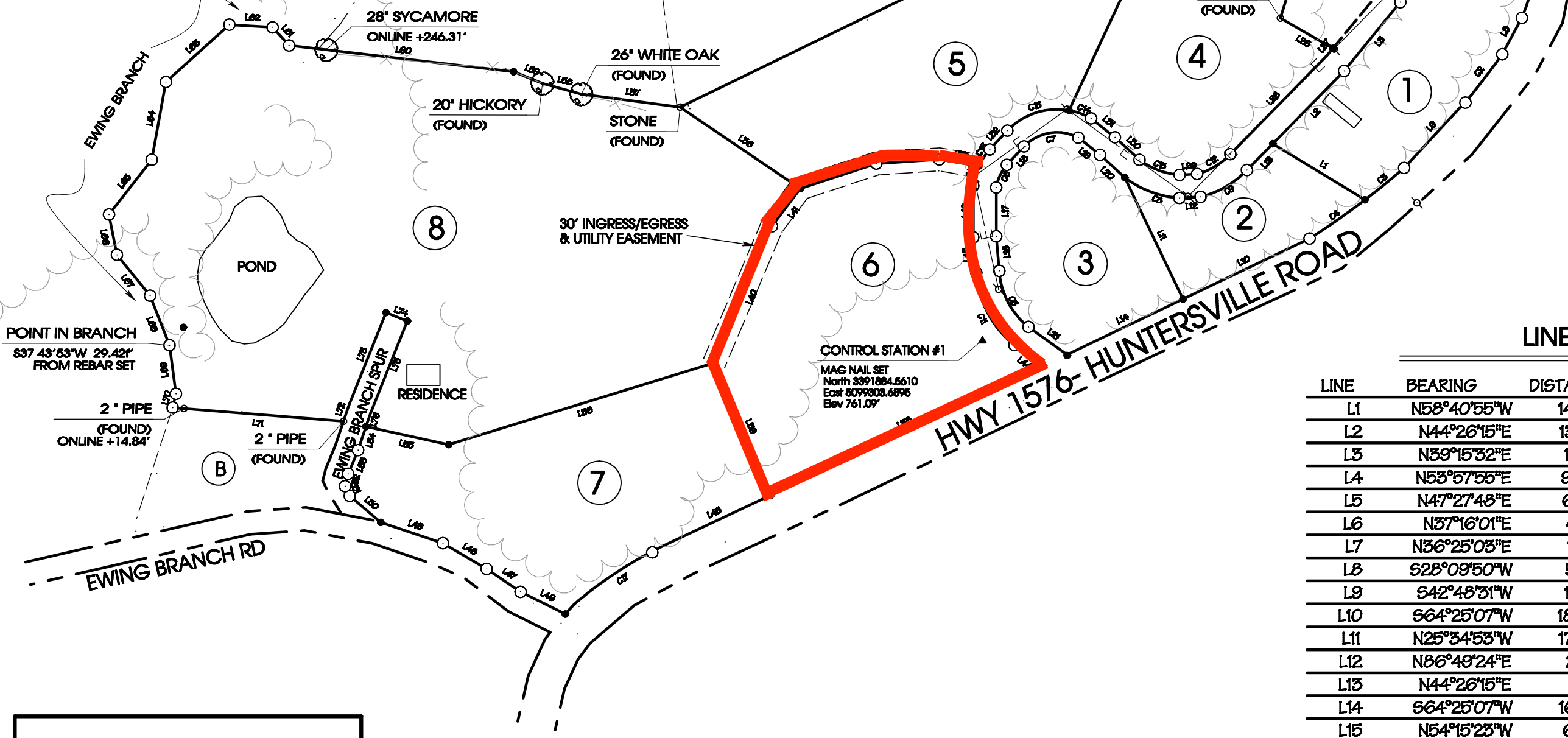


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DEED BOOK 132 PAGE 338
TRACT I

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TRACT II



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N58°40'55"W	140.95'	L39	N23°10'48"W	187.86'
L2	N44°26'15"E	133.07'	L40	N22°54'37"E	193.64'
L3	N39°15'32"E	115.94'	L41	N36°52'58"E	61.52'
L4	N53°57'55"E	96.08'	L42	S00°00'47"W	67.27'
L5	N47°27'48"E	64.36'	L43	S05°00'38"E	46.15'
L6	N37°16'01"E	49.75'	L44	S64°15'23"E	46.98'
L7	N36°25'03"E	16.63'	L45	S64°43'58"W	155.76'
L8	S28°08'50"W	53.97'	L46	N63°35'20"W	65.24'
L9	S42°48'31"W	125.19'	L47	N55°54'26"W	53.35'
L10	S64°25'07"W	183.20'	L48	N59°31'54"W	66.34'
L11	N25°34'53"W	176.03'	L49	N71°28'21"W	85.52'
L12	N86°48'24"E	27.64'	L50	N48°29'30"W	53.28'
L13	N44°26'15"E	48.17'	L51	N26°03'09"W	14.03'
L14	S64°25'07"W	167.93'	L52	N14°04'46"E	16.67'
L15	N54°15'23"W	62.03'	L53	N22°40'31"E	33.53'
L16	N05°00'38"W	45.26'	L54	N18°37'36"E	32.51'
L17	N00°00'47"E	63.75'	L55	S77°38'22"E	110.40'
L18	N43°00'16"E	32.93'	L56	N72°52'57"E	362.83'
L19	S51°36'37"E	36.15'	L57	N82°32'05"W	130.12'
L20	S47°29'48"E	43.92'	L58	N74°34'15"W	52.60'
L21	N24°55'13"E	357.09'	L59	N67°48'12"W	40.65'
L22	N64°06'47"E	82.59'	L60	N83°19'51"W	295.14'
L23	S76°05'24"E	172.77'	L61	N42°20'57"W	31.95'
L24	S43°11'39"W	120.65'	L62	N86°28'38"W	56.53'
L25	S17°08'28"W	115.00'	L63	S47°56'17"W	111.62'
L26	S60°04'46"E	79.04'	L64	S10°19'10"W	103.21'
L27	S39°15'32"W	12.25'	L65	S37°59'56"W	90.70'
L28	S44°26'15"W	180.23'	L66	S11°07'13"E	53.65'
L29	S86°48'24"W	22.90'	L67	S39°04'11"E	68.77'
L30	N47°29'48"W	43.56'	L68	S21°26'25"E	69.49'
L31	N51°36'37"W	39.75'	L69	S07°31'59"E	64.03'
L32	S43°00'16"W	33.68'	L70	S13°32'38"W	18.49'
L33	N80°35'13"W	52.61'	L71	S85°26'00"E	223.86'
L34	S86°10'43"W	82.43'	L72	N18°36'02"E	22.22'
L35	S71°50'37"W	104.55'	L73	N21°47'34"E	130.21'
L36	N55°51'50"W	189.51'	L74	S68°12'26"E	30.00'
L37	N64°06'47"E	731.79'	L75	S21°47'34"W	129.39'
L38	S64°38'46"W	393.83'	L76	S18°37'36"W	18.57'

CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	131.16'	S07°32'14"W	249.10'	129.65'
C2	71.20'	S37°19'46"W	140.91'	71.19'
C3	65.92'	S50°51'08"W	1051.36'	65.91'
C4	88.27'	S55°03'13"W	1051.36'	88.24'
C5	85.02'	N27°29'40"W	100.62'	82.51'
C6	33.02'	N25°01'00"E	60.37'	32.61'
C7	77.03'	N80°46'16"E	59.77'	71.81'
C8	77.21'	S69°27'12"E	131.50'	76.11'
C9	70.94'	N60°01'50"E	120.87'	69.92'
C10	27.01'	S16°12'02"W	90.37'	26.91'
C11	109.88'	S27°35'58"E	130.62'	106.67'
C12	51.19'	S59°10'11"W	90.87'	50.52'
C13	56.65'	N69°19'51"W	101.50'	55.91'
C14	30.70'	N70°07'50"W	89.77'	30.55'
C15	88.33'	S71°53'05"W	89.77'	84.81'
C16	25.79'	S32°56'12"W	90.37'	25.70'
C17	138.89'	S56°43'36"W	535.05'	138.50'

TRACT AREAS

- ① 1.26 ACRES
- ② 0.66 ACRES
- ③ 1.08 ACRES
- ④ 2.18 ACRES
- ⑤ 2.55 ACRES
- ⑥ 2.60 ACRES
- ⑦ 2.25 ACRES
- ⑧ 7.85 ACRES

LEGEND

- 5/8"x18" REBAR WITH BLUE PLASTIC IDENTIFICATION CAP
- WM. DEREK BELL, PLS 3914 (TYPICAL & SET THIS SURVEY)
- 5/8"x18" REBAR WITH ORANGE PLASTIC IDENTIFICATION CAP
- WM. DEREK BELL, PLS 3914 (WITNESS MONUMENT)
- MEANDER POINT
- △ MAG NAIL SET
- POWER/UTILITY POLE
- BOUNDARY LINE
- ADJOINER
- OVERHEAD ELECTRIC
- RIGHT-OF-WAY
- WOOD LINE

GENERAL NOTES

- (1) THE PURPOSE OF SURVEY: BOUNDARY SURVEY & DIVISION
- (2) BEARING BASIS: KY SINGLE ZONE GRID NORTH PER STATIC GPS OBSERVATIONS ON NETWORK ADJUSTED PRIMARY CONTROL POINT
- (3) R.O.W. BASED UPON EXISTING MONUMENTATION EWING BRANCH ROAD (30' TOTAL) EWING BRANCH SPUR (30' TOTAL) HUNTERSVILLE ROAD (50' TOTAL)
- (4) THIS SURVEY BEING SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, AND OTHER CONVEYANCES THAT A SUBSEQUENT TITLE SEARCH MAY DISCLOSE.
- (5) DATE OF FIELD SURVEY: 9.16.25

RTK NOTE

- (1) GPS RECEIVER: TRIMBLE R12 TRIPLE FREQUENCY (BASE & ROVER)
- (2) PERCENTAGE OF SURVEY OBTAINED BY RTK= 100%
- (3) ACCURACY OF PRIMARY CONTROL POINTS = 0.05' REDUNDANT STATIC OBSERVATIONS
- (4) COORDINATE SYSTEM: KENTUCKY SINGLE ZONE STATE PLANE (NAD83-2011)
- GEOD 18 - NAVD88
- (5) COMBINED SCALE FACTOR: 1.00009557 AT CONTROL STATION #1
- (6) CONVERGENCE 00 22 21.08 (DMS)
- (7) ACCURACY OF POINTS COLLECTED & MEASURED VECTORS BY RTK MEETS OR EXCEEDS THE REQUIRED MINIMUM STANDARDS OF PRACTICE FOR GPS SURVEYS.

PLAT OF SURVEY

DENNEY DIVISION
SANDY DENNEY & KENNY DENNEY
PO Box 724, Albany, KY 42602

BELL LAND SURVEYING & MAPPING

Wm. Derek Bell, PLS 3914
412 S. Main Street - P.O. Box 749 - Burkesville, KY 42717
DRAWN BY: WDB SCALE: 1" = 150' DATE: 12.3.25 JOB NO: 25-092

SURVEYORS CERTIFICATION

I, WILLIAM DEREK BELL, DO HEREBY CERTIFY THAT THE BOUNDARY SURVEY DEPICTED BY THIS PLAT REPRESENTS A SURVEY PERFORMED BY ME OR PERSONNEL UNDER MY DIRECT SUPERVISION BY METHOD REAL TIME KINEMATIC GPS OBSERVATIONS. REDUNDANT OBSERVATIONS WERE OBTAINED ON BOUNDARY POINTS FOR QUALITY CONTROL AND RELATIVE POSITIONAL ACCURACY OF THE SURVEY DATA. THE BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED. THIS IS A RURAL CLASS SURVEY AND MEETS OR EXCEEDS ALL SPECIFICATIONS OF THIS CLASS PER 201 KAR 18:150 TO THE BEST OF MY KNOWLEDGE AND BELIEF.



EXHIBIT ONLY
WM. DEREK BELL, PLS NO. 3914 DATE:

UTILITY NOTE

- (1) THE EXISTING UTILITIES SHOWN ON THIS DRAWING WERE VISIBLE IN THE FIELD DURING THE COURSE OF THE SURVEY. UTILITIES NOT SHOWN ARE THE RESPONSIBILITY OF THE CLIENT TO VERIFY. PLEASE CONTACT THE LOCAL UTILITY COMPANIES AND/OR DIAL 811 BEFORE EXCAVATION.
- (2) SUBJECT & CONTIGUOUS TO ALL TRACTS IS AN EXISTING WATER LINE LEADING FROM ETHAN DRIVE THROUGH TRACTS 5-8 GENERALLY ALONG THE EXISTING UNIMPROVED RIDGE ROAD

EASEMENT NOTE

SUBJECT & CONTIGUOUS TO TRACTS 5-8 IS AN INGRESS/EGRESS ACCESS EASEMENT, 30' IN TOTAL WIDTH ALONG THE CENTER OF AN EXISTING UNIMPROVED RIDGE ROAD AS NOTED ON PLAT

FLOOD PROTECTION CERTIFICATION

THIS PARCEL DOES NOT LIE WITHIN A MAPPED FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP

TITLE SOURCE

BEING THE REMAINING LANDS AS CONVEYED TO SANDY K. DENNEY AND HER HUSBAND KENNEY L. DENNEY FROM GENE FERRILL THE 21ST DAY OF SEPTEMBER, 1990 OF RECORD IN THE OFFICE OF THE CLINTON COUNTY COURT CLERK

TOTAL AREA

20.43 ACRES

ADJOINER INFORMATION

- (A) CYNTHIA STEWART - DEED BOOK 171 PAGE 214
- (B) DOUG GROCE - DEED BOOK 71 PAGE 416

SUBJECT PARCEL LOCATION

LYING ON THE WATERS OF SPRING CREEK & EWING BRANCH AT THE INTERSECTION OF ETHAN DRIVE & EWING BRANCH ROAD AT HUNTERSVILLE ROAD, & LYING EAST & AT THE TERMINUS OF EWING BRANCH SPUR, CLINTON COUNTY KENTUCKY