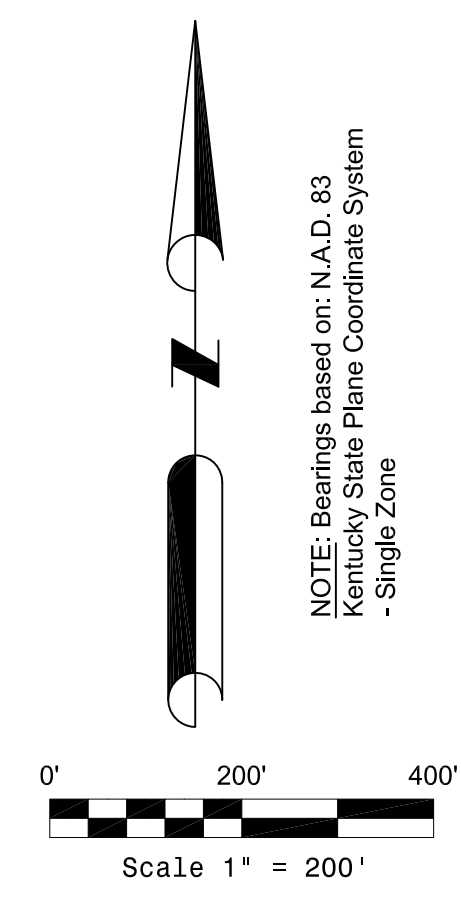
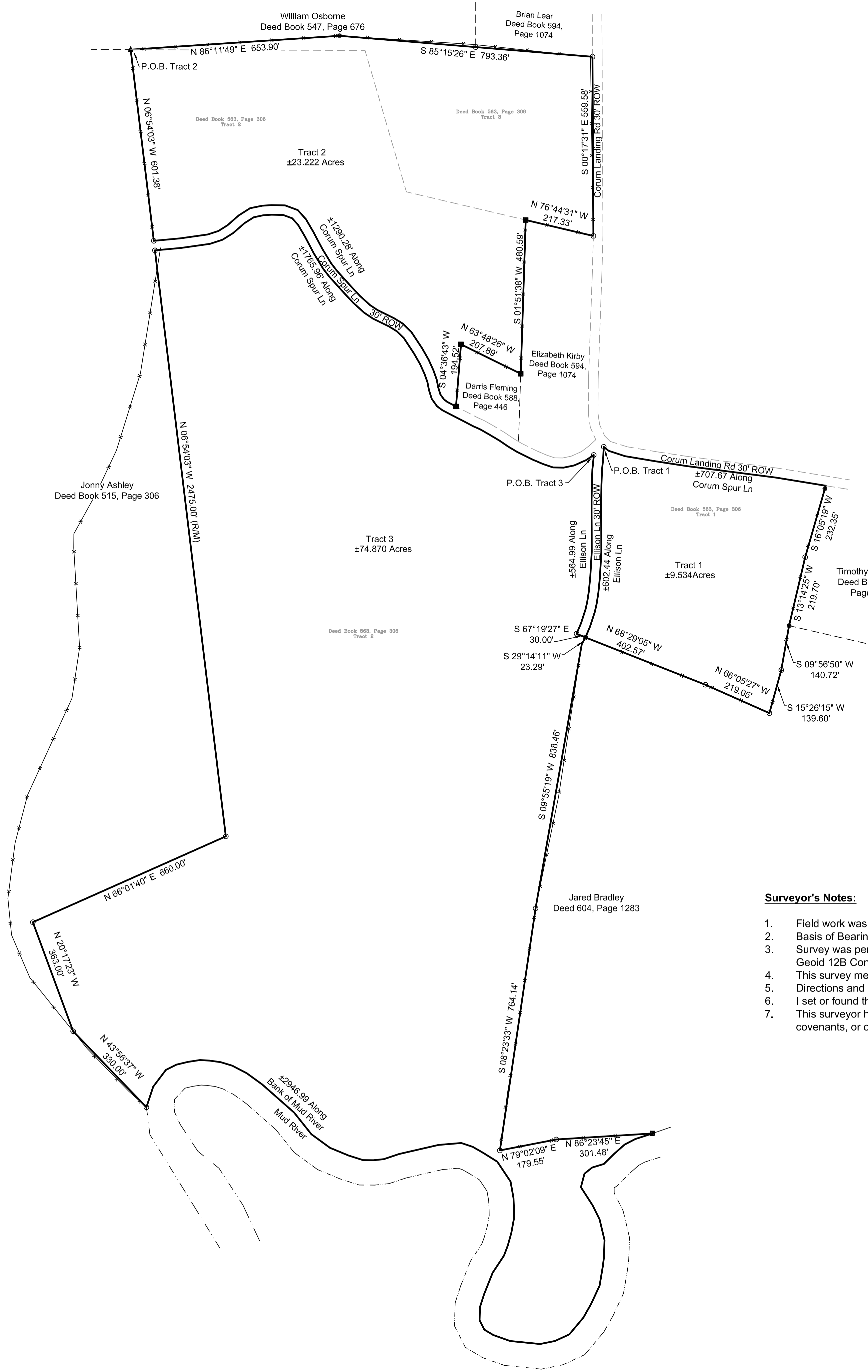


Plat of Survey

A Tract of Land Muhlenberg County, Kentucky



LEGEND

- IRON PIN WITH CAP STAMPED "FISH & WILDLIFE"
- IRON PIN SET WITH CAP STAMPED "NEIKIRK"
- ▲ STONE FOUND
- WOOD POST
- P.O.B. - POINT OF BEGINNING
- BOUNDARY LINE
- FENCE LINE

- Surveyor's Notes:**
- Field work was completed for this survey September 2nd, 2024.
 - Basis of Bearings - N.A.D. 83 - Kentucky State Plane Coordinate System - Single Zone.
 - Survey was performed using Trimble GPS R8 Dual frequency receiver with tie to the Kentucky Real Time Reference Network. Geoid 12B Conus was used with N.A.V.D 88.
 - This survey meets or exceeds the accuracy standards of an Rural Class Survey as defined by 201 KAR 18:150.
 - Directions and distance are not based on an adjusted traverse.
 - I set or found the corner monuments as shown on the plat.
 - This surveyor has not made an investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence for this tract of land.

Surveyed Metes and Bounds Description:

Tract 1

A Tract of Land in Muhlenberg County, Kentucky, being more particularly described as follows:

Beginning at an iron pin set at the intersection of the South line of Corum Landing Road and the East line of Ellison Lane; thence along said South line of Corum Landing Road 707.67 feet, more or less to a point; thence South 16°05'19" West 232.35 feet to an iron pin set; thence South 13°14'25" West 219.70 feet to an iron pin found; thence South 09°56'50" West 140.72 feet to an iron pin set; thence South 15°26'15" West 139.60 feet to an iron pin set; thence North 66°05'27" West 219.05 feet to an iron pin set; thence North 68°29'05" West 402.57 feet to an iron pin set in the East line of said Ellison Lane; thence along said East line of Ellison Lane 602.44 feet, more or less to the Point of Beginning, containing 9.534 acres, more or less.

Subject to any and all rights-of-way, easements, covenants and restrictions, recorded or otherwise.

Tract 3

A Tract of Land in Muhlenberg County, Kentucky, being more particularly described as follows:

Beginning at an iron pin set at the intersection of the South line of Corum Spur Lane and the West line of Ellison Lane; thence along said West line of Ellison Lane 564.99 feet, more or less to an iron pin set; thence South 67°19'27" East 30.00 feet to an iron pin set; thence South 29°12'43" West 23.38 feet to a to a point; thence South 09°55'19" West 838.46 feet to an iron pin set; thence South 08°23'33" West 764.14 feet to an iron pin set; thence North 79°02'09" East 179.55 feet to an iron pin set; thence North 86°23'45" East 301.48 feet to a wood post in the North bank of the Mud River; thence along the meanders of said North bank of the Mud River 2946.99 feet, more or less to an iron pin set; thence North 43°56'37" West 330.00 feet to an iron pin set; thence North 20°17'23" West 363.00 feet to an iron pin set; thence North 66°01'40" East 660.00 feet to an iron pin set; thence North 06°54'03" West 1843.61 feet to an iron pin set in the South line of Corum Spur Lane; thence along the South line of said Corum Spur Lane 1765.96 feet, more or less to the Point of Beginning, containing 74.870 acres, more or less.

Subject to any and all rights-of-way, easements, covenants and restrictions, recorded or otherwise.

Tract 2


A Tract of Land in Muhlenberg County, Kentucky, being more particularly described as follows:

Beginning at a stone found at corner common with Osborne, Deed Book 547 Page 676, and Ashley, Deed Book 515 Page 306; thence North 86°11'49" East 653.90 feet to an iron pin found; thence South 85°15'26" East 793.36 feet to an iron pin set in the West line of Corum Landing Road; thence South 00°17'31" East 559.58 feet along the West line of said Corum Landing Road to an iron pin set; thence North 76°44'31" West 217.33 feet to a wood post; thence South 01°51'38" West 480.59 feet to a wood post; thence North 63°48'26" West 207.89 feet to a wood post; thence South 04°36'43" West 194.52 feet to a wood post in the North line of Corum Spur Lane; thence along the North line of said Corum Spur Lane 1290.28 feet, more or less to an iron pin set in the East line of said Ashley; thence North 06°54'03" West 601.38 feet to the Point of Beginning, containing 23.222 acres, more or less.

Subject to any and all rights-of-way, easements, covenants and restrictions, recorded or otherwise.

Surveyor's Certification

I do hereby certify that this plat depicts a survey made by me or under my supervision, and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct, and that this survey was prepared in accordance with the Kentucky Minimum Surveying Standards.


 Trent J McPeak, PLS NO. 4321 11.04.2024
 Date



DRAWING FILE: ELLSON.DWG	OF 1 SHEETS 1	SHEET #: 1	DWG DATE: 11.04.2024	Surveyor: Trent J McPeak, PLS #4231 Neikirk Engineering 306 N Market St. Mt Carmel, IL 62863	Property Owner: Marvin Ellison 9571 Provo Rd. Rochester, KY 42273	Client: Matt Young Whitetail Properties Real Estate, LLC PO Box 251 Pittsfield, IL 62363	Boundary Survey Muhlenberg County Kentucky	REVISIONS: DATE	 Professional Engineering • Land Surveying	306 North Market Street Mt. Carmel, Illinois 62863 Phone: (618) 263-4100 www.neirkengineering.com
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