRUCTURES THAT MIGHT INDICATE THE LOCATION OF ANY BURIED UTILITIES. THIS SURVEYOR ASSUMES NO LIABILITY FOR ANY LOSS THAT MAY BE INCURRED DUE TO THE EXISTENCE OF UTILITY EASEMENTS OF ANY TYPE.

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
(I/WE) HEREBY CERTIFY THAT (I/WE) ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT (I/WE) HEREBY ADOPT THIS PLAN WITH MY(OUR) FREE CONSENT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE STATE AND COUNTY AND CITY REGULATIONS, UNLESS OTHERWISE NOTED.

SIGNATURE OF OWNER	DATE
SIGNATURE OF OWNER	DATE
SIGNATURE OF NOTARY	DATE



THE PURPOSE OF THIS PLAT IS TO DEPICT A REAL TIME KINEMATIC SURVEY ADJUSTED BY NGS OPUS SOLUTION OF 10/04/2017 @ 10:24 AM THAT WAS 100% PERFORMED USING A TOPCON HIPER II DUAL FREQUENCY GLOBAL POSITIONING SYSTEM HAVING A RELATIVE POSITIONAL ACCURACY OF 0.030 FEET THIS SURVEY WAS PERFORMED USING THE KENTUCKY SINGLE ZONE (1600 KY 1 ZONE) COORDINATES.

THIS PROPERTY IS LOCATED IN ZONE X OF FLOOD INSURANCE RATE MAP NUMBER 21231C0230C DATED 09/02/2009 AND HAS BEEN DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

ALL CORNERS WERE SET OR FOUND USING MONUMENTATION INDICATED IN LEGEND.

- MONUMENTATION NOTES**
1. THE MONUMENTATION SHOWN ON THIS PLAT AS PCCIPS IS A 1/2" X 18" IRON REBAR WITH A 1 3/4" PLASTIC CAP READING BOBBY HUDSON LAND SURVEYING INC LPLS 1253 PROPERTY CORNER MONUMENTATION SET.
  2. THE MONUMENTATION SHOWN ON THIS PLAT AS PCPKS IS A 2 1/2" MAG NAIL WITH AN IDENTIFICATION WASHER READING LPLS 1253 SET.
  3. THE MONUMENTATION SHOWN ON THIS PLAT AS CPIIF IS A 1/2" X 18" IRON REBAR WITH A PLASTIC CAP READING CONTROL POINT 1253 SET.
  4. THE MONUMENTATION SHOWN ON THIS PLAT AS CPPKS IS A 2 1/2" MAG NAIL WITH AN IDENTIFICATION WASHER READING CONTROL POINT LPLS 1253 SET.
  5. THE MONUMENTATION SHOWN ON THIS PLAT AS PCCIPS IS A 1/2" X 18" IRON REBAR WITH A PLASTIC CAP READING WITNESS PIN LPLS 1253.
  6. THE MONUMENTATION SHOWN ON THIS PLAT AS CPPKS IS A 2 1/2" MAG NAIL WITH AN IDENTIFICATION WASHER READING CONTROL POINT LPLS 1253 WITNESS SET.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT THE RURAL SURVEY DEPICTED ON THIS PLAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS DRAWING IS NOT VALID UNLESS THE ORIGINAL SIGNATURE AND STAMP ARE ATTACHED. ANY REPRODUCTION OR VARIANCE TO THIS SURVEY BY ELECTRONIC OR ANY OTHER MEANS ARE NOT TO BE CONSIDERED VALID AND WERE NOT ISSUED BY THE LICENSED SURVEYOR. FOR PURPOSES OF LAND TRANSFER OR SALE AND ALL OTHER LEGAL MATTERS, THIS DRAWING IS VALID FOR THE CLIENT WHOSE NAME APPEARS IN THE OWNERS BLOCK OR AS THE CLIENT OF THIS SURVEY.

BOBBY HUDSON, LPLS 1253 DATE

**SURVEY TITLE**  
**BLUEWATER RIDGE BOUNDARY SURVEY**

CLIENT'S NAME AND ADDRESS  
FIVE STAR ACRES, LLC  
PO BOX 759  
SOMERSET KY 42502

OWNER'S NAME AND ADDRESS  
FIVE STAR ACRES, LLC  
PO BOX 759  
SOMERSET KY 42502

PROPERTY ADDRESS  
JONESVILLE CEMETERY ROAD  
MONTICELLO KY

COUNTY AND COUNTY SEAT  
WAYNE COUNTY, MONTICELLO, KY

SURVEYOR'S NAME AND ADDRESS  
BOBBY HUDSON, LPLS 1253  
170 HIGHWAY 2227; SOMERSET, KY 42503

SURVEY COMPANY'S NAME AND ADDRESS  
BOBBY HUDSON LAND SURVEYING, INC. (FIRM PERMIT #422)  
170 HIGHWAY 2227; SOMERSET, KY 42503

DEED BOOK AND PAGE  
DEED BOOK 375 PAGE 316

DRAWING NUMBER SUR001	DRAWING NAME BLUEWATER12052018
RESEARCH JA	DATE RESEARCH WORK 12/05/2018
FIELD CREW BH DS JA	DATE FIELD WORK 12/05/2018
DRAWN BY D STRUNK	TOTAL ACREAGE 153.68 ACRES
APPROVED BY B HUDSON	DATE DRAWN 12/28/2018
	PARCEL TAX NUMBER *****
	DATE APPROVED 12/28/2018
	DRAWING SCALE 1 INCH = 300 FEET

THIS BOUNDARY SURVEY COMPLIES WITH 201 KAR 18:150 DATED DECEMBER 3, 2010

**ORIGINAL SIGNED PLAT IS FILED AT THE COUNTY CLERK'S OFFICE**

STATE OF KENTUCKY  
**BOBBY L. HUDSON**  
1253  
LICENSED PROFESSIONAL LAND SURVEYOR