

GPS NOTE:  
The survey shown hereon is based on GPS data collected by Miller, Tungate Land Surveying, LLC. using both Static and RTK methods with dual frequency Carlson BR6+ and BR7 receivers. Data was also collected using conventional EDM equipment. The Kentucky Single Zone Coordinate, NAD 83 was used for coordinate system. Acceptable positional tolerances were achieved by redundant measurements on all GPS control points.

**OWNER'S CERTIFICATION**

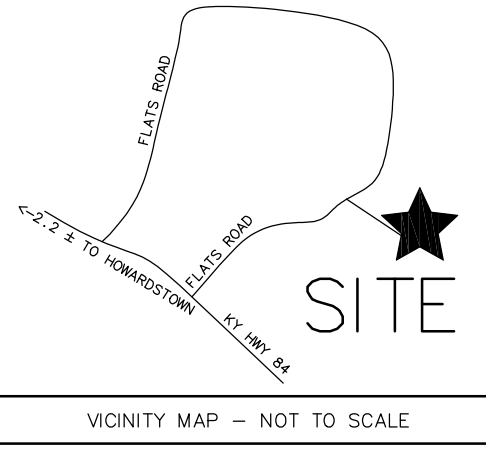
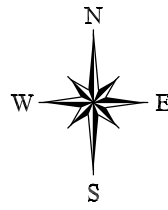
I do hereby certify that I am the owner of record of the property shown hereon, and do hereby adopt this survey.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY CERTIFICATE**

I, being a Notary for the State-At-Large, do hereby certify that the above signature(s) are legal and have been executed voluntarily, to the best of my knowledge and belief.

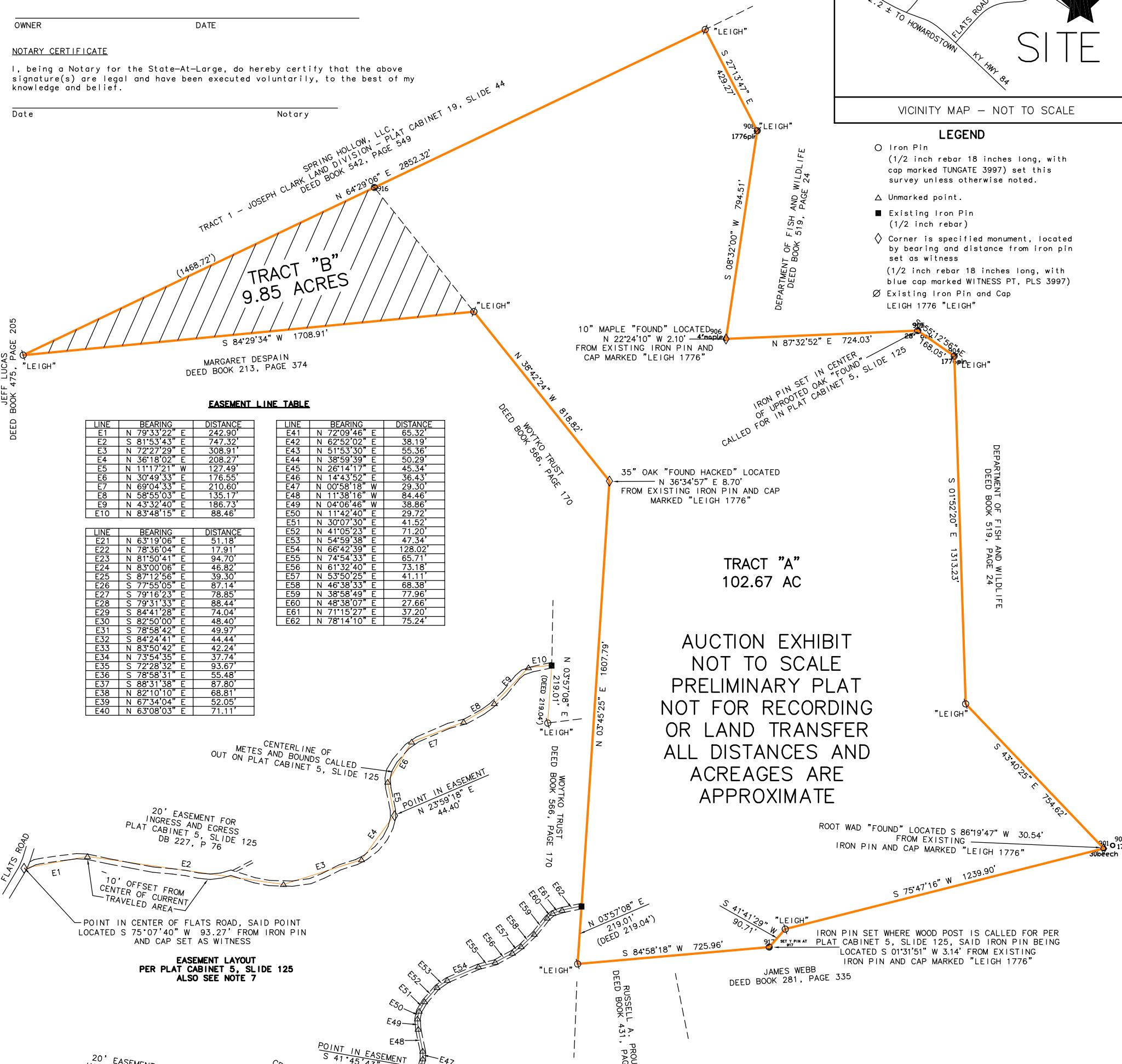
Date \_\_\_\_\_ Notary \_\_\_\_\_



VICINITY MAP - NOT TO SCALE

**LEGEND**

- Iron Pin (1/2 inch rebar 18 inches long, with cap marked TUNGATE 3997) set this survey unless otherwise noted.
- △ Unmarked point.
- Existing Iron Pin (1/2 inch rebar)
- ◇ Corner is specified monument, located by bearing and distance from iron pin set as witness (1/2 inch rebar 18 inches long, with blue cap marked WITNESS PT, PLS 3997)
- ⊗ Existing Iron Pin and Cap LEIGH 1776 "LEIGH"



**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
E1	N 79°33'22" E	242.90'
E2	S 81°53'43" E	747.32'
E3	N 72°27'29" E	308.91'
E4	N 36°18'02" E	208.27'
E5	N 11°17'21" W	127.49'
E6	N 30°49'33" E	176.55'
E7	N 69°04'33" E	210.60'
E8	N 58°55'03" E	135.17'
E9	N 43°32'40" E	186.73'
E10	N 83°48'15" E	88.46'

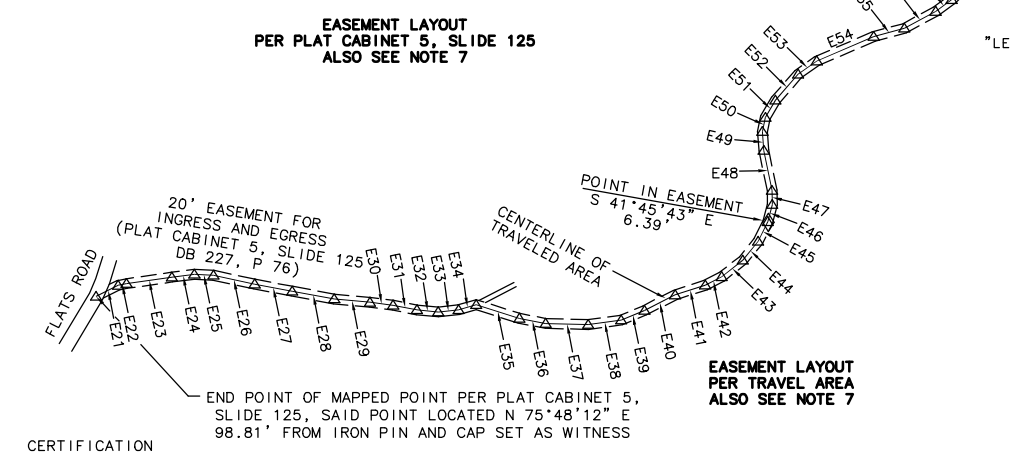
LINE	BEARING	DISTANCE
E41	N 72°09'46" E	65.32'
E42	N 62°52'02" E	38.19'
E43	N 51°53'30" E	55.36'
E44	N 38°59'39" E	50.29'
E45	N 26°14'17" E	45.34'
E46	N 14°43'52" E	36.43'
E47	N 00°58'18" W	29.30'
E48	N 11°38'16" W	84.46'
E49	N 04°06'46" W	38.86'
E50	N 11°42'40" E	29.72'
E51	N 30°07'30" E	41.52'
E52	N 41°05'23" E	71.20'
E53	N 54°59'38" E	47.34'
E54	N 66°42'39" E	128.02'
E55	N 74°54'33" E	65.71'
E56	N 61°32'40" E	73.18'
E57	N 53°50'25" E	41.11'
E58	N 46°38'33" E	68.38'
E59	N 38°58'49" E	77.96'
E60	N 48°38'07" E	27.66'
E61	N 71°15'27" E	37.20'
E62	N 78°14'10" E	75.24'

LINE	BEARING	DISTANCE
E21	N 63°19'06" E	51.18'
E22	N 78°36'04" E	17.91'
E23	N 81°50'41" E	94.70'
E24	N 83°00'06" E	46.82'
E25	S 87°12'56" E	39.30'
E26	S 77°55'05" E	87.14'
E27	S 79°16'23" E	78.85'
E28	S 79°31'33" E	88.44'
E29	S 84°41'28" E	74.04'
E30	S 82°50'00" E	48.40'
E31	S 78°58'42" E	49.97'
E32	S 84°24'41" E	44.44'
E33	N 83°50'42" E	42.24'
E34	N 73°54'35" E	37.74'
E35	S 72°28'32" E	93.67'
E36	S 78°58'31" E	55.48'
E37	S 88°31'38" E	87.80'
E38	N 82°10'10" E	68.81'
E39	N 67°34'04" E	52.05'
E40	N 63°08'03" E	71.11'

**TRACT "A"**  
102.67 AC

**TRACT "B"**  
9.85 ACRES

**AUCTION EXHIBIT  
NOT TO SCALE  
PRELIMINARY PLAT  
NOT FOR RECORDING  
OR LAND TRANSFER  
ALL DISTANCES AND  
ACREAGES ARE  
APPROXIMATE**



**CERTIFICATION**

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots and is true and correct to the best of my knowledge and belief. The unadjusted precision ratio of the traverse was 1:19,153 and was adjusted. The survey as shown hereon is a Rural class survey and the accuracy and precision of said survey meets all specifications of this class.

Gregory H. Tungate, Surveyor \_\_\_\_\_ DATE \_\_\_\_\_  
Kentucky #3997

Surveyor's Note:  
This survey does not constitute a title search by this surveyor and as a result the undersigned is not responsible for the investigation or independent search for easements, appurtenant easements or any other facts that an accurate and current title search may disclose.

- NOTES:**
- 1 - The property shown on this plat is subject to all right-of-ways and easements whether implied or of record.
  - 2 - Bearings are referenced to Geodetic North as observed by GPS April 10, 2023.
  - 3 - The property shown hereon, is the property conveyed to William A. Mouser by deed which is of record in Deed Book 524, Page 69 in the Nelson County Clerk's office.
  - 4 - There is some fencing around the perimeter of this property. The boundary lines follow the general course of the fence in some places. In other places the fence may be on one side of the boundary or the other.
  - 5 - Easement for ingress and egress shown hereon is recorded in Plat Cabinet 5, Slide 125 (Deed Book 227, Page 76).
  - 6 - There were no visible cemeteries, nor were we made aware of any existing cemeteries.
  - 7 - Easement is also referenced in the following deeds: Deed Book 523, Page 129 and Deed Book 573, Page 62.

RETRACEMENT  
PLAT OF SURVEY FOR  
**WILLIAM A. MOUSER**

PROPERTY LOCATION:  
NEAR FLATS ROAD  
PLAT CABINET 5, SLIDE 125  
NELSON COUNTY, KENTUCKY  
PVA #: 28A00-00-018

CLIENT:  
WILLIAM A. MOUSER  
PO BOX 20  
NEW HAVEN, KENTUCKY 40051

SCALE: 1 INCH = 250 FEET  
250 125 0 250  
GRAPHIC SCALE

SURVEY COMPLETED: APRIL 26, 2023  
DATE OF PLAT: APRIL 26, 2023  
THIS SURVEY COMPLIES WITH 201 KAR 18:150  
MILLER, TUNGATE LAND SURVEYING, LLC.  
202 BROOKSIDE AVE  
CAMPBELLSVILLE, KY 42718  
PHONE: (270) 465-2831 030JM23