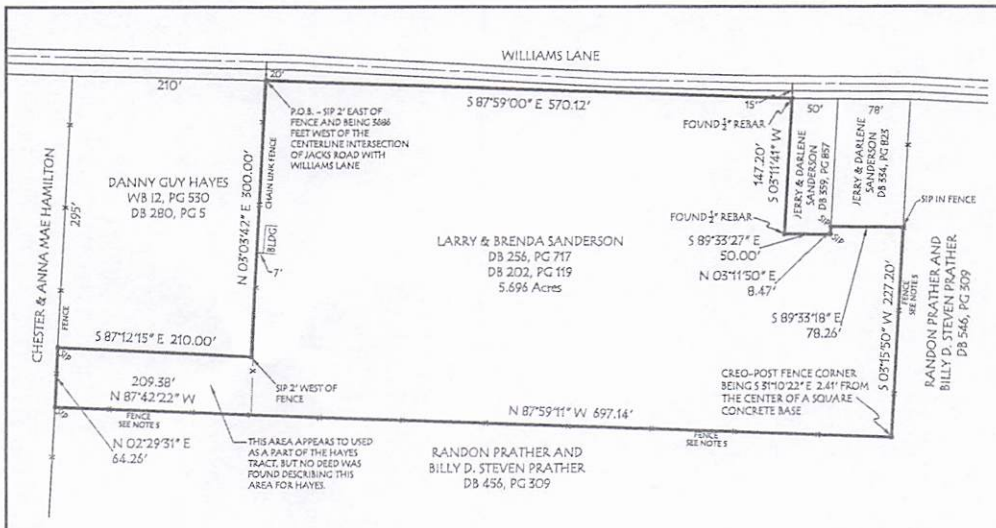

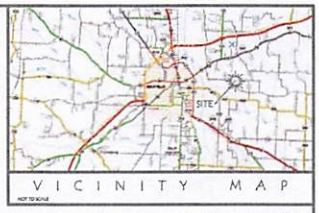

0 100 200 300

STATE OF KENTUCKY
MACK ASHBURN
4260
LICENSED PROFESSIONAL
LAND SURVEYOR
6-6-23

GPS CERTIFICATION

I, Mack Ashburn, hereby certify that this map was drawn under my supervision from an actual 100% GPS survey made under my supervision using Carlson BRx7 dual frequency receivers and the following information was used to perform the survey. The distances and coordinates shown are unadjusted as observed in the field and the precision of the survey is based upon the specifications for a Urban survey. 100% of this survey was done in compliance with current Kentucky minimum standards of practice.

Type of Survey: Real Time Kinematic
Positional Accuracy: HRMS 0.06 feet
Date of Survey: 05/19/2023
Datum/Epoch: NAD_83(2011) Epoch 2010.00
Published/Fixed Control used: GPS locations used for this survey were established using VRS consisting of multiple reference stations.
Geoid model: GEOID 18
Combined Grid factor: 0.999977188

NOTES

1. THIS PROPERTY IS SUBJECT TO ANY EASEMENT OR RIGHTS-OF-WAY EITHER RECORDED OR UNRECORDED.
2. SIP INDICATES A SET IRON PIN, 5/8" X 24" REBAR WITH GREEN PLASTIC CAP MARKED "MACK ASHBURN 4260".
3. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE OPINION.
4. BEARINGS SHOWN ARE BASED UPON THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NAD_83(2011), SOUTH ZONE, USING RANDOM TRAVERSE FROM GPS CONTROL POINTS.
5. THE FENCE SHOWN ON THE SOUTH LINE OF THE SUBJECT PROPERTY IS AN OLD BARBED WIRE FENCE, AND THE FENCE ON THE EAST LINE OF THE SUBJECT PROPERTY IS A WOVEN WIRE FENCE WITH A TOP RUN OF BARBED WIRE. THE FENCES ARE ESTIMATED TO BE 30-40 YEARS OLD. AFTER SPEAKING WITH BOTH SANDERSON AND PRATHER, NEITHER COULD AGREE WHOSE PROPERTY THE FENCE WAS ON, BUT EACH BELIEVES THE FENCE IS ON THEIR PROPERTY. PRATHER CLAIMS HE HELPED BUILD THE FENCE WHEN HE WAS 12 AND THEY LEFT A STRIP ON THE NORTH AND WEST SIDE OF THE FENCE. (GENERALLY ENOUGH TO RUN A PUSH LAWN MOWER ALONG THE FENCE), BUT NO EVIDENCE OF SUCH MAINTENANCE WAS OBSERVED BASED ON THE AGE OF THE TREES AND SIZE OF THE VEGETATION ALONG THE FENCE. EACH PARTY AGREES THE OLD FENCE WAS THE LINE, BUT ONLY TRACES OF FENCE COULD BE FOUND IN CLUMPS ON THE GROUND. THERE DID NOT APPEAR TO BE ANY TREES REMAINING OLD ENOUGH FOR FENCE TO BE IN THEM, AND THE LOCATION OF THE OLD FENCE WAS UNABLE TO BE ESTABLISHED.
6. THE PRATHER DEED DESCRIPTION IS DESCRIBED USING GENERAL DIRECTIONS ALONG WITH DISTANCES. SINCE THE MAJORITY OF THE OLD FENCE HAS BEEN REMOVED, A DEFINITIVE STARTING POINT TO PLACE THE DEED ON THE GROUND WAS NOT DETERMINED. IT IS THIS SURVEYORS OPINION THAT THE LOCATION OF THE CURRENT FENCE IS THE PROPERTY LINE BASED ON THE FACT THAT NEITHER PARTY WOULD ALLOW THE OTHER TO CROSS, THEREFORE PROVIDING A BASIS OF OCCUPATION.
7. THE PROPERTY LINES BETWEEN THE BRENDA SANDERSON AND JERRY SANDERSON TRACTS ARE BASED ON A SURVEY BY ALLGOOD, IN 1995. THE FENCE ON THE EAST SIDE OF THE PROPERTY WAS REFERENCED. MONUMENTS WERE RECOVERED MATCHING THE SURVEY, ALONG WITH EVIDENCE OF OCCUPATION LINES ACCEPTING THE SURVEY.
8. THIS SURVEY IS BASED ON PHYSICAL EVIDENCE AND OCCUPATION LINES, IT IS RECOMENDED THAT A BOUNDARY LINE AGREEMENT BE IN PLACE BETWEEN SANDERSON, SANDERSON, AND PRATHER.

BOUNDARY LINE SURVEY FOR BRENDA SANDERSON WILLIAMS LANE GRAVES COUNTY, KENTUCKY

DATE OF FIELD WORK: 5/4/23, 5/18/23, & 6/5/23
DATE OF DRAWING: JUNE 6, 2023
THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

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