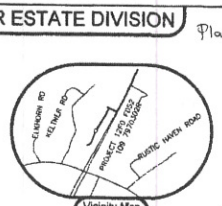
VERNICE LEE TAYLOR ESTATE DIVISION

Plat Cabinet E
Slide 201

Location: Taylor County, Kentucky
Keltner Road
Source of Title:
Tract 1, Tract 2 & Tract 3
Portion of Deed Book 111 Page 538
Tract 4
Portion of Deed Book 111 Page 538
and all of Deed Book 255 Page 618



Vicinity Map
(NO SCALE)

- Set Steel Stake 18" #4 Rebar with Plastic Cap Stamped DABNEY 3319 Unless Otherwise Noted
- Meander Point
- Steel Stake monument found without an identification cap
- Steel Stake monument found with Plastic Cap Stamped MILLER 2262
- Tree as Noted
- Set Steel Stake reference monument 18" #4 Rebar with Plastic Cap Stamped Reference Monument KY PLS DABNEY 3319

SURVEYOR'S CERTIFICATE

I do hereby certify that the Urban survey shown hereon was performed under my direction using appropriate G.P.S. Methods for measuring recovered monumentation and establishing survey control and/or by the method of random traverse.
The entirety of the data collected for this survey was done so through GPS means when acceptable, and by conventional means, from GPS control points, when necessary. Survey was performed using GPS equipment: CARLSON BRX7; GPS & GNSS RTK dual frequency with centimeter accuracy (RMS OF 0.07 OR LESS) and Mean Total Stations.
The unadjusted mathematical error of closure of the survey(s) and the theoretical uncertainty of the corners established exceed the specified tolerances set forth by the Commonwealth of Kentucky, Standards of Practice For Professional Land Surveyors for a survey of the class in 201 KAR 18:150. The bearings and distances shown hereon have not been adjusted for closure.

KYPLS 3319
DATE: 5/11/2022

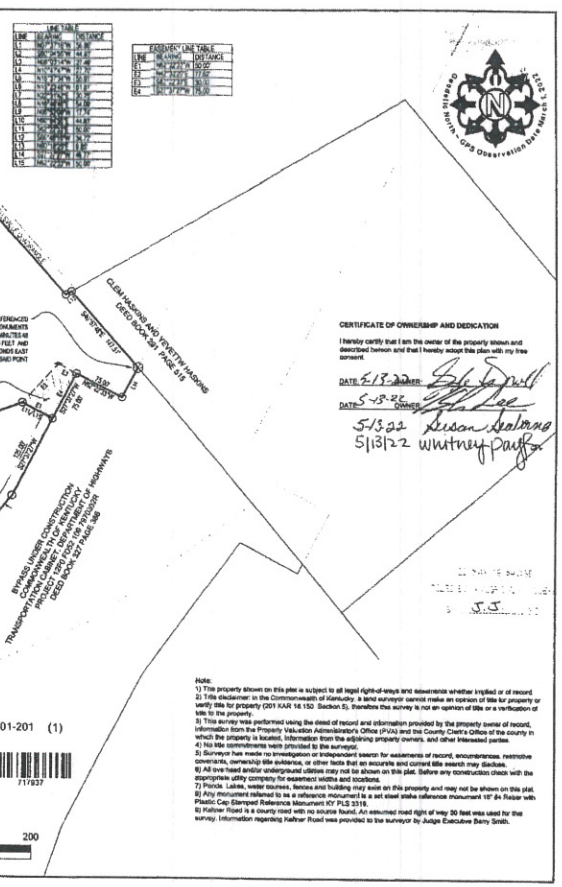
STATE OF KENTUCKY
Donald A. Dabney
3319
LICENSED PROFESSIONAL LAND SURVEYOR

PLATTED: MAY 11, 2022
SURVEYED: APRIL 18, 2022

PLAT OF SURVEY
For
Gayle Dowell
45 Goodin Lane
Campbellsville, Kentucky 42718

SHOWING THE PROPERTY OF
Vernice Lee Taylor Estate
150 Keltner Road
Campbellsville, Kentucky 42718

DABNEY
Engineering and Land Surveying
1152 Main Street
Campbellsville, Kentucky 42718
270-789-1456



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°17'51"W	34.87'
L2	N87°17'51"W	44.87'
L3	N87°17'51"W	44.87'
L4	N87°17'51"W	44.87'
L5	N87°17'51"W	44.87'
L6	N87°17'51"W	44.87'
L7	N87°17'51"W	44.87'
L8	N87°17'51"W	44.87'
L9	N87°17'51"W	44.87'
L10	N87°17'51"W	44.87'
L11	N87°17'51"W	44.87'
L12	N87°17'51"W	44.87'
L13	N87°17'51"W	44.87'
L14	N87°17'51"W	44.87'
L15	N87°17'51"W	44.87'
L16	N87°17'51"W	44.87'
L17	N87°17'51"W	44.87'
L18	N87°17'51"W	44.87'
L19	N87°17'51"W	44.87'
L20	N87°17'51"W	44.87'
L21	N87°17'51"W	44.87'
L22	N87°17'51"W	44.87'
L23	N87°17'51"W	44.87'
L24	N87°17'51"W	44.87'
L25	N87°17'51"W	44.87'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N87°17'51"W	50.00'
E2	N87°17'51"W	17.00'
E3	N87°17'51"W	30.00'
E4	N87°17'51"W	75.00'

North - GPS Observation Date 5/11/2022

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan with my free consent.

DATE: 5-13-22 OWNER: Gayle Dowell
DATE: 5-13-22 OWNER: [illegible]
5-13-22 Susan Keltner
5/13/22 Whitney Payton

Note:
1) This property shown on this plat is subject to all legal right-of-ways and easements whether implied or of record.
2) Title disclaimer: In the Commonwealth of Kentucky, a land surveyor cannot make an opinion of title for property or verify title for property (201 KAR 18:150 Section 5), therefore this survey is not an opinion of title or a verification of title to the property.
3) This survey was performed using the deed of record and information provided by the property owner of record, information from the Property Valuation Administrator's Office (PVA) and the County Clerk's Office of the county in which the property is located, information from the adjoining property owners, and other interested parties.
4) No title commitments were provided to the surveyor.
5) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or other facts that an accurate and current title search may disclose.
6) All ove-head and/or underground utilities may not be shown on this plat. Before any construction check with the appropriate utility company for easement widths and locations.
7) Ponds, Lakes, water courses, fences and building may exist on this property and may not be shown on this plat.
8) Any monument referred to as a reference monument is a set steel stake reference monument 18" #4 Rebar with Plastic Cap Stamped Reference Monument KY PLS 3319.
9) Keltner Road is a county road with no source found. An assumed road right of way 30 feet was used for the survey. Information regarding Keltner Road was provided to the surveyor by Judge Executive Barry Smith.