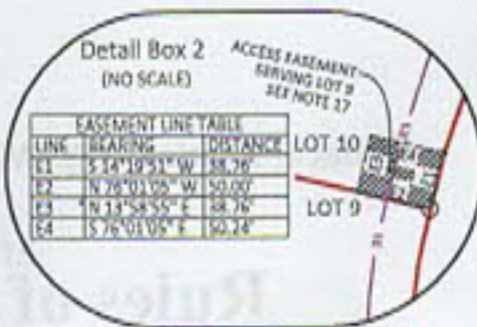
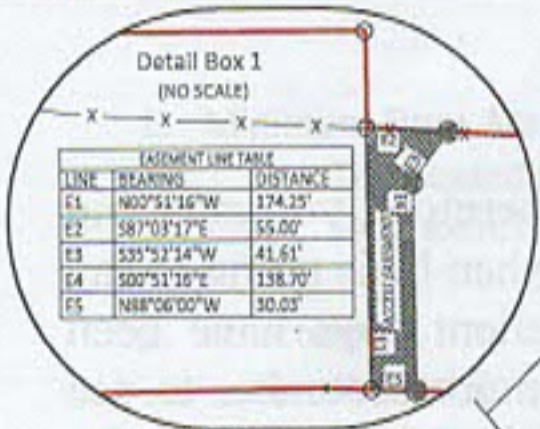
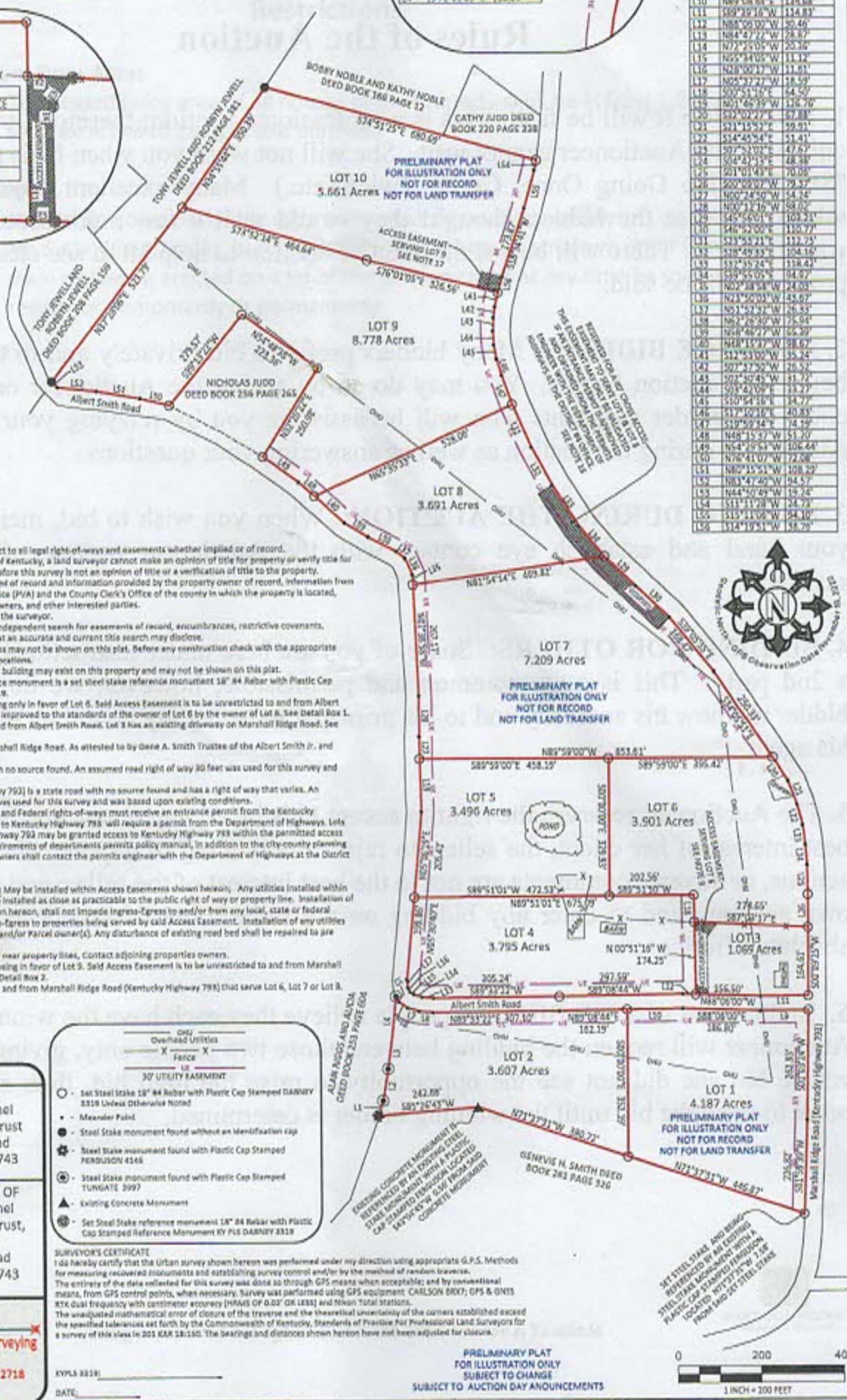


Albert Smith Jr. And Rachel Smith Farm Division

Location: Green County, Kentucky
 Marshall Ridge Road (Kentucky Highway 793)
 and Albert Smith Road
 Source of Title:
 Deed Book 223 Page 762



LINE	BEARING	DISTANCE
L1	N18°10'15"E	28.28'
L2	N09°12'05"E	177.19'
L3	N02°19'55"E	29.55'
L4	N55°45'30"E	55.40'
L5	S78°29'21"E	15.57'
L6	S55°44'05"E	24.88'
L7	S72°25'05"E	29.34'
L8	S84°47'22"E	54.40'
L9	N89°49'16"E	115.47'
L10	N89°08'44"E	114.68'
L11	S89°29'16"W	114.83'
L12	N88°05'02"W	30.46'
L13	N84°47'22"W	58.07'
L14	N72°25'05"W	20.36'
L15	N55°44'05"W	11.12'
L16	N28°00'12"W	11.61'
L17	N02°12'22"W	18.59'
L18	S00°51'16"E	54.50'
L19	S01°46'39"W	136.76'
L20	S87°02'27"E	62.88'
L21	S21°15'51"E	59.93'
L22	S14°45'54"E	51.41'
L23	S07°51'02"E	47.67'
L24	S02°47'12"E	48.38'
L25	S01°01'43"E	70.08'
L26	S00°02'02"W	29.37'
L27	N00°24'50"W	54.74'
L28	N00°12'16"W	58.07'
L29	S45°56'01"E	103.21'
L30	S46°52'00"E	110.27'
L31	S23°58'21"E	112.25'
L32	S18°49'43"E	104.16'
L33	S17°45'24"E	118.47'
L34	S15°55'05"E	94.97'
L35	N07°38'58"W	24.03'
L36	N03°50'04"W	45.67'
L37	N51°52'32"W	26.53'
L38	N67°26'30"W	75.94'
L39	N48°46'22"W	66.39'
L40	N48°15'31"W	98.67'
L41	S12°53'00"W	35.24'
L42	S07°47'50"W	26.57'
L43	S07°40'45"W	41.72'
L44	S03°42'05"E	113.27'
L45	S10°54'16"E	14.77'
L46	S17°10'16"E	40.83'
L47	S19°52'14"E	74.19'
L48	N48°15'31"E	51.20'
L49	N54°25'53"W	106.64'
L50	N70°41'07"W	72.58'
L51	N80°15'51"W	108.29'
L52	N83°47'40"W	94.57'
L53	N44°50'49"W	19.74'
L54	S11°11'28"W	24.73'
L55	S15°11'05"W	94.10'
L56	S14°19'51"W	58.76'



- Note:
- The property shown on this plat is subject to all legal right-of-ways and easements whether implied or of record.
 - Title disclaimer: In the Commonwealth of Kentucky, a land surveyor cannot make an opinion of title for property or verify title for property (201 KAR 18:150 Section 5), therefore this survey is not an opinion of title or a verification of title to the property.
 - This survey was performed using the deed of record and information provided by the property owner of record, information from the Property Valuation Administrator's Office (PVA) and the County Clerk's Office of the county in which the property is located, information from the adjoining property owners, and other interested parties.
 - No title commitments were provided to the surveyor.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or other facts that an accurate and current title search may disclose.
 - All overhead and/or underground utilities may not be shown on this plat. Before any construction check with the appropriate utility company for easement widths and locations.
 - Ponds, Lakes, water courses, fences and building may exist on this property and may not be shown on this plat.
 - Any monument referred to as a reference monument is a set steel stake reference monument 18" #4 Rebar with Plastic Cap Stamped Reference Monument KY PLS 8319.
 - Access Easement crossing Lot 3 and being only in favor of Lot 6. Said Access Easement is to be unrestricted to and from Albert Smith Road. Said Access Easement may be improved to the standards of the owner of Lot 6 by the owner of Lot 6. See Detail Box 1.
 - Lots 1, 2, 4, 5, 6, 7, 8 & 9 are to be accessed from Albert Smith Road. Lot 3 has an existing driveway on Marshall Ridge Road. See also Note 9 & Note 17.
 - Lot 10 has an existing entrance on Marshall Ridge Road. As attested to by Gene A. Smith Trustee of the Albert Smith Jr. and Rachel Smith Irrevocable Family Trust.
 - Albert Smith Road is a county road with no source found. An assumed road right of way 30 feet was used for this survey and adjusted from existing conditions.
 - Marshall Ridge Road (Kentucky Highway 793) is a state road with no source found and has a right of way that varies. An approximate road right of way of 50 feet was used for this survey and was based upon existing conditions.
 - All entrances providing access to State and Federal rights-of-ways must receive an entrance permit from the Kentucky Department of Highways. Any new access to Kentucky Highway 793 will require a permit from the Department of Highways. Lets shown on this plat that about Kentucky Highway 793 may be granted access to Kentucky Highway 793 within the permitted access envelope, provided all conditions and requirements of departments permits policy manual, in addition to the city-county planning commission requirements, are met. Lot owners shall contact the permits engineer with the Department of Highways at the District #4 Office.
 - A cemetery exists on Lot 6.
 - UTILITIES: (NOTE) Underground Utilities May be installed within Access Easements shown hereon. Any utilities installed within Access Easement shown hereon should be installed as close as practicable to the public right of way or property line. Installation of utilities within the Access Easements shown hereon, shall not impede Ingress-Egress to and/or from any local, state or federal thoroughfare and shall not impede Ingress-Egress to properties being served by said Access Easement. Installation of any utilities are to be coordinated with the developer and/or Parcel owner(s). Any disturbance of existing road bed shall be repaired to pre installation conditions or improved.
 - Prior to any harvesting of timber on or near property lines, contact adjoining properties owners.
 - Access Easement crossing Lot 10 and being in favor of Lot 9. Said Access Easement is to be unrestricted to and from Marshall Ridge Road (Kentucky Highway 793). See Detail Box 2.
 - There are NO EXISTING ENTRANCES to and from Marshall Ridge Road (Kentucky Highway 793) that serve Lot 6, Lot 7 or Lot 8.

PLATTED: APRIL 4, 2023
 SURVEYED: JANUARY 26, 2023

PLAT OF SURVEY
 FOR
 Albert Smith Jr. And Rachel Smith Irrevocable Family Trust
 2385 Marshall Ridge Road
 Greensburg, Kentucky 42743

SHOWING THE PROPERTY OF
 Albert Smith Jr. And Rachel Smith Irrevocable Family Trust,
 Gene A. Smith Trustee
 2385 Marshall Ridge Road
 Greensburg, Kentucky 42743

DABNEY
 Engineering and Land Surveying
 213 East First Street
 Campbellsville, Kentucky 42718
 270-789-4458

Overhead Utilities
 X Fence
 30' UTILITY EASEMENT

- Set Steel Stake 18" #4 Rebar with Plastic Cap Stamped DABNEY 8319 Unless Otherwise Noted
- Meander Point
- Steel Stake monument found without an identification cap
- Steel Stake monument found with Plastic Cap Stamped PERLUSON 4146
- Steel Stake monument found with Plastic Cap Stamped TUNGATE 3997
- Existing Concrete Monument
- Set Steel Stake reference monument 18" #4 Rebar with Plastic Cap Stamped Reference Monument KY PLS DABNEY 8319

SURVEYOR'S CERTIFICATE
 I do hereby certify that the Urban survey shown hereon was performed under my direction using appropriate G.P.S. Methods for measuring recovered monuments and establishing survey control and/or by the method of random traverses. The entirety of the data collected for this survey was done so through GPS means when acceptable; and by conventional means, from GPS control points, when necessary. Survey was performed using GPS equipment: CARLSON BRO7; GPS & GNSS RTK dual frequency with centimeter accuracy (RMS OF 0.03" OR LESS) and Nikon Total Stations. The unadjusted mathematical error of closure of the traverse and the theoretical uncertainty of the corners established exceed the specified tolerances set forth by the Commonwealth of Kentucky, Standards of Practice For Professional Land Surveyors for a survey of this class in 201 KAR 18:130. The bearings and distances shown hereon have not been adjusted for closure.

KYPLS 8319: _____
 DATE: _____

PRELIMINARY PLAT FOR ILLUSTRATION ONLY
 SUBJECT TO AUCTION DAY ANNOUNCEMENTS

0 200 400
 1 INCH = 200 FEET