Vicinity Map
N.T.S.

GPS Notes
The following GPS equipment was used to conduct the survey:

Equipment: Spectra SP 85 Rover & Base GNSS Multi Frequency Receiver.
Type of Survey: KY Virtual Reference Station via Cellphone
Network Adjusted Real Time Kinematic
Horizontal Datum: NAD-83 (2011) KYSPCS North Zone
Vertical Datum: NAVD-88
Geoid: GEOID12B

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of Global Positioning Systems. The relative positional accuracy for any one line is not greater than +/- 0.06' + 50 PPM. The survey as shown hereon is an Urban Survey and the accuracy and precision of said surveymeets all specifications of this class and complies with 201 KAR 18:150.

W. Thomas Leach Date
PLS 3407

STATE OF KENTUCKY
W.THOMASLEACH
3407
LICENSED PROFESSIONAL LAND SURVEYOR

RECORD BEARING
GRID NORTH
KENTUCKY SOUTH ZONE

Daugh White
D.B. 138, Pg. 591

Ordell & Brenda Harris
D.B. 289, Pg. 718

Harrison & Bertha Cheek
D.B. 124, Pg. 215

13
26.5640 Ac.

15
63.0961 Ac.

14
26.0513 Ac.

Creek

William Beatty Heirs

Bennett Road

Gas Well

℄ Hereby Granted 20.0' Ingress & Egress Easement for the benefit of Tracts 13-15

Nelson Jones
D.B. 511, Pg. 268
(Laurel County)

Mitchell & Alice Fay Jones
D.B. 264, Pg. 117

Maurice Palmowski
D.B. 277, Pg. 449

LINE	BEARING	DISTANCE
L64	S 71°08'48" W	18.41'
L65	N 75°10'45" W	95.65'
L66	N 88°37'46" W	119.14'
L67	N 79°33'46" W	92.31'
L68	S 88°36'08" W	40.87'
L69	S 87°32'03" W	137.42'
L70	N 86°01'53" W	112.32'
L71	N 43°47'57" W	35.03'
L72	N 66°08'41" W	104.63'

0' 200' 400' 600'

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat/plan of the development with my (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 shown, in accordance with the Clay County Regulations, unless otherwise noted.
"Standard Requirements"

_____, 2026

_____
Pigeon Roost LLC

_____
Witnessed by:

- ● IRON PIN SET (1/2" X 18" REBAR WITH YELLOW CAP STAMPED LEACH 3407)
- ⌖ MAG NAIL SET IN TREE ROOT
- ○ POINT
- □ Gas well
- △ 2" MAG NAIL SET
- ▨ INGRESS & EGRESS EASEMENT

Survey Note:
1. All or some subsurface rights may have been severed from surface rights. Those subsurface rights remain a separate estate and the surface may be subject to the subsurface rights.
2. Underground mining and strip mining may have occurred on some of the lots prior to this plat.
3. No deed source found for right of way of Bennett Road.
4. Current Deed information acquired from the Clay County PVA.
5. Current Deed Sources are located in Deed Book 355, Page 05 in the Clay County Court Clerk's Records in Manchester, KY.
6. A 35.0 foot utility easement is established along all side property lines, except for specific areas as indicated. The purpose of this easement is to allow for the installation of public utilities.
7. Subject to all easements and right of ways recorded or unrecorded.

Owner
Pigeon Roost LLC
2335 Buttermilk Crossing, Ste 326
Cresent Springs, KY 41017

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

SURVEY DIVISION

BENNETT ROAD PROPERTY

AT THE END OF BENNETT ROAD
1.3 MILE WEST OF ROUGH ROAD
CLAY COUNTY, KENTUCKY

SCALE:	1" = 200'
DATE:	04/22/2026
DWN. BY:	W.T. LEACH
JOB NO.:	25-160
Surveyed:	04/10/2026
File:	Schell Schell Bennett

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