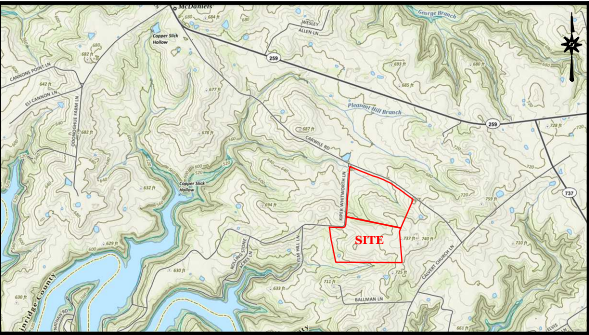


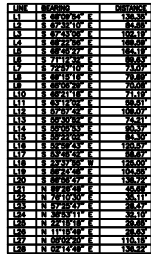


Vicinity Map (Scale to 1:400)
Property Located on the East Side of Kiper Whitworth LN
& South Side of Carville RD off S HWY 259 Just East of McDaniels
Breckinridge County, KY

Breckinridge County Kentucky November 13, 2024



- ~ Legend ~**
(Unless Noted Otherwise.)
- - 1/2" Rebar (s) Stamped PLS 4076
 - - 1/2" Rebar (s) Stamped Witness PLS 4076
 - - 5/8" Rebar Stamped PLS 2811
 - - Wood Post
 - - Unmarked Point
 - - Existing Fence



PARCEL 1
67.908 Acres

PARCEL 2
67.911 Acres

~ GPS NOTE ~
THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH DUAL FREQUENCY CARLSON BRX 7 RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THE BOUNDARY OF THIS SURVEY WAS COLLECTED BY EITHER STATIC GPS OBSERVATION WHEN APPROPRIATE OR BY CONVENTIONAL MEANS FROM GPS ESTABLISHED CONTROL POINTS.

~ GENERAL NOTES ~

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS, RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON. THE PROPERTY SHOWN HEREON IS ALSO SUBJECT TO ANY PLANNING AND ZONING REGULATIONS THAT MAY APPLY.
2. THIS SURVEY WAS PERFORMED AT THE DIRECTION OF THE CLIENT WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. NO ATTEMPT WAS MADE BY THE SURVEYOR TO RESEARCH THE TITLE OTHER THAN THAT WHICH WAS NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY BY THE MINIMUM STANDARDS OF THE STATE OF KENTUCKY AS NOTED IN THE SURVEYORS CERTIFICATE.
3. ALL IRON PINS ARE 1/2" BY 18" WITH 1" PLASTIC CAP STAMPED "CRITCHELOW PLS 4076".
4. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED PROPERTY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON THE SUBJECT PROPERTY. THIS SURVEY DOES NOT GUARANTEE ACCESS RIGHTS TO ANY LAND SHOWN HEREON FROM ANY STATE, COUNTY OR PUBLIC ROADWAY OF ANY KIND.
5. ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE PROPERTY VALUATION ADMINISTRATION OFFICE RECORDS.
6. RIGHT OF WAYS ESTABLISHED PER: NDF
7. ALL GPS SURVEY DATA HAS A RELATIVE POSITIONAL ACCURACY OF +/-0.05' + 100 PPM.
8. NO VISIBLE ABOVE GROUND EVIDENCE OF CEMETERIES WERE OBSERVED AT THE SUBJECT PROPERTY BUT THIS DOES NOT PRECLUDE THEIR EXISTENCE.
9. DATE OF FIELD COMPLETION: OCTOBER 7, 2024
10. PROPERTY SUBJECT TO AN **AGRICULTURAL CONSERVATION EASEMENT** PER DB. 278 PG. 310

~ SURVEY CERTIFICATION ~

I DO HEREBY CERTIFY THAT THE RURAL SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL AND/OR BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. CONVENTIONAL METHODS AND REDUNDANCY WERE EMPLOYED TO ENSURE THE QUALITY OF THE GPS DATA. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF ANY 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 SURVEYOR FOR A SURVEY OF THIS CLASS IN 201 KAR 18:150. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE.

ADAM CRITCHELOW PLS # 4076 DATE: _____

* RECORD PLAT *

Boundary Survey Division Plat of:

**COLLEGE HEIGHTS
FOUNDATION
FARM DIVISION**
135.819 ACRES

Client: **AUCTION SOLUTIONS, LLC**
2303 Hurstborne Village Drive
Louisville, KY 40299

Scale: 1" = 200'

Date: 11-13-2024

Drawn By: RAC

Approved By: RAC

Drawing No.
C-116-24

PVA: 94-59

242 Critchelow Farm Ln.
McDaniels, KY 40152
Phone:
(270) 617-1721



Robert Adam Critchelow, PLS 4076

Owner:
College Heights Foundation
c/o: Donald Smith
1906 College Heights BLVD #41016
Bowling Green, KY 42101
Source of Title:
DB. 405, PG. 235



REDUCED

~ SEAL ~

