

SURVEY OF A NEW 35.00 ACRE PARCEL OF LOT 1 OF THE SUBDIVISION PLAT OF XYZ CBD FARMS, LLC PROPERTY AS RECORDED IN PLAT CABINET 6 PAGES 66 AND 67 IN THE OFFICE OF THE SIMPSON COUNTY CLERK SITUATED ON KENTUCKY HIGHWAY 2593 (WITT ROAD) & STEELE ROAD IN SIMPSON COUNTY, KENTUCKY ALSO SHOWING A 13.97 ACRE REMAINDER PARCEL FROM LOT 1

PLANNING COMMISSION REVIEW AND APPROVAL IS REQUIRED ON THIS PROPERTY
NEW 35.00 ACRE PARCEL IS TO BE KNOWN A LOT 1B

SOURCE OF TITLE: DEED BOOK 337 PAGE 488
SIMPSON COUNTY, KENTUCKY COUNTY CLERK RECORDS

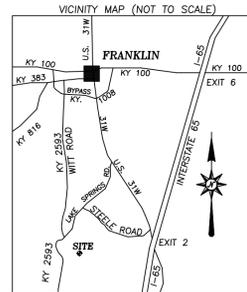
MAP REFERENCE: MAP 38 PARCEL 7
SIMPSON COUNTY, KENTUCKY P.V.A. TAX MAP RECORDS

PRESENT OWNER: XYZ CBD FARMS, LLC

DATE: NOVEMBER 18, 2024

PRESENT ZONING: I-2 HEAVY INDUSTRIAL

UTILITY STRUCTURES AS SHOWN ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. SUB-SURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST



KENTUCKY STATE HIGHWAY 2593 IS MONUMENTED AND MAINTAINED IN THIS AREA AS A 50 FT. OVERALL RIGHT OF WAY WIDTH PER DEED BOOK 337 PAGE 488. IRON PINS FOUND THIS SURVEY ARE APPROXIMATELY 25 FEET FROM TRAVELED CENTERLINE.

- 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.

A SMALL PORTION OF THIS PROPERTY LIES IN A FLOOD PRONE AREA PER LATEST F.J.R.M. MAPPING. 2121300190C EFFECTIVE 03-17-11

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 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"

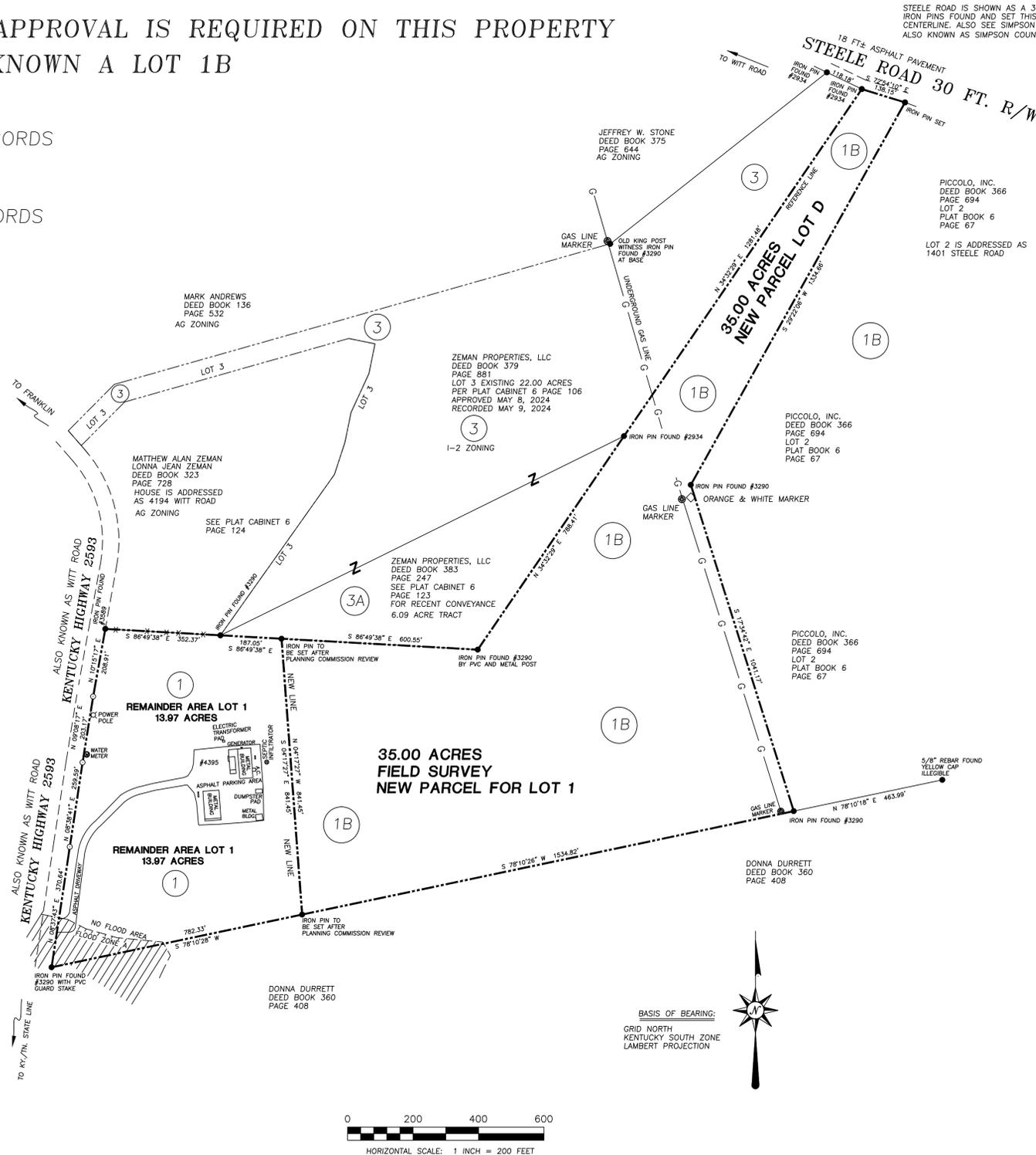
THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A (URBAN) SURVEY AS DEFINED BY 201 K.A.R. 18: 1850.

I CERTIFY THAT THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN NOVEMBER OF 2024. METHOD OF SURVEY IS BY RTK GPS OBSERVATIONS WITH AN ERROR BETWEEN MEASURED POINTS THAT DOES NOT EXCEED 0.05'. 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 #3290

DATE SIGNED: NOVEMBER 18, 2024

TITLE:	XYZ CBD FARMS, LLC NEW 35.00 ACRE PARCEL
DATE:	11-18-24
JOB#:	24-149
DWG. FILE:	24-149.PROPOSED AREA.DWG
DRAWN BY:	GLD / JL
CHECKED BY:	GLD



BASIS OF BEARING:
GRID NORTH
KENTUCKY SOUTH ZONE
LAMBERT PROJECTION

STEELE ROAD IS SHOWN AS A 30FT. RIGHT OF WAY PER DEED BOOK 337 PAGE 488. IRON PINS FOUND AND SET THIS SURVEY ARE APPROXIMATELY 15 FEET FROM TRAVELED CENTERLINE. ALSO SEE SIMPSON COUNTY ROAD INVENTORY. ALSO KNOWN AS SIMPSON COUNTY ROAD #1148

OWNER'S CERTIFICATION

I (WE) THE UNDERSIGNED DO HEREBY CERTIFY THAT I REPRESENT THE XYZ CBD FARMS, LLC PROPERTY SHOWN HEREON AS RECORDED IN THE DEED AS REFERENCED AND THE ESTABLISHED GROUND LOCATION AS SHOWN ON THIS SURVEY. IN THE OFFICE OF THE COUNTY COURT CLERK, IN CONSIDERATION FOR THE APPROVAL OF THIS SUBDIVISION PLAT, I (WE) DO HEREBY ADOPT THIS PLAN OF LOTS WITH MY (OUR) FREE CONSENT FOR THIS PROPERTY; DO ESTABLISH THE MINIMUM BUILDING LINE; DO HEREBY DEDICATE TO ALL STREETS, RIGHTS OF WAY AND ANY OTHER SPACES SO INDICATED TO PUBLIC USE, EXCEPT THOSE AREAS SPECIFICALLY INDICATED AS PRIVATE; THAT I OR MY SUCCESSORS IN TITLE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY; AND DO ESTABLISH AND RESERVE THE EASEMENTS INDICATED FOR PUBLIC UTILITY AND DRAINAGE EASEMENTS.

DATE: _____

OWNER(S) _____

STATE OF KENTUCKY
COUNTY OF SIMPSON

THE FOREGOING DOCUMENT WAS SUBSCRIBED AND SWORN TO ME ON THIS _____ DAY OF _____, 2024 BY _____ REPRESENTING THE LANDOWNERS

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

CERTIFICATION OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM AN ACTUAL SURVEY MADE BY OR UNDER MY SUPERVISION; THAT THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 0.05' PER POINT OBSERVED; ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY INDICATED; THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE SIMPSON COUNTY PLANNING COMMISSION HAVE BEEN FULLY COMPLIED WITH IN ALL RESPECTS. THE UNDERSIGNED CERTIFIES THAT HE IS A REGISTERED LAND SURVEYOR, DULY REGISTERED AND IN GOOD STANDING UNDER THE LAWS OF THE COMMONWEALTH OF KENTUCKY.

DATE: NOVEMBER 18, 2024

GARY LEE DUNNING
KENTUCKY REGISTERED LAND SURVEYOR #3290

PLANNING COMMISSION APPROVAL STAMP

CLIENT ADDRESS

XYZ CBD FARMS, LLC
P.O. BOX 161
FRANKLIN, KY.
42135

DUNNING LAND SURVEYING

1212 NEOSHEO ROAD
FRANKLIN, KENTUCKY 42134

PHONE: (270) 586-8286 * garyleedunning4@gmail.com

PRELIMINARY WORKING DRAWING FOR CLIENT REVIEW