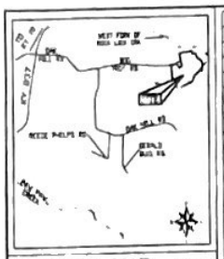


VICINITY MAP N.T.S.

LINE	BEARING	DISTANCE
L1	N69°34'27"E	106.59'
L2	N[illegible]°00'18"E	124.84'
L3	S06°10'27"E	175.80'
L4	S30°50'24"E	169.74'
L5	S48°14'02"W	174.64'
L6	S59°43'28"W	144.82'
L7	S61°03'07"W	61.66'
L8	S89°57'39"W	53.95'
L9	N66°05'33"W	47.53'
L10	N72°09'31"W	49.02'
L11	S44°28'22"W	184.78'
L12	S75°32'30"W	81.21'
L13	S74°10'49"W	109.27'
L14	N89°09'23"W	73.82'
L15	S58°34'08"W	136.57'
L16	N69°27'03"W	103.66'

LINE	BEARING	DISTANCE
L17	N56°29'44"W	59.40'
L18	N78°08'28"W	79.00'
L19	S89°18'59"W	47.62'
L20	S85°49'15"W	75.58'
L21	N67°07'03"W	83.84'
L22	N09°50'52"W	75.08'
L23	N67°42'25"W	76.09'
L24	N76°39'03"W	12.81'
L25	N83°51'17"W	25.56'
L26	N04°23'50"W	65.04'
L27	N81°10'12"E	14.74'
L28	N75°59'48"E	173.51'
L29	N74°28'48"E	83.43'
L30	N71°42'48"E	83.68'
L31	N69°22'43"E	74.20'
L32	N66°18'36"E	70.87'

GENERAL NOTES.

1. THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS & RIGHT OF WAYS, RECORDED OR UNRECORDED, AND ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL & ACCURATE TITLE SEARCH.

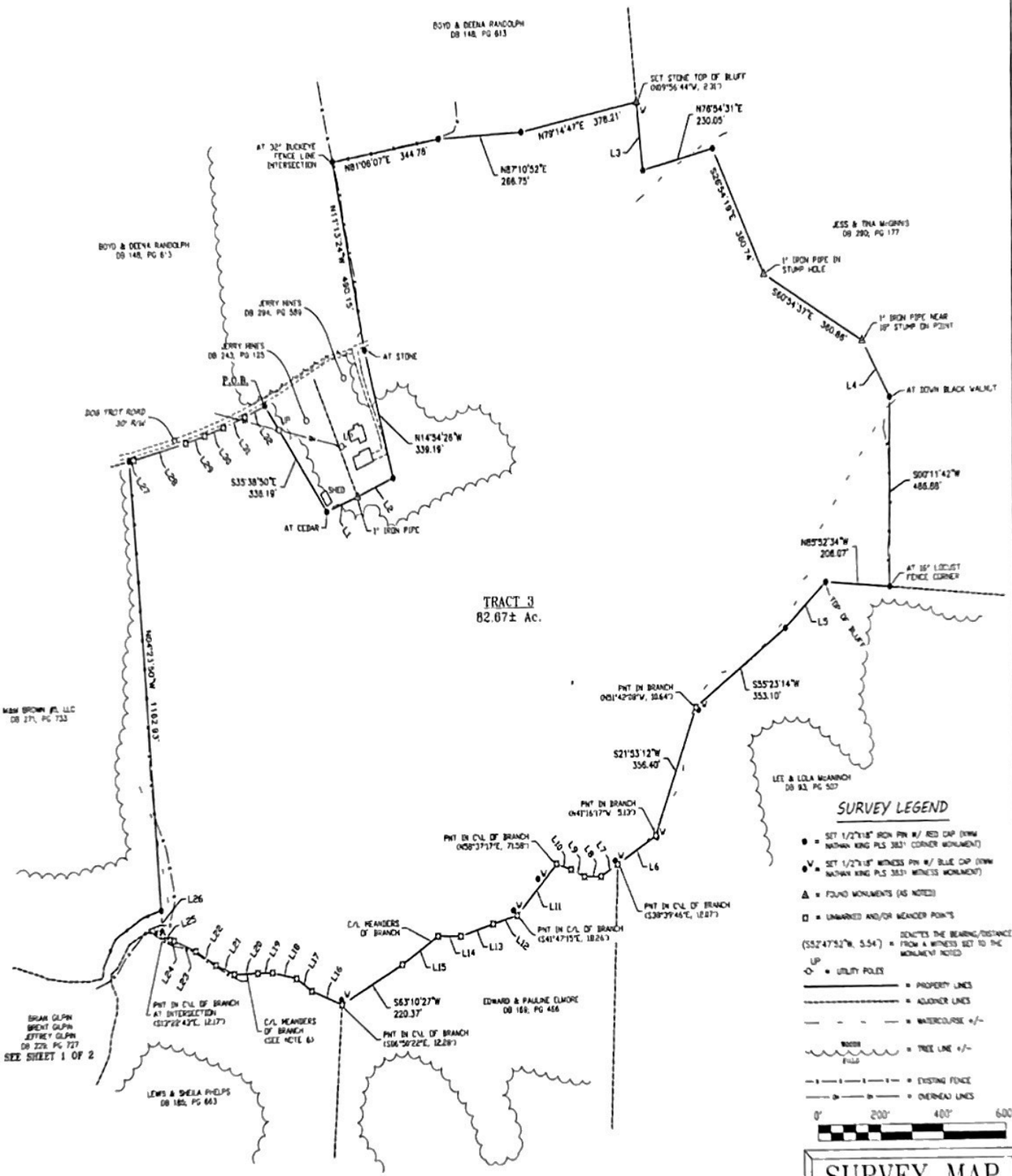
2. THE SOURCE OF TRACT 3 HEREON IS A PORTION OF THE SAME PROPERTY DESCRIBED IN THE DEED TO BRIAN, BRENT AND JEFFREY GILPIN, DEED BOOK 229, PAGE 727, AS RECORDED IN THE CASEY COUNTY CLERK'S OFFICE. TRACTS 1, 2 (SHEET 1 OF 2), AND 3 MAKE UP THE ENTIRETY OF THE PROPERTY CONTAINED IN SAID DEED.

3. THE PROPERTY SHOWN HEREON IS NOT CURRENTLY ADDRESSED BUT LIES AT THE END OF DOG TROT ROAD, AT OR NEAR THE PROPERTY ADDRESSED AS 724 DOG TROT RD. BETHELRIDGE, KY 42516.

4. P.O.B. - IRON PIN W/CAP SET 15' SOUTHEASTERLY FROM THE C/L OF DOG TROT RD., APPROX. 3460' NORTHEASTERLY OF ITS INTERSECTION WITH OAK HILL RD., BEARING N05°37'51"W, 76.52' FROM A UTILITY POLE.

5. NO RIGHT OF WAY DEED WAS FOUND FOR GERALD BUIS ROAD. THE WIDTH SHOWN IS BASED ON LIMITS OF MAINTENANCE AND MINIMUM COUNTY ROAD R/W.

6. THE C/L MEANDERS OF THE BRANCH WAS USED AS THE BOUNDARY BETWEEN THE LEWIS & SHEILA PHELPS PROPERTY AND THIS SURVEY. IT IS BASED ON A STATEMENT BY BRENT GILPIN THAT THERE WAS A BOUNDARY LINE AGREEMENT BETWEEN THE TWO PARTIES. NO DOCUMENT WAS PRODUCED OR FOUND.



SURVEY LEGEND

- ● = SET 1/2"x18" IRON PIN W/ RED CAP (DWN NATHAN KING PLS 3831 CORNER MONUMENT)
- ●V = SET 1/2"x18" WITNESS PIN W/ BLUE CAP (DWN NATHAN KING PLS 3831 WITNESS MONUMENT)
- △ = FOUND MONUMENTS (AS NOTED)
- □ = UNMARKED AND/OR MEANDER POINTS
- (S52°47'52"W, 5.54') = DENOTES THE BEARING/DISTANCE FROM A WITNESS SET TO THE MONUMENT NOTED
- UP ⊙ = UTILITY POLES
- = PROPERTY LINES
- = ADJOINER LINES
- = WATERCOURSE +/-
- = TREE LINE +/-
- = EXISTING FENCE
- = OVERHEAD LINES

0' 200' 400' 600'

SURVEY MAP

SHEET 2 OF 2

SURVEY TITLE
GILPIN - DIVISION - DOG TROT ROAD

OWNER/CLIENT
BRENT, BRIAN, & JEFFREY GILPIN
3043 OLYMPIA RD
LEXINGTON, KY 40517

PVA MAP # 121-45
CASEY COUNTY, KENTUCKY

THIS SURVEY COMPLIES WITH 201 KAR 18:150

KWA ENGINEERING & LAND SURVEYING
NATHAN ALLAN KING
PE 17203 PLS 3831

SCALE	TOTAL AREA	DATE	DRAWN BY
1" = 200' INCH=FEET	82.67 AC +/-	07-15-2019	MARK WETHINGTON

GEODETIC NORTH AS DETERMINED BY GPS OBSERVATIONS

2019 SEP -3 AM 9:33

STATE OF KENTUCKY
LICENSED PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME OR SOMEONE UNDER MY DIRECT SUPERVISION & THAT THE FACTS AND STATEMENTS CONTAINED HEREON ARE TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. THE UNADJUSTED ERROR OF CLOSURE FOR THIS SURVEY WAS 1:13117 AND THE BEARINGS & DISTANCES SHOWN HEREON ARE BASED ON AN ADJUSTED TRAVERSE THE SURVEY SHOWN HEREON MEETS THE STANDARDS FOR A CLASS B SURVEY.

7-18-19
NATHAN KING PLS 3831 DATE

STATE OF KENTUCKY/COUNTY OF CASEY/SCT
I, CASEY DAVIS, CLERK IN AND FOR THE ABOVE MENTIONED STATE AND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WAS THIS 3 DAY OF SEPT 20 19 AT 9:00 AM LODGED FOR RECORD WHEREUPON THE SAME WITH THE FOREGOING AND THIS CERTIFICATE HAVE BEEN RECORDED IN MY OFFICE IN PC. 1 SLIDE 1018 GIVEN UNDER MY HAND THIS 3 DAY OF SEPT 20 19.

CASEY DAVIS CC BY DC.