

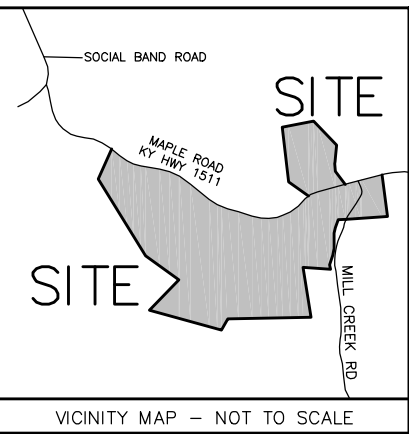
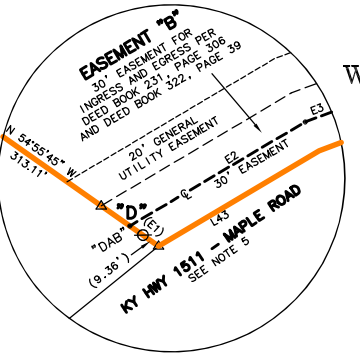
GPS NOTE:
The survey shown hereon is based on GPS data collected by Miller, Tugate Land Surveying, LLC, using both Static and RTK methods with dual frequency Carlson BR6+ and BR7 receivers. Data was also collected using conventional EDM equipment. The Kentucky Single Zone Coordinate, NAD 83 was used for coordinate system. Acceptable positional tolerances were achieved by redundant measurements on all GPS control points.

SOLD BY
MAY AND PARMAN AGENCY, INC
151 W MAIN STREET
LEBANON, KENTUCKY 40033

NOTES:
1 - The property shown on this plat is subject to all right-of-ways and easements whether implied or of record.
2 - Bearings are referenced to Geodetic North as observed by GPS on March 18, 2024
3 - Tracts 1 and 2 shown hereon, are the same property conveyed to Judy Sullivan by deed which is of record in Deed Book 231, Page 306 in the Taylor County Clerk's office.
4 - There is some fencing around the perimeter of this property. The boundary lines follow the general course of the fence in some places. In other places the fence may be on one side of the boundary or the other.
5 - No deed found for KY HWY 1511 - Maple Road. Right of way varies per KY State Highway Plans, Project No. R.S. 109-468-1.
6 - There were no visible cemeteries, nor were we made aware of any existing cemeteries.
7 - Tract 3 entrance must come from Mill Creek Road.

No deed found for Mill Creek Road. Evidence of other surveys found along said road indicates that 30 feet has been given for road right of way. Property corners shown hereon along said are 15 feet from center.

EASEMENT "A" AND EASEMENT "B"
Easement from Point "A" to Point "C" and also Point "D" to Point "E" is for the use of Tract 1 and Carol Underwood, heirs and assigns.
Easement from Point "A" to Point "B" and also Point "D" to Point "E" is for the use of Tract 2.
Ingress and egress to Tracts 1 and 2, shown hereon, and/or the future subdivisions thereof and to serve as a general utility easement so long as the utility installation and use lies within the easement and does not interfere with the ingress and egress use of the easement. No gates shall be erected within the easement without the consent of all owners of the right of ingress and egress by the easement, and no landowner served by the easement shall interfere with the right of ingress and/or egress by another landowner.



36" POPLAR "FOUND"
EXISTING IRON PIN AND
CAP MARKED "BANKS-3112"
N 55°04'23" E 3.43'
FROM SAID TREE

EASEMENT TABLE

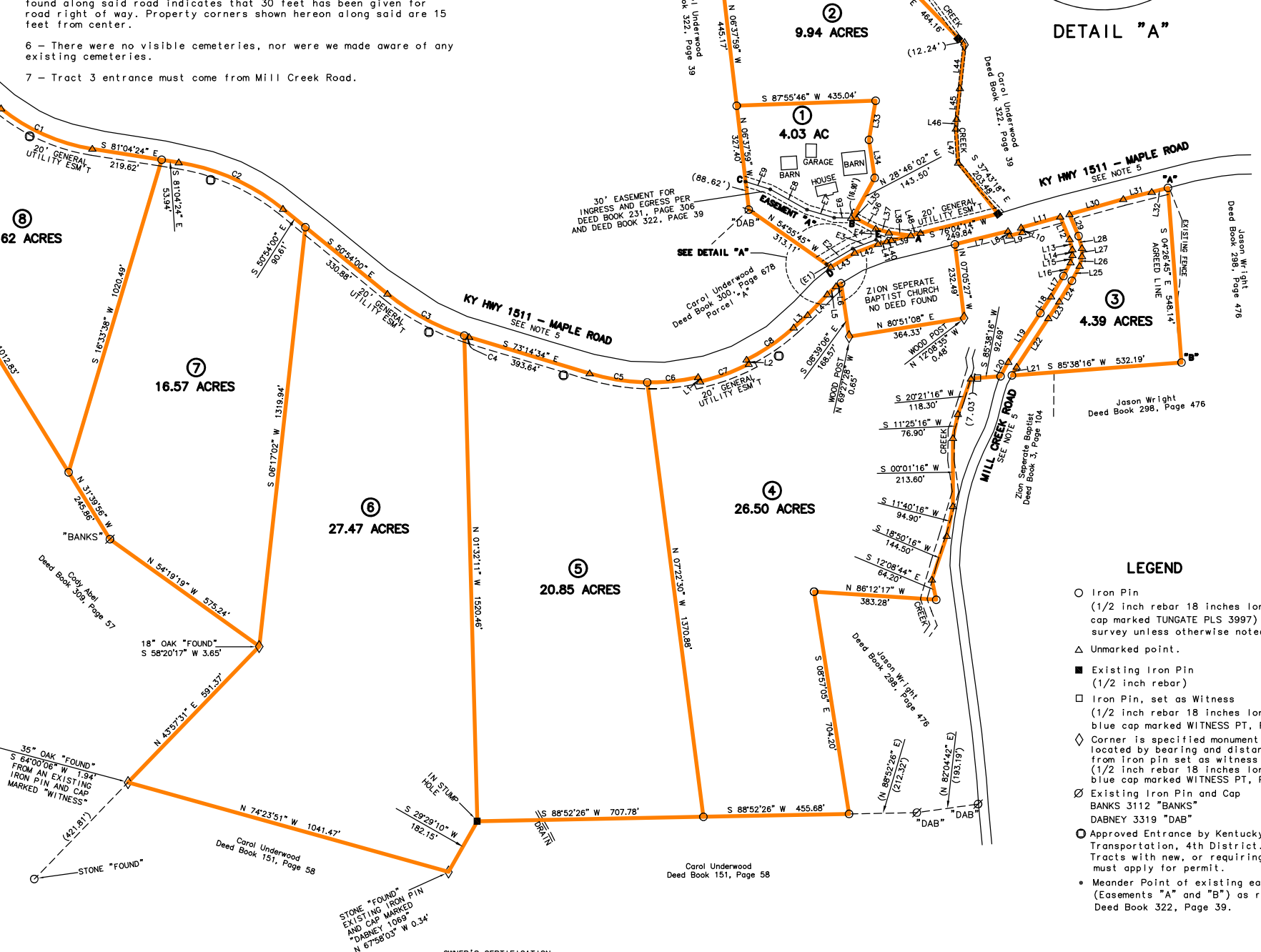
LINK	BEARING	DISTANCE
E1	N 54°55'45" W	16.46'
E2	N 59°18'53" E	95.76'
E3	N 69°23'42" E	77.93'
E4	N 01°31'47" W	35.03'
E5	N 62°36'40" W	11.84'
E6	N 88°41'15" W	57.53'
E7	N 73°36'05" W	88.68'
E8	N 61°04'55" W	131.26'
E9	N 72°25'49" W	81.43'

CURVE TABLE

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	603.00'	312.18'	S 65°04'19" E
C2	686.30'	357.26'	S 65°59'12" E
C3	746.30'	273.48'	S 61°27'28" E
C4	746.30'	15.96'	S 72°37'45" E
C5	686.80'	182.45'	S 81°06'30" E
C6	666.60'	159.66'	N 84°08'54" E
C7	681.60'	161.72'	N 70°09'51" E
C8	666.60'	178.39'	N 55°38'34" E

LINE TABLE

LINK	BEARING	DISTANCE
L1	S 25°40'32" E	15.39'
L2	N 25°49'32" W	15.00'
L3	N 47°57'11" E	58.30'
L4	N 43°44'06" E	90.53'
L5	N 46°50'48" E	36.46'
L6	N 59°18'42" E	18.08'
L7	N 76°04'14" E	171.50'
L8	S 15°47'12" W	15.00'
L9	N 74°55'42" E	41.91'
L10	N 15°47'12" W	15.00'
L11	N 74°29'59" E	129.97'
L12	S 22°48'38" E	76.06'
L13	S 15°08'29" E	33.45'
L14	S 00°35'24" W	17.65'
L15	S 14°00'19" W	23.67'
L16	S 27°29'04" W	47.80'
L17	S 31°16'33" W	75.20'
L18	S 33°02'48" W	61.64'
L19	S 33°11'24" W	182.56'
L20	S 28°21'54" W	51.30'
L21	N 28°21'54" E	30.76'
L22	N 33°11'24" E	181.34'
L23	S 33°02'48" E	62.14'
L24	N 31°16'33" E	76.65'
L25	N 27°29'04" E	52.34'
L26	N 14°00'19" E	31.05'
L27	N 00°35'24" W	25.32'
L28	N 15°08'29" W	39.29'
L29	N 22°48'38" W	74.26'
L30	N 74°25'59" E	174.67'
L31	N 75°56'46" E	91.52'
L32	N 75°32'48" E	52.85'
L33	N 09°33'13" E	124.22'
L34	N 08°25'11" W	120.31'
L35	N 88°41'15" W	9.26'
L36	N 82°36'40" W	35.71'
L37	N 72°41'06" W	43.00'
L38	N 82°39'53" W	69.29'
L39	S 76°04'17" W	62.64'
L40	S 74°01'25" W	14.45'
L41	S 74°01'40" W	28.80'
L42	S 69°29'48" W	77.89'
L43	S 59°18'42" W	81.87'
L44	S 06°03'55" W	136.24'
L45	S 05°58'19" W	97.47'
L46	S 04°12'18" W	30.28'
L47	S 03°38'23" E	106.34'
L48	S 76°04'17" W	30.92'



TRACT 3 - AGREED LINE "A" TO "B"
I hereby adopt the boundary line from point "A" to point "B" as shown on this plat.

JASON WRIGHT _____ DATE _____

CERTIFICATE OF ACKNOWLEDGEMENT
I certify that I am a notary for the state-at-large. I further certify that the above owner signature(s) are legal and have been executed voluntarily, to the best of my knowledge and belief.

Notary Public _____ Date _____
Date Commission Expires _____

MARCY PIERCE _____ DATE _____

CERTIFICATE OF ACKNOWLEDGEMENT
I certify that I am a notary for the state-at-large. I further certify that the above owner signature(s) are legal and have been executed voluntarily, to the best of my knowledge and belief.

Notary Public _____ Date _____
Date Commission Expires _____

TOTAL ACRES: 121.37 ACRES

AUCTION EXHIBIT
NOT TO SCALE
PRELIMINARY PLAT
NOT FOR RECORDING
OR LAND TRANSFER
ALL DISTANCES AND
ACREAGES ARE
APPROXIMATE

PLAT OF SURVEY FOR
THE LATE JUDY SULLIVAN
LAND DIVISION #1
MAPLE ROAD AND
MILL CREEK ROAD
CAMPBELLSVILLE, KENTUCKY 42718

PROPERTY LOCATION:
MAPLE ROAD AND
MILL CREEK ROAD
TAYLOR COUNTY, KENTUCKY
PVA #: 06-019A AND 06-015

CLIENT:
MARCY PIERCE
189 BENT TREE CT.
NICHOLASVILLE, KY 40356

SCALE: 1 INCH = 200 FEET

GRAPHIC SCALE

SURVEY COMPLETED: APRIL 12, 2024
DATE OF PLAT: MAY 8, 2024
THIS SURVEY COMPLIES WITH 201 KAR 18:150
MILLER, TUGATE LAND SURVEYING, LLC.
202 BROOKSIDE AVE
CAMPBELLSVILLE, KY 42718
PHONE: (270) 465-2831 033JS24

CERTIFICATION
I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots and is true and correct to the best of my knowledge and belief. The unadjusted precision ratio of the traverse was 1:21,700 and was adjusted. The survey as shown hereon is a Rural class survey and the accuracy and precision of said survey meets all specifications of this class.

Gregory H. Tugate, Surveyor _____ DATE _____
Kentucky #3997

Surveyor's Note:
This survey does not constitute a title search by this surveyor and as a result the undersigned is not responsible for the investigation or independent search for easements, appurtenant easements or any other facts that an accurate and current title search may disclose.

OWNER'S CERTIFICATION
I do hereby certify that I am the owner of record of the property shown hereon, and do hereby adopt this survey.

OWNER _____ DATE _____

CERTIFICATE OF ACKNOWLEDGEMENT
I certify that I am a notary for the state-at-large. I further certify that the above owner signature(s) are legal and have been executed voluntarily, to the best of my knowledge and belief.

Notary Public _____ Date _____
Date Commission Expires _____

CERTIFICATE OF APPROVAL FOR RECORDING - TAYLOR COUNTY
I hereby certify that this RECORD PLAT has been found to comply with the Taylor County Subdivision Regulations, and that this plat is now eligible for recording in the Office of the Taylor County Clerk.

Chairman/Secretary _____ Date _____