



Hereby Granted 20' Ingress, Egress & Utility Easement

1. Easement "A" for the benefit of Tract 3 & 4
2. Easement "B" for the benefit of Tracts 4, 5 & 6
3. Easement "C" for the benefit of Tracts 7 & 8
4. Easement "D" for the benefit of Tracts 22, 21, 19, 20, 17, 18, 24, 15, 14, 16, & 18
5. Easement "E" for the benefit of Tracts 15, 14, 12, 9, 23, 10 & 13

- 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 Kentucky Highway 2000.
 4. Current Deed information acquired from the Clay County PVA.
 5. Current Deed Sources are located in Deed Book 352, Page 246 Deed Book 354, Page 206 & Deed Book 354, Page 678 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.

- 12
2.3599 Ac.
14
1.8996 Ac.
15
2.0337 Ac.
24
0.6701 Ac.
19
2.6897 Ac.



"I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION UTILIZING BOTH RECORD DOCUMENTS AND FIELD SURVEY MEASUREMENTS. FIELD INFORMATION WAS OBTAINED BY ME OR BY A FIELD SURVEYOR UNDER MY SUPERVISION AND SPECTRA OP TO ROVER. THE SERIAL NUMBERS OF WHICH ARE ON FILE IN THE OFFICE OF THE SURVEYOR. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS OF AN AGRICULTURAL SURVEY AS SPECIFIED IN 201 KAR 18.150 ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY."

W. Thomas Leach PLS 3407

Date:

- IRON PIN SET (1/2" X 16" REBAR WITH YELLOW CAP STAMPED LEACH 3407)
- ◆ MAG NAIL SET IN TREE ROOT
- POINT
- Gas well
- △ 2" MAG NAIL SET
- ☒ INGRESS & EGRESS EASEMENT

CERTIFICATION OF OWNERSHIP AND DEDICATION

I, the undersigned, certify that I am (one and the owner) of the property shown and described herein and that I (we) hereby adopt this plat of the development with its (their) lines, easements, and other open spaces to public or private use as shown, in accordance with the City County Regulations, unless otherwise noted.

"Standard Requirements"

(Date) 2025

Martins Creek LLC

Witnessed by:

Deed reference

1-5, 11, 12 & 13

10, 14

13, 15, 16 & 18

24

17, 19, 20, 21 & 22

D.B. 352, Pg. 246

D.B. 352, Pg. 246 & D.B. 354, Pg. 206

D.B. 354, Pg. 206

D.B. 354, Pg. 206, D.B. 354, Pg. 678

D.B. 354, Pg. 678

Owner

Martins Creek LLC

2335 Buttermilk Crossing Suite 326

Crescent Springs, KY 41017



THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150

FINAL PLAT

MARTINS CREEK REVISED

ON THE SOUTH AND WEST SIDE OF KY HWY 2000
1.1 MILES EAST OF CARPENTER HOLLOW ROAD
CLAY COUNTY, KENTUCKY

SCALE: 1" = 200'

DATE: 06/06/2025

DRAWN BY: W.T. LEACH

JOB NO.: 25-060

Surveyed: 05/14/2025

File: 2025 Clay Hwy 2000



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