



- MONUMENTATION LEGEND**
- SET 1/2" STEEL REBAR 18" IN LENGTH WITH YELLOW CAP STAMPED "RHO" 45° OR AS NOTED
  - 1/4" DIA. SET 2" TYPICAL WITH STAINLESS STEEL WASHER STAMPED "RHO" 45°
  - ⊠ FOUND MONUMENT AS NOTED
  - N - KENTUCKY SINGLE ZONE COORDINATES
  - R.W. - RIGHT OF WAY



**FLOODPLAIN NOTE:**  
 ACCORDING TO FIRM MAP #2100502000 DATED 5/23/2023 THIS PROPERTY DOES NOT LIE IN THE 1% SPECIAL FLOOD HAZARD AREA.

**SUBJECT SURVEY LOCATED AT THE INTERSECTION OF BAGDAD ROAD-KY HWY 12 AND ELMBURG ROAD-KY HWY 395.**

**SURVEY NOTES:**

1. SURVEY COMPLETED 2-23-2024.
2. PLAT COMPLETED 3-10-2024.
3. THIS SURVEY IS SUBJECT TO ANY RIGHT-OF-WAYS OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
6. THIS SURVEY COMPLETES WITH 201 KAR 18.150.
7. ALL MONUMENTS ARE ESTABLISHED BY GPS-LESS THAN OTHERWISE NOTED.
8. TOPOGRAPHICAL INFORMATION MAY BE DERIVED FROM AERIAL IMAGERY.
9. BEARINGS AND DISTANCES SHOWN HAVE NOT BEEN ADJUSTED.
10. NO CEMETERY FOUND ON SURVEY SITE.

**PURPOSE OF PLAT:**  
 TO RETRACE AND ESTABLISH THE BOUNDARY OF THE PROPERTY DESCRIBED IN DEED BOOK 727 PAGE 186.

**SITE DATA:**  
 TRACT 1 - 0.42 ACRES  
 TRACT 2 - 1.90 ACRES  
 TOTAL AREA SURVEYED - 2.32 ACRES

**CERTIFICATION OF ACCURACY**

I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY METHOD OF FIXED RTK GSS OBSERVATIONS USING SINGLE FREQUENCY RECEIVERS A SPECTRA SPS BASE AND A SPECTRA SPS POWER WITH AN UNADJUSTED RELATIVE POSITIONAL ACCURACY OF 0.03 FT +100 PPM AND HAS NOT BEEN ADJUSTED. THIS IS A URBAN CLASS SURVEY. THE BASIS FOR BEARINGS SHOWN IS KENTUCKY STATE PLANE COORDINATE SYSTEM SINGLE ZONE, NAD 83 (DEQ2128). THIS PROPERTY IS SUBJECT TO ALL EASEMENTS APPLICABLE AND OF RECORD AND ALL MONUMENTS SHOWN WERE FOUND OR SET AS NOTED.

DATE: 3-15-2024  
 MONTY RHODY  
 KY PLS 4528



**§ 236 CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT WE HEREBY ADOPT THIS PLAT WITH OUR FREE CONSENT. THIS DEDICATION DOES NOT VIOLATE ANY PRIVATE SUBDIVISION RESTRICTIONS.

DATE: \_\_\_\_\_ OWNER/OWNER'S  
 DATE: \_\_\_\_\_ OWNER/OWNER'S  
 DATE: \_\_\_\_\_ OWNER/OWNER'S

**§ 241 CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE TRIPULS PLANNING COMMISSION.

DATE: \_\_\_\_\_ TRIPULS PLANNING COMMISSION CHAIRMAN

TITLE SOURCE: DEED BOOK 727 PAGE 186

OWNER/CLIENT:  
 BAILEY ETHAN & HARGADON KELSEY  
 303 BUETTEL LANE  
 WADDY, KY 40076

**BOUNDARY RETRACEMENT SURVEY**  
 OF THE BAILEY PROPERTY  
 DEED BOOK 727 PAGE 186

4741 BAGDAD ROAD, BAGDAD, KY 40003  
 SHELBY COUNTY

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