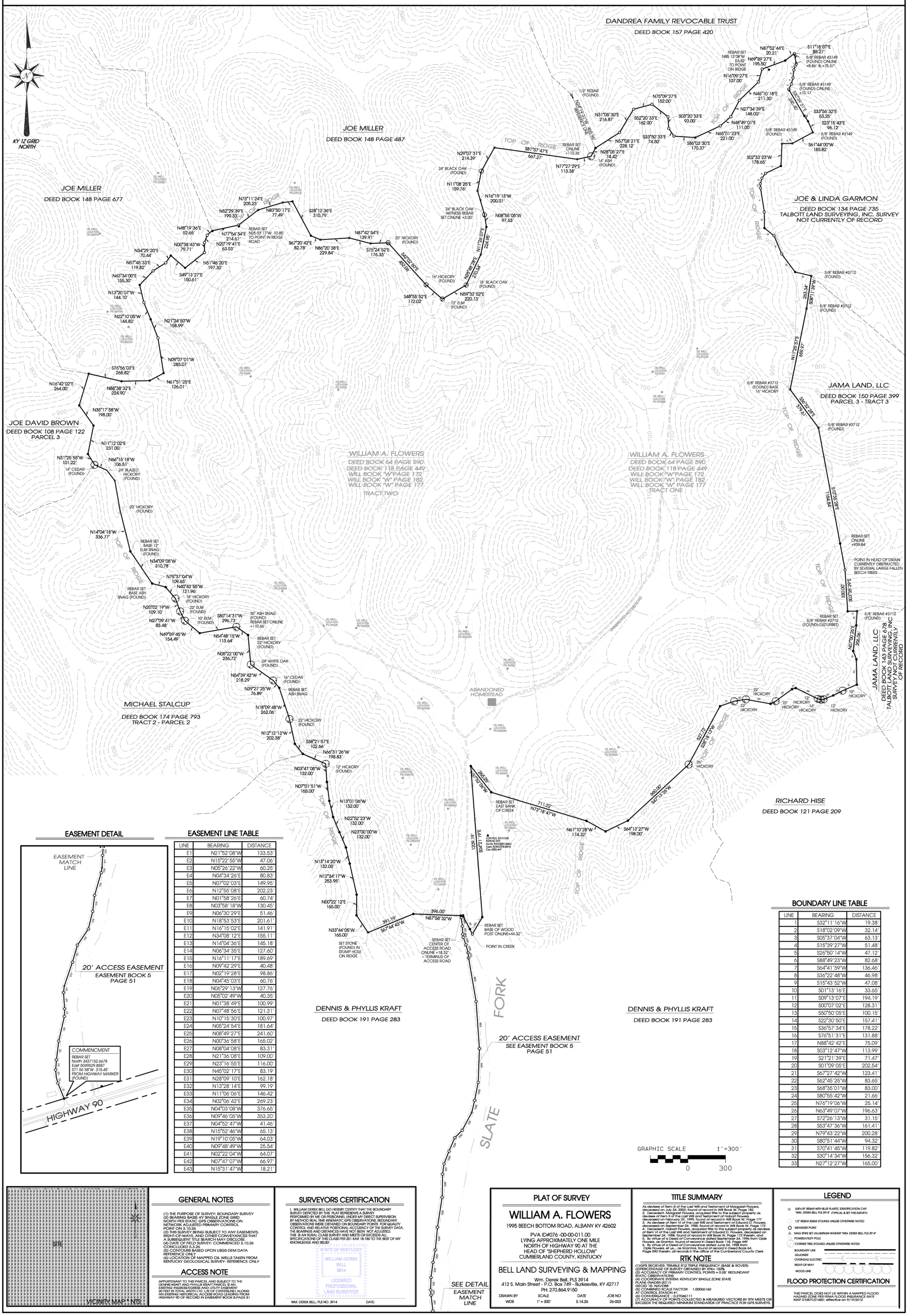
FLOWERS FARM PROJECT - AREA OF SURVEY - 578.54 ACRES

LOCATED ON THE WATERS OF SLATE FORK CREEK & THE DIVIDING RIDGE BETWEEN GOOSE CREEK, CEDAR CREEK & SLATE FORK CREEK



EASEMENT DETAIL

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N21°52'08"W	133.53'
E2	N15°22'55"W	47.06'
E3	N05°26'22"W	60.25'
E4	N04°34'26"E	80.83'
E5	N07°02'03"E	149.95'
E6	N12°55'08"E	202.23'
E7	N01°58'26"E	60.74'
E8	N03°58'18"W	130.45'
E9	N06°30'29"E	51.46'
E10	N18°53'53"E	201.61'
E11	N16°15'02"E	141.91'
E12	N34°08'12"E	155.11'
E13	N14°04'36"E	145.18'
E14	N06°34'35"E	127.60'
E15	N16°11'17"E	189.69'
E16	N09°42'29"E	40.48'
E17	N02°19'28"E	98.86'
E18	N04°45'03"E	60.76'
E19	N06°29'13"W	127.76'
E20	N05°02'49"W	40.35'
E21	N01°38'49"E	100.99'
E22	N07°48'56"E	121.31'
E23	N10°15'30"E	100.97'
E24	N05°24'54"E	181.64'
E25	N08°49'27"E	241.60'
E26	N00°36'58"E	165.02'
E27	N08°04'08"E	83.31'
E28	N21°36'08"E	109.00'
E29	N23°16'55"E	116.00'
E30	N45°02'17"E	83.19'
E31	N28°09'10"E	162.18'
E32	N13°28'14"E	99.19'
E33	N11°06'06"E	146.42'
E34	N02°06'42"E	269.23'
E35	N04°03'08"W	376.65'
E36	N09°46'05"W	353.20'
E37	N04°52'47"W	41.46'
E38	N15°52'46"W	65.13'
E39	N19°10'05"W	64.03'
E40	N09°48'49"W	25.54'
E41	N02°22'04"W	64.07'
E42	N07°47'07"W	66.97'
E43	N15°31'47"W	18.21'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
1	S32°11'16"W	19.38'
2	S18°02'09"W	32.14'
3	S05°37'04"W	63.13'
4	S15°39'27"W	51.48'
5	S26°50'14"W	47.12'
6	S88°49'23"W	82.68'
7	S64°41'59"W	136.46'
8	S36°22'48"W	46.98'
9	S15°43'52"W	47.08'
10	S01°13'16"E	33.65'
11	S09°13'07"E	194.19'
12	S00°07'02"E	128.31'
13	S50°50'05"E	100.15'
14	S22°30'50"E	157.41'
15	S36°57'34"E	178.22'
16	S76°51'31"E	131.88'
17	N88°42'42"E	75.09'
18	S03°12'47"W	113.99'
19	S21°21'39"E	71.47'
20	S01°09'05"E	202.54'
21	S67°27'42"W	123.41'
22	S62°45'25"W	83.65'
23	S68°35'01"W	83.00'
24	S80°55'42"W	21.66'
25	N76°19'06"W	25.14'
26	N63°49'07"W	196.63'
27	S72°26'13"W	31.15'
28	S53°47'36"W	161.41'
29	N79°43'22"W	200.28'
30	S80°51'44"W	94.32'
31	S70°41'45"W	119.82'
32	S30°14'34"W	156.32'
33	N27°12'27"W	165.00'

VICINITY MAP * NTS

GENERAL NOTES

(1) THE PURPOSE OF SURVEY: BOUNDARY SURVEY
(2) BEARING BASIS: KY SINGLE ZONE GRID NORTH PER STATIC GPS OBSERVATIONS ON NETWORK ADJUSTED PRIMARY CONTROL POINT ON 3.10.26
(3) THIS SURVEY BEING SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, AND OTHER CONVEYANCES THAT A SUBSEQUENT TITLE SEARCH MAY DISCLOSE.
(4) DATE OF FIELD SURVEY: COMMENCED 3.10.26 CONCLUDED 5.3.26
(5) CONTOURS BASED UPON USGS DEM DATA REFERENCE ONLY
(6) LOCATION OF MAPPED OIL WELLS TAKEN FROM KENTUCKY GEOLOGICAL SURVEY- REFERENCE ONLY

ACCESS NOTE

APPURTENANT TO THIS PARCEL AND SUBJECT TO THE DENNIS KRAFT AND PHYLLIS KRAFT PARCEL IS AN EXISTING INGRESS/EGRESS AND UTILITY EASEMENT 20 FEET IN TOTAL WIDTH (10' L/R OF CENTERLINE) ALONG AN EXISTING HISTORICAL ACCESS ROAD LEADING FROM HIGHWAY 90 OF RECORD IN EASEMENT BOOK 5,PAGE 51

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 NOT ADJUSTED. THIS IS AN 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.

STATE OF KENTUCKY
WILLIAM DEREK BELL
3914
LICENSED PROFESSIONAL LAND SURVEYOR

WM. DEREK BELL, PLS NO. 3914 DATE:

PLAT OF SURVEY

WILLIAM A. FLOWERS

1995 BEECH BOTTOM ROAD, ALBANY KY 42602

PVA ID#076 -00-00-011.00
LYING APPROXIMATELY ONE MILE
NORTH OF HIGHWAY 90 AT THE
HEAD OF "SHEPHERD HOLLOW"
CUMBERLAND COUNTY, KENTUCKY

BELL LAND SURVEYING & MAPPING

Wm. Derek Bell, PLS 3914
412 S. Main Street - P.O. Box 749 - Burkesville, KY 42717
PH: 270.864.9150

DRAWN BY	SCALE	DATE	JOB NO
WDB	1" = 300'	5.14.26	26-003

TITLE SUMMARY

As devisee of Item iii of the Last Will and Testament of Margaret Flowers, deceased on July 24, 2003, found of record in Will Book W, Page 182
2. Decedent, Margaret Flowers, acquired title to the subject property as devisee of Item II of the Last Will and Testament of Hobart Flowers, deceased on February 22, 1999, found of record in Will Book W, Page 177
3. As devisee of Item VI of the Last Will and Testament of Edward D. Flowers, deceased on September 24, 1988, found of record in Will Book W, Page 172
4. Decedent, Hobart Flowers, acquired title to the subject property as devisee of Item VI of the Last Will and Testament of Edward D. Flowers, deceased on September 24, 1988, found of record in Will Book W, Page 172 therein, and
5. By virtue of a Deed of Conveyance dated September 24, 1996 from Opils Flowers, as Grantor, found of record in Deed Book 118, Page 449
6. By virtue of a Deed of Conveyance dated June 24, 1958 from Opils Flowers, et ux.., as Grantors, found of record in Deed Book 64, Page 590 therein, all records in the office of the Cumberland County Clerk

RTK NOTE

(1)GPS RECIEVER: TRIMBLE R12 TRIPLE FREQUENCY (BASE & ROVER)
(2)PERCENTAGE OF SURVEY OBTAINED BY RTK= 100%
(3) ACCURACY OF PRIMARY CONTROL POINTS = 0.06' REDUNDANT STATIC OBSERVATIONS
(4) COORDINATE SYSTEM: KENTUCKY SINGLE ZONE STATE PLANE (NAD83-2011)
GEOID 18- NAVD88
(5) COMBINED SCALE FACTOR: 1.00006160
A1 CONTROL STATION #1
(6) CONVERGANCE : 0.27046111
(7) ACCURACY OF POINTS COLLECTED & MEASURED VECTORS BY RTK MEETS OR EXCEEDS THE REQUIRED MINIMUM STANDARDS OF PRACTICE FOR GPS SURVEYS.

LEGEND

5/8'x18" REBAR WITH BLUE PLASTIC IDENTIFICATION CAP "WM. DEREK BELL PLS 3914" (TYPICAL & SET THIS SURVEY)
1/2" REBAR #2603 (FOUND) UNLESS OTHERWISE NOTED
MEANDER POINT
MAG SPIKE SET (ALUMINUM WASHER "WM. DEREK BELL PLS 3914"
POWER/UTILITY POLE
CORNER TREE (FOUND) UNLESS OTHERWISE NOTED
BOUNDARY LINE
ADJOINER
OVERHEAD ELECTRIC
RIGHT-OF-WAY
WOOD LINE

FLOOD PROTECTION CERTIFICATION

THIS PARCEL DOES NOT LIE WITHIN A MAPPED FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP 21057C0145D, effective on 9/19/2012