

~GENERAL PLAT 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 PLAT RESTRICTIONS AND 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 IS NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY BY THE MINIMUM STANDARDS OF THE STATE OF KENTUCKY AS NOTED IN THE SURVEYORS CERTIFICATE.
3. THIS 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.
4. FIELD WORK WAS COMPLETED ON: FEBRUARY 24TH, 2026



~VICINITY MAP~
(NOT TO SCALE)

TRACT 13 MIKE MATTINGLY FARM DIV.
PC 1 SHEET 21
MYRON MATTINGLY
DB 171 PG 159

TRACT 14 MIKE MATTINGLY FARM DIV.
PC 1 SHEET 21
MYRON MATTINGLY
DB 171 PG 159

TRACT 13 MIKE MATTINGLY FARM DIV.
PC 1 SHEET 21
MYRON MATTINGLY
DB 171 PG 159

TRACT 1
0.930 ACRES
40507 SQFT
DB 129 PG 276
WB 40 PG 568

TRACT 2
0.799 ACRES
34809 SQFT
DB 155 PG 162
WB 40 PG 568

TRACT 14 MIKE MATTINGLY FARM DIV.
PC 1 SHEET 21
MYRON MATTINGLY
DB 171 PG 159

- ~PLAT LEGEND~**
- -SET 1/2" X 24" STEEL REBAR WITH A 2" ALUMINUM ID CAP STAMPED "J. LYNCH PLS 3953 ~ PROPERTY CORNER"
 - -FOUND 1/2" STEEL REBAR WITH A ID CAP "HOWARD PLS 2775"
 - △ -UNMARKED MEANDER POINTS
 - -BOUNDARY LINES

N: 3,750,304.51
E: 5,052,976.68

N: 3,750,242.13
E: 5,053,473.73

~SURVEY CERTIFICATION~

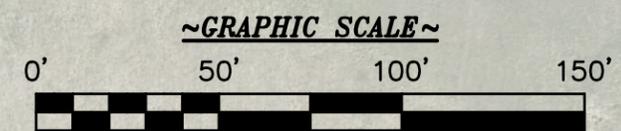
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RTK: GPS MEASUREMENT OR BY RANDOM TRAVERSE 100% OF THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD LS+ & T3 RECEIVERS (GGD), WITH THE REMAINDER USING A TOPCON PS 103A ROBOTIC TOTAL STATION.
THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS (±0.03+100PPM). THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES AND MATERIALS ARE CORRECTLY INDICATED.
HORIZONTAL DATUM - NAD'83; VERTICAL DATUM - NAVD'88
GEOID MODEL - GEOID '18; US SURVEY FEET



JEREMY L. LYNCH PLS 3953 DATE: _____

SAM BROWNING ROAD

APPROX. 960' TO ST ROSE ROAD



**BOUNDARY SURVEY OF:
JERRY AKERS PROPERTY**

CLIENT: LEWIS AUCTION COMPANY
228 W DIXIE AVE, ELIZABETHTOWN, KY. 42701
DRAWN BY: JLL SOURCE: SEE TRACT LABELS
SCALE: 1"=50' DATE: 02/27/26 JOB #:26-030

Lynch Land Surveying

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3049 LILAC ROAD, LEITCHFIELD, KENTUCKY 42754
THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.