

SURVEY OF THREE NEW AUCTION TRACTS  
FOR DEBORAH HUBER, ROBERT HUBER AND  
RON KIRBY

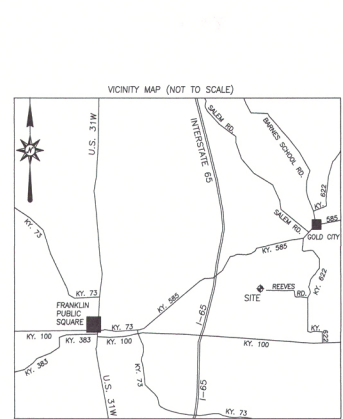
SITUATED AT 920 REEVES ROAD IN SIMPSON COUNTY, KENTUCKY

SOURCES OF TITLE: DEED BOOK 161 PAGE 349  
DEED BOOK 170 PAGE 459  
DEED BOOK 186 PAGE 198  
SIMPSON COUNTY, KENTUCKY COURT CLERK RECORDS

MAP REFERENCE: MAP 54 PARCEL 2  
SIMPSON COUNTY, KENTUCKY P.V.A. RECORDS

PRESENT OWNERS: DEBORAH HUBER AND  
ROBERT HUBER

DATE: AUGUST 22, 2016



CLIENT ADDRESS  
C/O DEBBIE HUBER  
920 REEVES ROAD  
FRANKLIN, KENTUCKY  
42134

TITLE: HUBER AUCTION	
DATE: 08-22-16	
JOB#: 16-100	
DWG. FILE: 16-100 DWG.	
DRAWN BY: GLD / DRR	
CHECKED BY: GLD	

MATTHEW KILLEN  
DEED BOOK 314  
PAGE 461

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MITCHELL ESTES AND WIFE,  
MICHELLE ESTES  
DEED BOOK 197  
PAGE 213

DENNIS COOPER AND WIFE,  
MELINDA COOPER  
DEED BOOK 245  
PAGE 162

TRACT 1  
31.51 ACRES

TRACT 2  
7.15 ACRES

TRACT 3  
9.69 ACRES

HENRY MANION AND WIFE,  
NANCY MANION  
DEED BOOK 296  
PAGE 752

ANN ROSE RICHARDS  
DEED BOOK 207  
PAGE 422

0' 100' 200' 300'  
HORIZONTAL SCALE: 1 INCH = 100 FEET

EDDY CHERRY AND WIFE,  
DEBBIE CHERRY  
DEED BOOK 163  
PAGE 157

EDDY CHERRY AND WIFE,  
DEBBIE CHERRY  
MASTER COMMISSIONER'S DEED BOOK 10  
PAGE 554

DENNIS COOPER AND WIFE,  
MELINDA COOPER  
DEED BOOK 245  
PAGE 162

LINE	BEARING	DISTANCE
L1	S 82°34'31" E	26.76'
L2	S 71°27'37" E	48.43'
L3	N 82°34'31" W	35.49'
L4	N 07°25'29" E	30.00'
L5	S 82°30'33" E	61.49'

● DENOTES IRON PIN SET UNLESS SHOWN OTHERWISE  
○ DENOTES MEANDER CORNER; MONUMENT NOT SET

SUBJECT TO ALL LEGAL CONDITIONS  
AND EASEMENTS OF RECORD.

THIS SURVEY SUBJECT TO ALL FACTS WHICH WOULD  
BE DISCLOSED BY A COMPLETE TITLE SEARCH.

THIS PROPERTY DOES NOT LIE IN A FLOOD PRONE AREA PER LATEST  
F.I.R.M. MAPPING.

GPS PORTIONS OF SURVEY WERE PERFORMED WITH SOKKIA GRX2  
DUAL FREQUENCY RECEIVERS; STATIC BASE AND RTK ROVER  
BEARINGS AND DISTANCES ARE BASED ON THE KENTUCKY SOUTH ZONE NAD 83  
LAMBERT PROJECTION WITH A STATICAL ERROR THAT DOES NOT EXCEED 0.05'  
PER DISTANCE ACCURACY AND RELATIVE POSITIONAL ACCURACY.

IRON PINS SET THIS SURVEY ARE 5/8" X 18" REBARS WITH  
YELLOW PLASTIC IDENTIFICATION CAP STAMPED "DUNNING 3290"

THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A (URBAN) SURVEY AS DEFINED  
BY 201 K.A.R. 18: 1850.

I CERTIFY THAT THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY  
DIRECT SUPERVISION IN AUGUST OF 2016. METHOD OF SURVEY IS BY CLOSED RANDOM  
TRaverse AND GPS OBSERVATIONS WITH AN UNADJUSTED CLOSURE EXCEEDING 1 : 25,843 FEET. THIS DRAWING  
MEETS OR EXCEEDS THE STANDARDS FOR BOUNDARY SURVEYS IN THE COMMONWEALTH OF  
KENTUCKY AS SET BY GOVERNING AUTHORITIES.

GARY LEE DUNNING  
KENTUCKY REGISTERED LAND SURVEYOR #3252

DATE SIGNED: AUGUST 22, 2016

DUNNING LAND SURVEYING

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