

GPS NOTE:
 The survey shown hereon is based on GPS data collected by Miller, Tungate 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.

KRS NOTE:

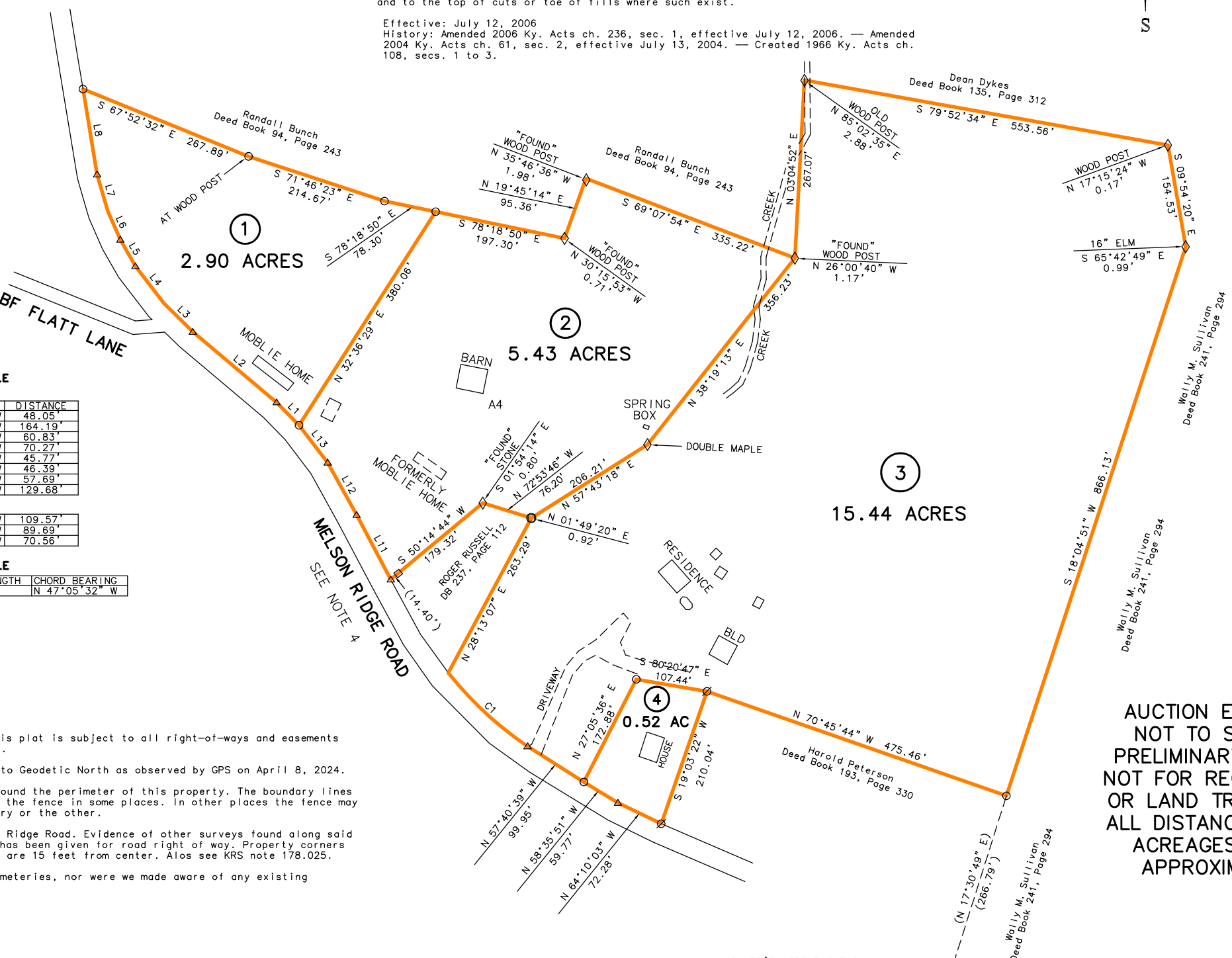
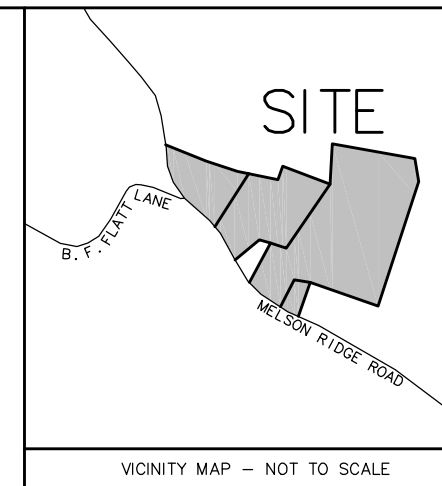
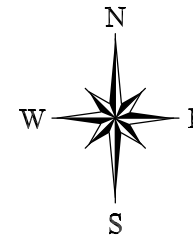
178.025 Road presumed established — Presumption of width and area of public road right-of-way.

1. Any road, street, highway, or parcel of ground, dedicated and laid-off as a public way and used without restrictions on a continuous basis by the general public for fifteen (15) consecutive years, shall conclusively be presumed to be a public road.

2. In the absence of any record, the width of a public road right-of-way shall be presumed to extend to and include that area lying outside the shoulders and ditch lines and within any landmarks such as fences, fence posts, cornerstones, or other similar monuments indicating the boundary lines.

3. In the absence of both record or landmark, the right-of-way of a public road shall be deemed to extend to and include the shoulders and ditch lines adjacent to said road and to the top of cuts or toe of fills where such exist.

Effective: July 12, 2006
 History: Amended 2006 Ky. Acts ch. 236, sec. 1, effective July 12, 2006. — Amended 2004 Ky. Acts ch. 61, sec. 2, effective July 13, 2004. — Created 1966 Ky. Acts ch. 108, secs. 1 to 3.



LINE TABLE
TRACT 1

LINE	BEARING	DISTANCE
L1	N 44°24'54" W	48.05'
L2	N 49°54'34" W	164.19'
L3	N 45°29'11" W	60.83'
L4	N 37°29'10" W	70.27'
L5	N 29°33'50" W	45.77'
L6	N 23°51'00" W	46.39'
L7	N 16°07'32" W	57.69'
L8	N 09°24'22" W	129.68'

TRACT 2

L11	N 27°53'29" W	109.57'
L12	N 28°54'10" W	89.69'
L13	N 37°30'13" W	70.56'

CURVE TABLE

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	535.27'	162.14'	N 47°05'32" W

NOTES:

- The property shown on this plat is subject to all right-of-ways and easements whether implied or of record.
- Bearings are referenced to Geodetic North as observed by GPS on April 8, 2024.
- 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.
- No deed found for Melson Ridge 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 road are 15 feet from center. Also see KRS note 178.025.
- There were no visible cemeteries, nor were we made aware of any existing cemeteries.

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 1:21,774 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. Tungate, Surveyor
 Kentucky #3997

DATE

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 _____

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

LEGEND

- Iron Pin
 (1/2 inch rebar 18 inches long, with cap marked TUNGATE PLS 3997) set this survey unless otherwise noted.
- △ Unmarked point.
- Existing Iron Pin
 (1/4 inch rebar)
- ◇ Corner is specified monument, located by bearing and distance from iron pin set as witness (1/2 inch rebar 18 inches long, with blue cap marked WITNESS PT, PLS 3997)
- ⊗ Existing Iron Pin and Cap
 FLANAGAN 2640
- "Found" Old Wood Post from an existing 1/2" Iron Pin as witness called out in Deed Book 259, Page 403

SURVEY OF THE
**CLINTON BUNCH
 LAND DIVISION #1**
 MELSON RIDGE ROAD
 RUSSELL COUNTY, KENTUCKY

PROPERTY LOCATION:
 MELSON RIDGE ROAD
 RUSSELL COUNTY, KENTUCKY
 PVA #: 002-00-00-025.00
 PVA #: 002-00-00-026.00
 PVA #: 002-00-00-027.00
 PVA #: 002-00-00-028.00
 PVA #: 002-00-00-028.01
 PVA #: 002-00-00-029.00
 PVA #: 002-00-00-029.01
 PVA #: 002-00-00-030.00

OWNER
 CLINTON BUNCH
 900 MELSON RIDGE ROAD
 JAMESTOWN, KENTUCKY 42629

SCALE: 1 INCH = 120 FEET



GRAPHIC SCALE
 SURVEY COMPLETED: APRIL 25, 2024
 DATE OF PLAT: APRIL 25, 2024
 THIS SURVEY COMPLIES WITH 201 KAR 18:150
 MILLER, TUNGATE LAND SURVEYING, LLC.
 202 BROOKSIDE AVE
 CAMPBELLSVILLE, KY 42718
 PHONE: (270) 465-2831 042CB24