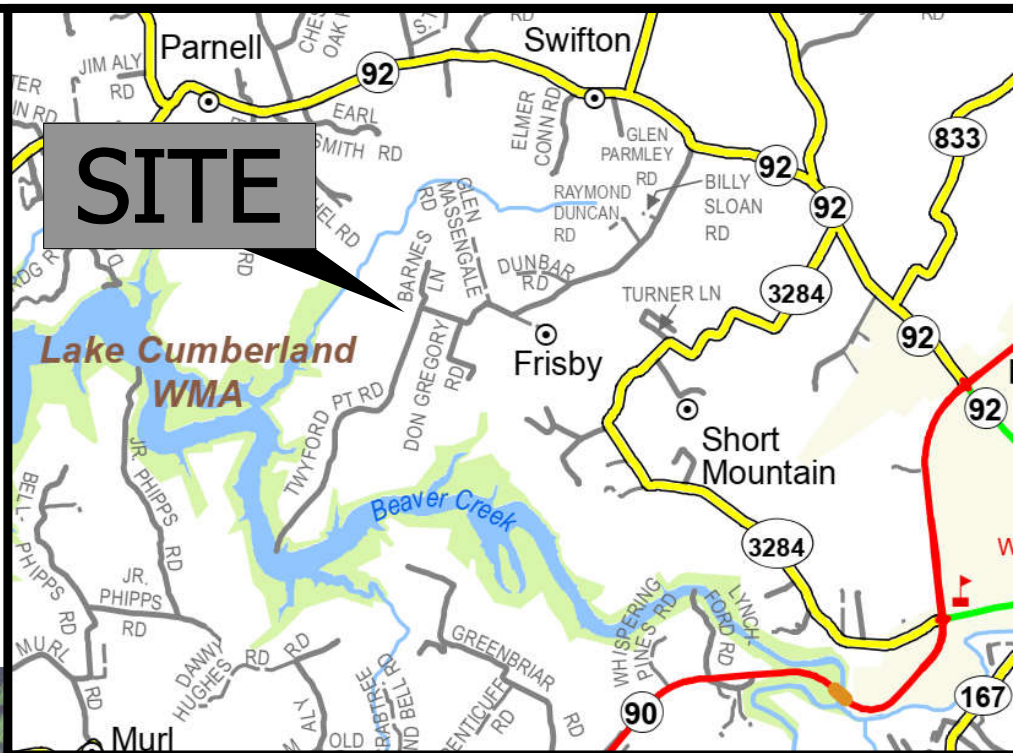
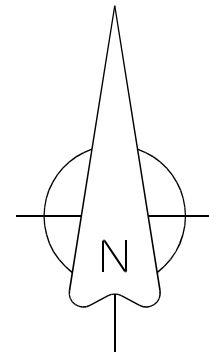
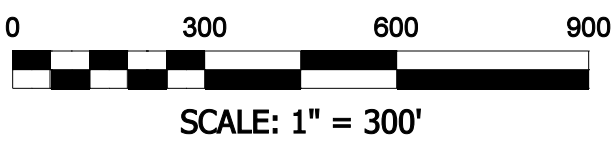


FLOOD NOTE
THIS PROPERTY DOES NOT LIE WITHIN A
FLOOD ZONE AREA PER
FEMA FLOOD INSURANCE RATE MAP
NUMBER 21231 C 0160 C.
EFFECTIVE DATE: SEPT. 2, 2009



VICINITY MAP

PREPARED FOR:
AMMONETT'S EAGLE AUCTION AND REALTY
AGENT: NATHAN GROCE
2276 LIVINGSTON HWY
MONROE, TN 38573

FARM "B" AND "C"

LEGEND

- These standard symbols will be found in the drawing.
- SET 1/2" REBAR
 - MEANDER POINT
 - ◇ 5/8" REBAR CAP #2086 FOUND

TRACT #25 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 20°15'36" W	130.74'
L2	N 06°02'52" W	200.04'

BASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	S 48°49'18" W	106.17'
E2	S 58°05'56" W	87.03'
E3	S 69°23'57" W	26.36'
E4	N 80°21'53" W	50.47'

TRACT #26 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 20°49'18" W	281.17'
L2	S 20°42'00" W	302.29'

TRACT #27 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 26°45'39" W	52.54'
L2	S 18°21'10" W	58.34'
L3	S 15°06'51" W	72.20'
L4	S 18°35'38" W	72.87'
L5	S 18°45'43" W	321.00'
L6	S 20°49'18" W	96.57'

TRACT #28 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 10°35'49" W	30.24'
L2	S 16°06'06" W	70.02'
L3	S 79°46'42" W	72.20'
L4	S 04°59'44" W	168.73'
L5	S 42°13'33" E	98.08'
L6	S 22°40'02" W	61.38'
L7	S 26°45'39" W	83.06'
L8	S 75°29'59" E	195.51'

TRACT #29 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 15°12'33" W	42.59'
L2	S 09°16'54" W	70.34'
L3	S 10°35'49" W	24.29'
L4	N 72°59'59" W	185.51'

TRACT #30 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°37'36" W	144.36'
L2	S 15°32'35" W	49.02'
L3	N 30°31'10" E	176.81'
L4	N 50°02'43" E	77.67'
L5	N 05°50'40" W	170.13'
L6	N 18°29'38" E	80.99'
L7	N 49°47'31" E	142.47'
L8	N 75°04'51" E	109.79'

TRACT #31 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 78°46'42" E	47.36'
L2	N 11°13'18" W	30.00'
L3	S 79°46'42" W	47.06'
L4	S 12°47'28" W	60.75'
L5	N 41°41'11" W	81.58'
L6	N 19°42'08" W	93.26'
L7	N 07°52'43" W	148.00'
L8	N 04°19'56" E	133.46'
L9	N 12°51'19" W	84.12'
L10	N 34°31'19" W	171.70'
L11	N 19°46'45" W	161.84'
L12	N 19°52'22" E	107.18'
L13	N 02°57'32" W	58.68'
L14	N 18°00'35" W	50.25'
L15	N 08°29'48" E	42.02'
L16	N 37°01'04" W	16.97'
L17	N 19°52'41" E	59.08'
L18	S 79°46'52" E	84.54'
L19	S 58°26'34" E	147.01'
L20	S 48°47'09" E	141.70'
L21	S 50°51'55" E	99.89'
L22	N 80°30'55" E	176.18'
L23	N 78°17'17" E	116.65'
L24	N 68°15'50" E	25.77'
L25	N 23°43'05" E	42.06'

TRACT #32 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 12°47'28" E	59.99'

TRACT #33 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 10°35'49" E	26.69'
L2	N 09°16'54" E	69.04'
L3	N 19°32'55" E	88.90'
L4	N 19°37'36" E	143.56'

TRACT #34 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°45'39" E	83.54'
L2	N 22°40'02" E	62.48'
L3	N 42°13'33" W	96.61'
L4	N 04°59'44" W	166.24'
L5	N 12°52'27" E	69.27'
L6	N 16°06'06" E	70.49'
L7	N 10°35'49" E	29.63'
L8	N 64°21'12" W	39.98'

TRACT #27 CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
CL	134.26	65.54	S 35°36'32" W	27°58'09"

TRACT #28 CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	131.03	82.61	S 15°01'42" E	7°40'01"
C2	63.90	68.05	S 07°08'09" E	61°01'28"

TRACT #30 CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	600.95	29.82	S 21°51'17" W	2°40'01"
C2	440.24	79.20	S 17°11'18" W	10°18'25"
C3	938.47	166.09	S 13°52'05" W	10°08'25"

TRACT #31 CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	71.52	75.02	N 48°15'46" E	5°10'42"
C2	101.32	112.97	S 47°52'42" W	63°53'06"
C3	620.95	72.30	S 16°38'37" W	6°40'16"

TRACT #32 CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	968.47	89.22	N 11°09'38" E	9°10'42"
C2	410.24	72.79	N 17°14'42" E	10°09'57"
C3	650.95	107.08	N 18°00'31" E	9°25'30"

TRACT #33 CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
CL	968.47	81.49	N 16°12'37" E	4°49'16"

TRACT #34 CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	93.90	101.12	N 07°35'55" W	61°42'08"
C2	101.03	60.97	N 14°51'45" W	34°34'42"

NOTES:

SUBJECT TO ANY HIGHWAY
RIGHT-OF-WAYS
RIGHT-OF-WAY SOURCE NOT FOUND
BEARING USED TO BEGIN SURVEY BASED ON GRID NORTH
BASED ON KY SINGLE ZONE STATE PLANE COORDINATE SYSTEM
TAKEN FROM G.P.S. OBSERVATION ON: 03-20-25
SET 1/2" X 18" REBAR WITH
YELLOW PLASTIC CAP ID - J. COOKSEY PLS #3947
AT ALL CORNERS UNLESS OTHERWISE NOTED
THIS IS NOT INTENDED IN ANY WAY TO INDICATE
THE NON-EXISTENCE OF ANY EASEMENT WHATSOEVER
THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY
BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH
STATIC AND RTK METHODS WITH TRIMBLE R-12 RECEIVERS (L1/L2/L5 - UGPS
GLONASS, BEIDOU, GALILEO, QZSS, SBAS). THE ENTIRETY OF THE DATA COLLECTED
FOR THE BOUNDARY OF THIS SURVEY WAS COLLECTED BY EITHER RTK OR STATIC
GPS OBSERVATION WHEN APPROPRIATE OR BY CONVENTIONAL MEANS FROM
STATIC GPS ESTABLISHED CONTROL POINTS. RTK DATA WAS COLLECTED FOR ANY
SITE FEATURES; ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS
COLLECTED IN STATIC MODE WITH AN RMS OF 0.04 OR LESS. VECTORS AND/OR
BASELINES HAVE BEEN CHECKED THROUGH STATIC OBSERVATIONS AND/OR
CONVENTIONAL MEANS. THE DISTANCES SHOWN HEREON ARE BASED ON STATE
PLANE COORDINATES AND ARE SUBJECT TO THE APPLICABLE COMBINED SCALE
FACTOR. DATA WAS COLLECTED WITH ASSUMED COORDINATES IN MAPPING PLANE
KENTUCKY SINGLE ZONE (KY 1600) COORDINATES.

TOTAL AREA OF SURVEY: 367.480 ACRES +/-

TRACT #15 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°27'44" W	158.05'
L2	N 81°12'40" W	306.22'
L3	S 09°27'22" W	24.85'
L4	N 85°41'12" W	161.79'
L5	N 05°54'14" E	233.97'
L6	N 70°48'59" W	242.10'
L7	N 48°39'23" W	332.52'

TRACT #16 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 20°42'00" E	216.27'
L2	N 20°49'18" E	378.61'
L3	N 18°49'30" E	113.01'
L4	S 69°27'43" E	207.64'
L5	S 68°49'23" E	335.72'
L6	S 70°48'39" E	242.10'
L7	S 05°54'14" W	233.97'
L8	N 86°02'13" W	142.20'
L9	S 03°44'50" W	185.59'
L10	S 56°20'47" W	155.65'

TRACT #17 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°27'15" W	224.58'
L2	N 82°39'17" W	551.87'
L3	N 03°44'50" E	185.59'
L4	S 86°09'13" E	142.29'
L5	S 85°41'12" E	161.79'
L6	N 86°02'13" W	142.20'
L7	S 81°12'40" E	306.22'

TRACT #18 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°27'32" W	66.13'
L2	S 19°46'29" W	248.02'
L3	N 56°20'47" E	155.65'

TRACT #19 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 20°20'07" E	117.77'

TRACT #20 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°07'01" E	136.70'

TRACT #21 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°07'01" E	56.37'

TRACT #22 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 11°54'59" E	176.62'

TRACT #23 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 31°09'03" E	113.80'
L2	N 29°16'30" E	88.83'
L3	N 11°52'52" W	211.29'
L4	N 64°05'18" W	47.81'
L5	N 69°37'16" W	38.39'
L6	S 79°48'40" W	32.44'
L7	N 77°09'10" W	75.52'
L8	N 71°03'09" W	178.34'
L9	N 05°54'14" W	76.94'

MASSENGALE SUBDIVISION FARM "B AND C"

BOUNDARY SURVEY AND SUBDIVISION

FOR THE PROPERTY OF THE
MARK MASSENGALE ESTATE
DEED BOOK 365 PAGE 383
DEED BOOK 365 PAGE 401
DEED BOOK 314 PAGE 791
DEED BOOK 414 PAGE 147 (AOD)
LOCATED AT 2171 TWYFORD POINT ROAD IN THE FRISBY
COMMUNITY OF WAYNE COUNTY CO., KY.

I DO HEREBY CERTIFY THAT THE URBAN/RURAL CLASS SURVEY SHOWN HEREON WAS
PERFORMED UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE AND
USING APPROPRIATE G.P.S. METHODS FOR MEASURING RECOVERED MONUMENTS AND
ESTABLISHING SURVEY CONTROL. CONVENTIONAL METHODS AND REDUNDANCY WERE
EMPLOYED TO ENSURE THE QUALITY OF THE G.P.S. DATA. 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 WERE PRACTICED FOR
PROFESSIONAL LAND SURVEYORS FOR A SURVEY OF THIS CLASS. THE BEARINGS AND
DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THE BEARINGS
SHOWN HEREON ARE BASED ON GEODETIC NORTH AS ESTABLISHED BY STATE G.P.S.
OBSERVATION.

JEREMIAH J. COOKSEY P.L.S. #3947 DATE
SURVEY DATE START: 03-23-25 FINISH: 07-21-25
PLAT DATE: 07-23-25 SCALE: 1"=300' FILE: 25-040 B&C.DWG