

~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. THE RIGHT-OF-WAY OF SOUTH L&N TURNPIKE WAS ESTABLISHED BY STATUTE OF LIMITATIONS AND EXISTING MONUMENTS.
4. FIELD WORK WAS COMPLETED ON: JUNE 13, 2025

~PLAT LEGEND~

- -1/2" STEEL REBAR FOUND WITH A PLASTIC ID CAP STAMPED "J.G. BANKS P.L.S. #3112"
- ⊙ -1/2" STEEL REBAR FOUND WITH NO ID CAP
- ⊘ -UTILITY POLE
- ε— -APPROX. C/L OVERHEAD ELECTRIC LINES
- -BOUNDARY LINES

~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.

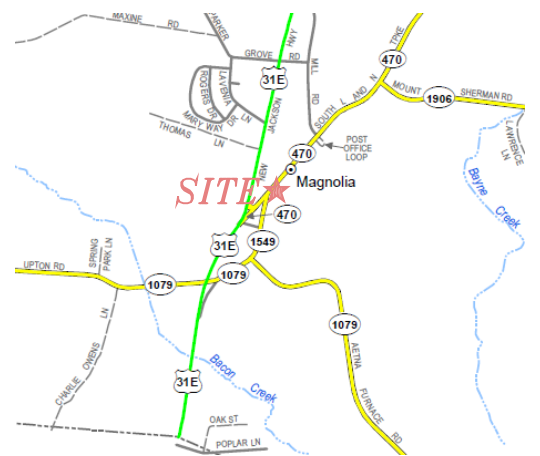
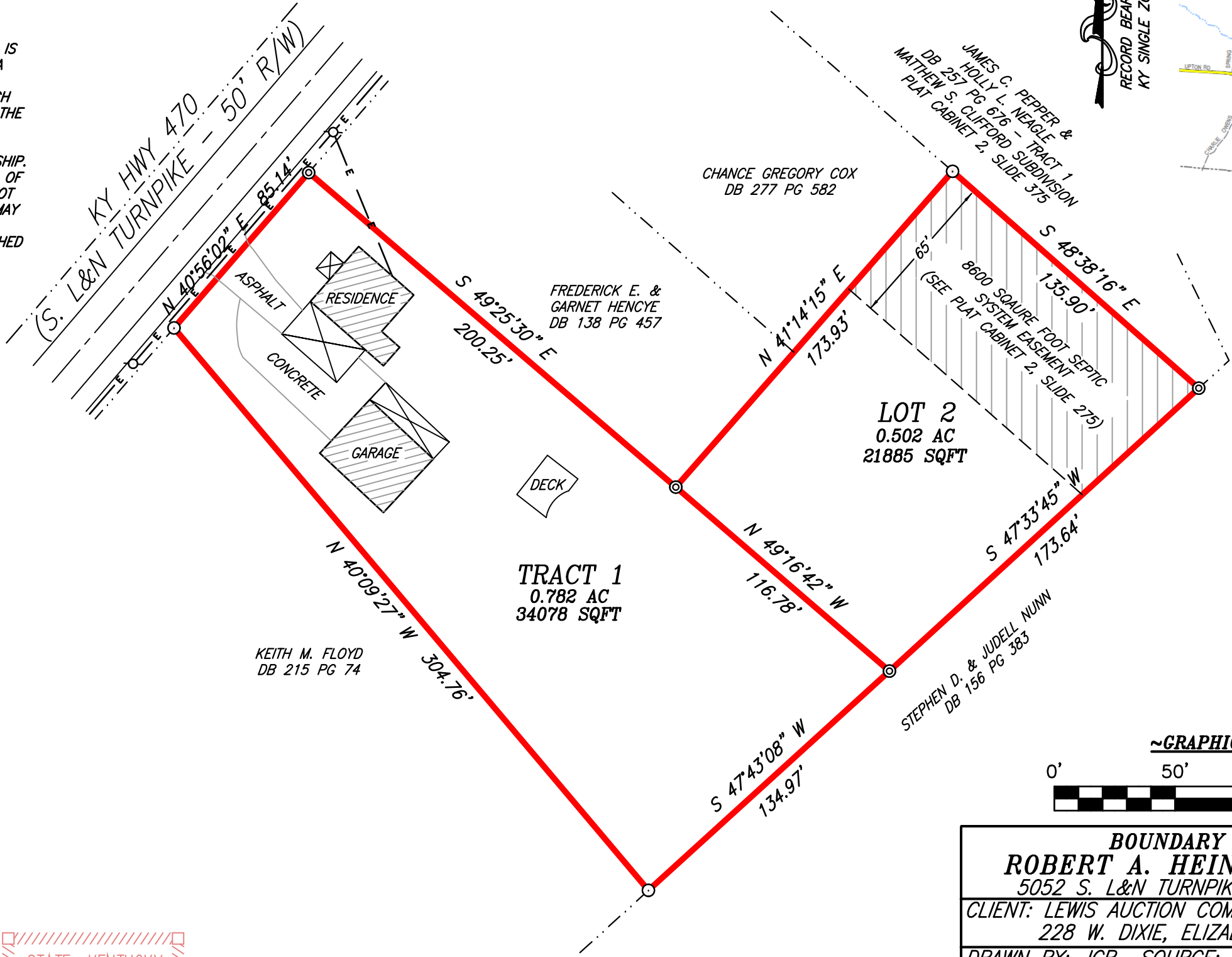
THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS (±0.05"+100PPM). THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO 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:



~PLAT NOTE~

THIS PLAT AND SURVEY REPRESENTS A BOUNDARY SURVEY OF PARCEL 1, TRACT I AND TRACT II; AS WELL AS LOT 2 OF THE MATTHEW S. CLIFFORD SUBDIVISION (PLAT CABINET 2, SLIDE 375) AS THEY WERE CONVEYED TO ROBERT A. HEINEMAN BY DEED DATED OCTOBER 14, 2021 AND RECORDED IN DEED BOOK 266 PAGE 722 IN THE OFFICE OF THE LARUE COUNTY CLERK. THE AFOREMENTIONED RECORD PLAT OF THE MATTHEW S. CLIFFORD SUBDIVISION MERGED LOT 2 WITH PARCEL 1, TRACTS I & II, AND CONTAINS THE DEFINING LANGUAGE FOR THE SEPTIC SYSTEM EASEMENT.



~VICINITY MAP~  
(NOT TO SCALE)

~GRAPHIC SCALE~



**BOUNDARY SURVEY OF:**  
**ROBERT A. HEINEMAN PROPERTY**  
5052 S. L&N TURNPIKE, MAGNOLIA, KY 42757

CLIENT: LEWIS AUCTION COMPANY  
228 W. DIXIE, ELIZABETHTOWN, KY 42701

DRAWN BY: JGB SOURCE: D.B. 266 PG. 722

SCALE: 1"=50' DATE: 06/13/25 JOB #:25-162

**Lynch Land Surveying**  
(270) 401-8140 ~ jlynch3953@hotmail.com  
3049 LILAC ROAD, LEITCHFIELD, KENTUCKY 42754  
THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.