



GRID NORTH



USING GRID NORTH FROM KENTUCKY STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)
SCALE: 1" = 200'

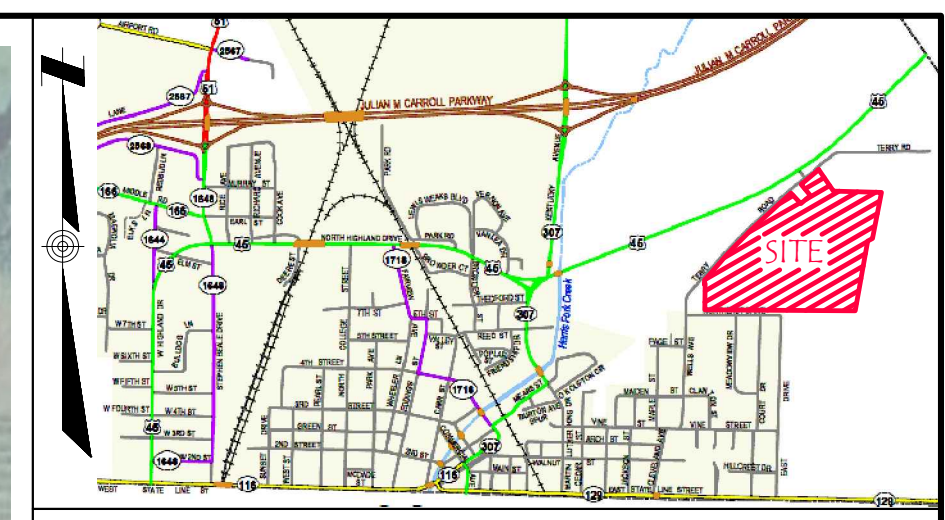
TRACT INFORMATION:

TRACT NO. 1 - 30.362 ACRES
PART OF PVA 59-17
SUSAN I. FITZGERALD, RICHARD I. GERRISH AND TERRY I. VAWTER
DEED REFERENCE: DEED BOOK 190 PAGE 163 (PART OF TRACT NO. 1 AND ALL OF TRACT NO. 3 OF DEED)
SUBJECT TO:
SOUTHWEST KY WATER DISTRICT EASEMENT
12' EASEMENT JOINING ANDERSON (REFERENCE TRACT NO. 3 OF DEED)

TRACT NO. 2 - 30.363 ACRES
PART OF PVA 59-17
SUSAN I. FITZGERALD, RICHARD I. GERRISH AND TERRY I. VAWTER
DEED REFERENCE: DEED BOOK 190 PAGE 163 (PART OF TRACTS NO. 1 AND NO. 2 OF DEED)
SUBJECT TO:
SOUTHWEST KY WATER DISTRICT EASEMENT
TYA POWER TRANSMISSION LINE AND EASEMENT
1/2 OF 50' WIDE INGRESS/EGRESS EASEMENT ALONG GRAVEL DRIVE

TRACT NO. 3 - 30.362 ACRES
PART OF PVA 59-17
SUSAN I. FITZGERALD, RICHARD I. GERRISH AND TERRY I. VAWTER
DEED REFERENCE: DEED BOOK 190 PAGE 163 (PART OF TRACT NO. 2 OF DEED)
SUBJECT TO:
SOUTHWEST KY WATER DISTRICT EASEMENT
TYA POWER TRANSMISSION LINE AND EASEMENT
1/2 OF 50' WIDE INGRESS/EGRESS EASEMENT ALONG GRAVEL DRIVE
SEPTIC EASEMENT (DB. 161 PG. 463)

**TOTAL ACREAGE TRACTS 1, 2 AND 3:
91.087 ACRES**



VICINITY MAP
NOT TO SCALE

NOTES

1. THIS PROPERTY IS SUBJECT TO ANY EASEMENT OR RIGHTS-OF-WAY EITHER RECORDED OR UNRECORDED. SEE PROPERTY INFORMATION BLOCK FOR DEED REFERENCES.
2. TRACTS 2 AND 3 ARE SUBJECT TO A 50' INGRESS/EGRESS EASEMENT ALONG A GRAVEL DRIVE AS SHOWN.
3. SIP INDICATES A SET IRON PIN, 5/8" X 24" REBAR WITH GREEN PLASTIC CAP MARKED "MACK ASHBURN - PLS 4260".
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF ABSTRACT OR TITLE OPINION. ASHBURN, NICHOLS & ASSOCIATES, LLC AND THE UNDERSIGNED SURVEYOR ASSUME NO LIABILITY FOR ANY MATTERS THAT MAY BE DISCOVERED BY ABSTRACT OR TITLE SEARCH OF THE PROPERTY BY OTHERS.

LEGEND

- SET IRON PIN (5/8" X 24" REBAR WITH GREEN PLASTIC CAP MARKED "MACK ASHBURN - PLS 4260")
- SET COTTON PICKER SPINDLE
- FOUND IRON PIN/IRON STAKE AS NOTED
- FOUND MAG NAIL
- FOUND IRON PIPE
- FOUND CONCRETE POST
- △ UNMARKED POINT
- ⊕ POWER POLE
- E — AERIAL ELECTRIC CENTERLINE
- C/L CENTERLINE
- P.O.B. POINT OF BEGINNING FOR SURVEY DESCRIPTION

EASEMENT CALL TABLE

Course	Bearing	Distance
L1	S 34°20'17" E	120.00'
L2	S 55°39'43" W	45.00'
L3	N 34°20'17" W	115.13'
L4	N 49°28'57" E	45.26'

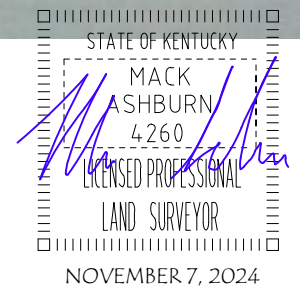
**PROPERTY DIVISION SURVEY
OF SUSAN I. FITZGERALD,
RICHARD I. GERRISH AND
TERRY I. VAWTER PROPERTY
TERRY ROAD
FULTON COUNTY, KENTUCKY**

DATE OF FIELD WORK: OCTOBER 30 - NOVEMBER 6, 2024
DATE OF DRAWING: NOVEMBER 7, 2024
THIS PLAT REPRESENTS A BOUNDARY SURVEY
AND COMPLIES WITH 201 KAR 18:150

GPS CERTIFICATION

I, Mack Ashburn, hereby certify that this map was drawn under my supervision from an actual 100% GPS survey made under my supervision using Carlson BRx7 dual frequency receivers and the following information was used to perform the survey. The distances and coordinates shown are unadjusted as observed in the field and the precision of the survey is based upon the specifications for a Rural survey. 100% of this survey was done in compliance with current Kentucky minimum standards of practice.

Type of Survey: Real Time Kinematic
Positional Accuracy: HRMS 0.05 feet
Date of Observation: 10/23/2024
Datum/Epoch: NAD_83(2011) Epoch 2010.00
Published/Fixed Control used: GPS locations used for this survey were established using VRS consisting of multiple reference stations.
Geoid model: GEOID 18
Combined Grid factor: 1.00003223



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