"I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION UTILIIZING BOTH RECORD DOCUMENTS AND FIELD SURVEY MEASUREMENTS. FIELD INFORMATION WAS PERFORMED BY RTK GPS SURVEY USING A SPECTRA SP 80 BASE AND SPECTRA SP 80 ROVER, THE SERIAL NUMBERS OF WHICH ARE ON FILE IN THE OFFICE OF THE SURVEYOR. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY AS SPECIFIED IN 201 KAR 18:150 ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY"

W. Thomas Leach 10/23/2023

W. Thomas Leach PLS 3407 Date:

STATE OF KENTUCKY
W THOMAS LEACH
3407
LICENSED PROFESSIONAL LAND SURVEYOR

RECORD BEARING GRID NORTH KENTUCKY SOUTH ZONE

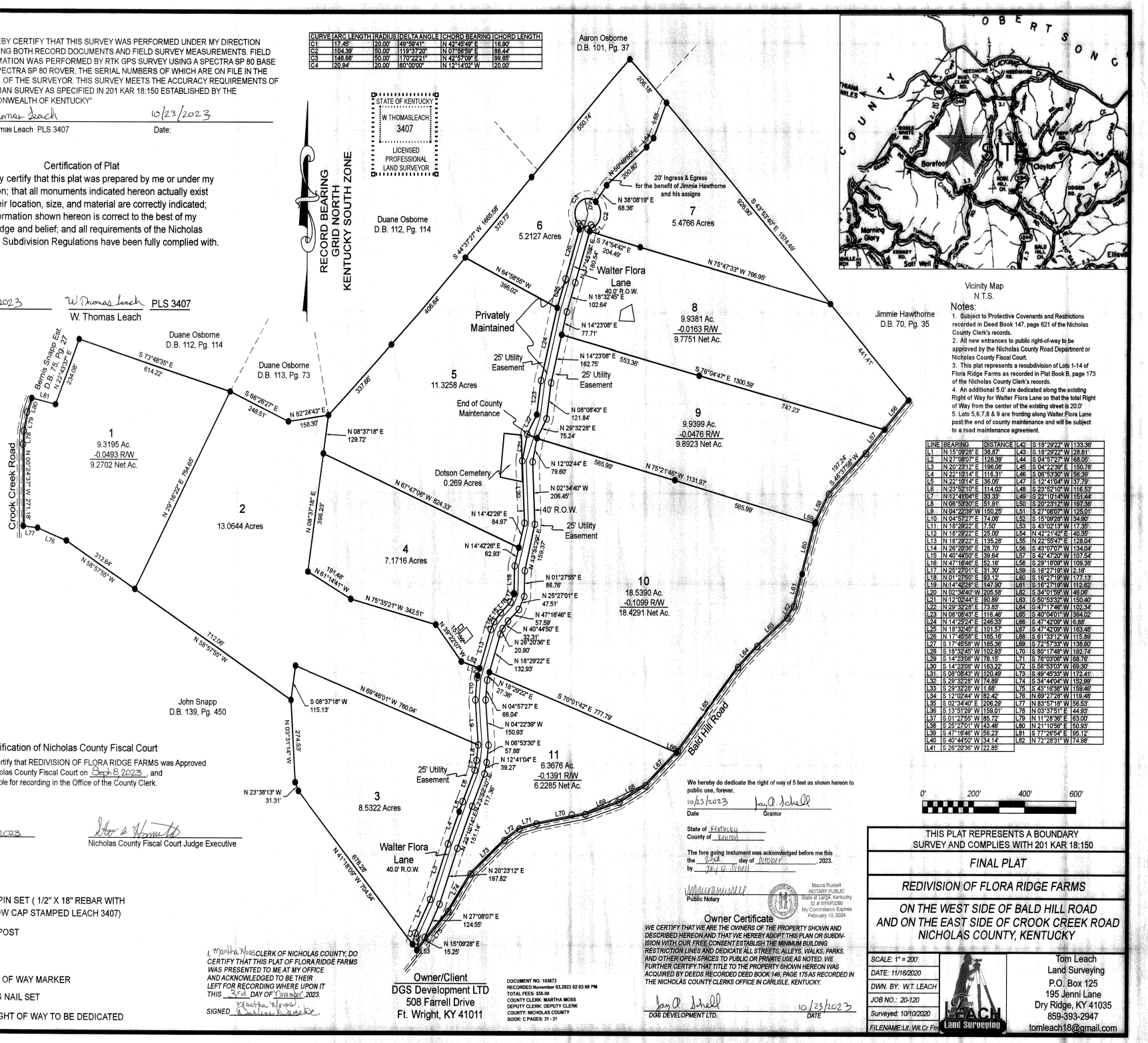
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.45'	20.00'	49°59'41"	N 42°45'49" E	16.90'
C2	104.39'	50.00'	119°37'20"	N 07°56'59" E	86.44'
C3	146.88'	50.00'	170°22'21"	N 42°57'09" E	99.85'
C4	20.94'	20.00'	60°00'00"	N 12°14'02" W	20.00'

Certification of Plat

I hereby certify that this plat was prepared by me or under my direction; that all monuments indicated hereon actually exist and their location, size, and material are correctly indicated; the information shown hereon is correct to the best of my knowledge and belief; and all requirements of the Nicholas County Subdivision Regulations have been fully complied with.

10/23/2023 W Thomas Leach PLS 3407

Date W. Thomas Leach



Vicinity Map
N.T.S.

Notes:

1. Subject to Protective Covenants and Restrictions recorded in Deed Book 147, page 621 of the Nicholas County Clerk's records.
2. All new entrances to public right-of-way to be approved by the Nicholas County Road Department or Nicholas County Fiscal Court.
3. This plat represents a resubdivision of Lots 1-14 of Flora Ridge Farms as recorded in Plat Book B, page 173 of the Nicholas County Clerk's records.
4. An additional 5.0' are dedicated along the existing Right of Way for Walter Flora Lane so that the total Right of Way from the center of the existing street is 20.0'
5. Lots 5,6,7,8 & 9 are fronting along Walter Flora Lane past the end of county maintenance and will be subject to a road maintenance agreement.

LINE	BEARING	DISTANCE
L1	N 15°09'28" E	38.87'
L2	N 27°08'07" E	126.39'
L3	N 20°23'12" E	196.06'
L4	N 22°10'14" E	116.31'
L5	N 22°10'14" E	36.05'
L6	N 23°52'10" E	114.03'
L7	N 12°41'04" E	33.33'
L8	N 06°53'30" E	51.91'
L9	N 04°22'39" W	150.25'
L10	N 04°57'27" E	74.06'
L11	N 18°29'22" E	7.50'
L12	N 18°29'22" E	25.00'
L13	N 18°29'22" E	135.28'
L14	N 26°20'36" E	28.70'
L15	N 40°44'50" E	39.84'
L16	N 47°16'46" E	52.16'
L17	N 25°27'01" E	31.30'
L18	N 01°27'55" E	93.12'
L19	N 14°42'26" E	147.90'
L20	N 02°34'40" W	205.58'
L21	N 12°02'44" E	90.89'
L22	N 29°32'28" E	73.83'
L23	N 08°08'43" E	116.46'
L24	N 14°25'24" E	246.33'
L25	N 18°32'45" E	101.57'
L26	N 17°45'58" E	185.16'
L27	N 17°45'58" E	165.36'
L28	S 18°32'45" W	102.93'
L29	S 14°23'06" W	78.15'
L30	S 14°23'06" W	163.22'
L31	S 08°08'43" W	120.49'
L32	S 29°32'28" W	74.89'
L33	S 29°32'28" W	1.68'
L34	S 12°02'44" W	82.42'
L35	S 02°34'40" E	206.29'
L36	S 13°51'29" W	159.01'
L37	S 01°27'55" W	85.72'
L38	S 25°27'01" W	43.46'
L39	S 47°16'46" W	56.23'
L40	S 40°44'50" W	34.14'
L41	S 26°20'36" W	22.85'
L42	S 18°29'22" W	133.36'
L43	S 18°29'22" W	28.81'
L44	S 04°57'27" W	68.05'
L45	S 04°22'39" E	150.76'
L46	S 06°53'30" W	56.39'
L47	S 12°41'04" W	37.79'
L48	S 23°52'10" W	116.53'
L49	S 22°10'14" W	151.44'
L50	S 20°23'12" W	197.38'
L51	S 27°08'07" W	125.01'
L52	S 15°09'28" W	34.90'
L53	S 43°02'13" W	17.35'
L54	N 42°21'42" E	40.35'
L55	N 23°58'47" E	128.04'
L56	S 43°07'07" W	134.04'
L57	S 42°47'20" W	107.54'
L58	S 29°18'09" W	109.38'
L59	S 16°27'19" W	2.16'
L60	S 16°27'19" W	177.13'
L61	S 16°27'19" W	112.62'
L62	S 34°01'59" W	46.06'
L63	S 50°53'32" W	150.40'
L64	S 47°17'46" W	102.34'
L65	S 40°04'01" W	364.02'
L66	S 47°42'09" W	6.88'
L67	S 47°42'09" W	163.48'
L68	S 61°33'12" W	115.89'
L69	S 72°57'33" W	138.60'
L70	S 80°17'48" W	192.74'
L71	S 76°03'06" W	68.76'
L72	S 56°53'03" W	69.30'
L73	S 49°45'53" W	172.41'
L74	S 34°44'04" W	152.99'
L75	S 43°16'38" W	159.46'
L76	N 89°27'28" W	119.48'
L77	N 83°57'16" W	56.53'
L78	N 03°37'51" E	44.93'
L79	N 11°28'36" E	63.00'
L80	N 21°10'56" E	50.93'
L81	S 77°26'54" E	95.12'
L82	N 72°28'31" W	174.98'

Certification of Nicholas County Fiscal Court

I hereby certify that REDIVISION OF FLORA RIDGE FARMS was Approved by the Nicholas County Fiscal Court on Sept 8 2023, and is now eligible for recording in the Office of the County Clerk.

10/23/2023 Date

Nicholas County Fiscal Court Judge Executive

We hereby do dedicate the right of way of 5 feet as shown hereon to public use, forever.

10/23/2023 Date

Jay A. Schell Grantor

State of Kentucky
County of Kenton

The fore going instrument was acknowledged before me this the 23rd day of October, 2023.
by Jay A. Schell

Maura Russell
Public Notary

Maura Russell NOTARY PUBLIC State at Large, Kentucky ID # KYNP2280 My Commission Expires February 10, 2024

Owner Certificate

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OR SUBDIVISION WITH OUR FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. WE FURTHER CERTIFY THAT TITLE TO THE PROPERTY SHOWN HEREON WAS ACQUIRED BY DEEDS RECORDED DEED BOOK 146, PAGE 175 AS RECORDED IN THE NICHOLAS COUNTY CLERKS OFFICE IN CARLISLE, KENTUCKY.

Jay A Schell 10/23/2023

DGS DEVELOPMENT LTD. DATE

I, Martha Moss CLERK OF NICHOLAS COUNTY, DO CERTIFY THAT THIS PLAT OF FLORA RIDGE FARMS WAS PRESENTED TO ME AT MY OFFICE AND ACKNOWLEDGED TO BE THEIR LEFT FOR RECORDING WHERE UPON IT THIS 3rd DAY OF November 2023.

SIGNED Martha Moss

DOCUMENT NO: 183672
RECORDED:November 03,2023 02:03:00 PM
TOTAL FEES: $50.00
COUNTY CLERK: MARTHA MOSS
DEPUTY CLERK: DEPUTY CLERK
COUNTY: NICHOLAS COUNTY
BOOK: C PAGES: 21 - 21

Owner/Client
DGS Development LTD
508 Farrell Drive
Ft. Wright, KY 41011

- IRON PIN SET (1/2" X 18" REBAR WITH YELLOW CAP STAMPED LEACH 3407)
- PULL POST
- POINT
- RIGHT OF WAY MARKER
- 2" MAG NAIL SET
- 5.0' RIGHT OF WAY TO BE DEDICATED

0' 200' 400' 600'

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

FINAL PLAT

REDIVISION OF FLORA RIDGE FARMS

ON THE WEST SIDE OF BALD HILL ROAD AND ON THE EAST SIDE OF CROOK CREEK ROAD NICHOLAS COUNTY, KENTUCKY

SCALE: 1" = 200'	
DATE: 11/16/2020	
DWN. BY: W.T. LEACH	
JOB NO.: 20-120	
Surveyed: 10/10/2020	
FILENAME:Lit. Wil.Cr Fm	

Tom Leach Land Surveying
Tom Leach
Land Surveying
P.O. Box 125
195 Jenni Lane
Dry Ridge, KY 41035
859-393-2947
tomleach18@gmail.com