

KRS NOTE: 178.025 Road presumed established — Presumption of width and area of public road right-of-way.

1. Any road, street, highway, or parcel of ground, dedicated and laid-off as a public way and used without restrictions on a continuous basis by the general public for fifteen (15) consecutive years, shall conclusively be presumed to be a public road.

2. In the absence of any record, the width of a public road right-of-way shall be presumed to extend to and include that area lying outside the shoulders and ditch lines and within any landmarks such as fences, fence posts, cornerstones, or other similar monuments indicating the boundary lines.

3. In the absence of both record or landmark, the right-of-way of a public road shall be deemed to extend to and include the shoulders and ditch lines adjacent to said road and to the top of cuts or toe of fills where such exist.

Effective: July 12, 2006

History: Amended 2006 Ky. Acts ch. 236, sec. 1, effective July 12, 2006. — Amended 2004 Ky. Acts ch. 61, sec. 2, effective July 13, 2004. — Created 1986 Ky. Acts ch. 108, secs. 1 to 3.

#### OWNER'S CERTIFICATION

I do hereby certify that I am the owner of record of the property shown hereon, and do hereby adopt this survey.

#### TRACT 1

LINE	BEARING	DISTANCE
L1	S 15°12'53" W	43.88'
L2	N 89°34'11" W	72.70'
L3	S 86°17'59" W	79.77'
L4	S 86°22'00" W	35.73'
L5	N 88°53'48" W	75.03'
L6	N 11°42'06" W	205.29'
L7	N 40°59'14" E	46.17'
L8	N 80°05'26" E	175.32'
L9	S 27°24'35" E	245.91'

#### TRACT 3

LINE	BEARING	DISTANCE
L11	N 88°42'15" W	36.37'
L12	N 87°46'50" W	31.54'
L13	N 85°48'58" W	25.17'
L14	N 79°01'14" W	31.65'
L15	N 77°55'51" W	64.47'
L16	N 72°44'59" W	25.51'
L17	N 59°22'06" E	115.50'
L18	N 67°50'51" E	84.06'
L19	N 73°49'05" E	86.31'
L20	N 37°38'36" E	54.72'

#### TRACT 4

LINE	BEARING	DISTANCE
L21	N 74°50'13" E	294.89'
L22	N 29°05'21" E	128.74'
L23	N 80°38'33" E	52.69'
L24	N 77°26'07" E	250.45'
L25	N 72°48'40" E	85.57'
L26	N 65°33'39" E	80.71'
L27	N 54°08'25" E	26.40'

#### TRACT 5

LINE	BEARING	DISTANCE
L43	N 15°51'18" E	48.35'
L44	N 09°23'04" E	9.41'
L45	N 74°50'13" E	244.97'
L46	N 29°05'21" E	131.79'
L47	N 80°38'33" E	75.43'
L48	N 77°26'07" E	247.03'
L49	N 72°48'40" E	80.38'
L50	N 65°33'39" E	72.54'
L51	N 54°08'25" E	38.18'
L52	N 60°36'28" E	197.26'
L53	S 65°13'18" E	43.39'
L54	N 32°24'08" W	52.03'
L55	S 58°24'47" W	74.22'
L56	S 34°56'13" W	63.16'
L57	S 22°49'19" W	75.77'
L58	S 02°48'37" E	37.64'
L59	S 42°42'51" W	41.14'
L60	S 45°01'55" W	46.44'
L61	S 03°11'01" W	17.92'
L62	S 36°28'57" E	38.26'
L63	S 08°37'02" E	30.22'
L64	S 22°02'53" W	81.01'
L65	S 25°10'47" W	94.85'
L66	S 14°12'23" W	35.99'
L67	S 30°50'17" W	55.68'
L68	S 08°44'11" E	71.47'
L69	S 46°18'58" W	22.33'
L70	S 58°49'50" W	169.67'
L71	S 63°53'45" W	133.79'
L72	S 28°59'19" W	176.24'
L73	S 51°04'29" W	180.28'
L74	S 48°07'21" W	176.20'
L75	S 47°50'22" W	82.08'
L76	S 26°34'32" W	73.57'
L77	S 46°05'19" W	194.37'
L78	S 49°45'11" W	75.18'
L79	S 57°17'19" W	84.27'
L80	S 49°44'49" W	101.58'

#### TRACT 6

LINE	BEARING	DISTANCE
L101	N 09°23'04" E	33.77'
L102	N 02°28'23" W	19.77'

#### TRACT 7

LINE	BEARING	DISTANCE
L81	N 02°28'23" W	196.80'
L82	N 06°43'49" W	83.43'
L83	N 20°02'13" W	112.68'
L84	N 09°18'04" W	46.31'
L85	N 03°48'04" E	63.38'
L86	N 06°16'41" W	89.50'
L87	N 05°27'12" E	174.60'
L88	N 07°40'03" E	29.22'
L89	N 19°42'04" E	85.50'
L90	S 54°08'25" W	51.23'
L91	S 65°33'39" W	64.37'
L92	S 72°48'40" W	75.19'
L93	S 77°26'07" W	243.61'
L94	S 30°38'33" W	98.18'
L95	S 29°05'21" W	134.85'
L96	S 74°50'13" W	205.50'

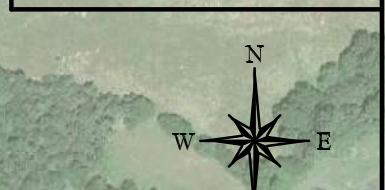
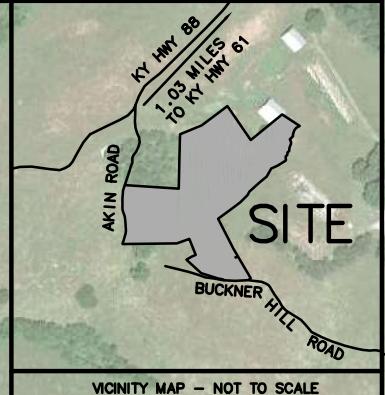
**AUCTION EXHIBIT  
NOT TO SCALE  
PRELIMINARY PLAT  
NOT FOR RECORDING  
OR LAND TRANSFER  
ALL DISTANCES AND  
ACREAGES ARE  
APPROXIMATE**

**CERTIFICATION**  
I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sightings and is true and correct to the best of my knowledge and belief. The undistorted section ratio of the traverse was 1:21,229 and was adjusted. The survey as shown hereon is a Rural class survey and the accuracy and precision of said survey meets all specifications of this class.

Gregory H. Tungate, Surveyor  
Kentucky #3997  
DATE

**Surveyor's Note:**  
This survey does not constitute a title search by this surveyor and as a result the undersigned is not responsible for the investigation or independent search for easements, appurtenant easements or any other facts that an accurate and current title search may disclose.

**GPS NOTE:**  
The survey shown hereon is based on GPS data collected by Miller, Tungate Land Surveying, LLC, using both Static and RTK methods with dual frequency Carlson BR6+ and BR7 receivers. Data was also collected using conventional EDM equipment. The Kentucky Single Zone Coordinate, NAD 83 was used for coordinate system. Acceptable positional tolerances were achieved by redundant measurements on all GPS control points.



**LEGEND**

- Iron Pin (1/2 inch rebar 18 inches long, with cap marked TUNGATE 3997) set this survey unless otherwise noted.
- △ Unmarked point.
- Existing Iron Pin (1/2 inch rebar)
- Iron Pin, set as Witness (1/2 inch rebar 18 inches long, with blue cap marked WITNESS PT, PLS 3997)
- ◊ Corner is specified monument, located by bearing and distance from iron pin set as witness (1/2 inch rebar 18 inches long, with blue cap marked WITNESS PT, PLS 3997)
- ⊖ Existing Iron Pin and Cap PHIPPS 2488
- Existing Iron Pin and Cap PETTIT 3327
- Existing Iron Pin and Cap DABNEY 1069

**TOTAL ACRES: 118.43**

**NOTES:**

- 1 - The property shown on this plat is subject to all right-of-ways and easements whether implied or of record.
- 2 - Bearings are referenced to Geodetic North as observed by GPS on May 22, 2023.
- 3 - There is some fencing around the perimeter of this property. The boundary lines follow the general course of the fence in some places. In other places the fence may be on one side of the boundary or the other.
- 4 - No deed found for Akin Road. Evidence found along said road indicates that 30 feet has been given for road right of way. Property corners shown hereon along said road are 15 feet from center.
- 5 - There were no visible cemeteries, nor were we made aware of any existing cemeteries.
- 6 - The area shown hereon is a travel area with gravel, no deed found (time of this survey). Said area is not county maintained. Note: The area is shown on a 1960 historical aerial map.
- 7 - Easement for ingress and egress. See Plat Cabinet 1, Slide 14. Evidence indicates that 30' has been given for said ingress and egress.

**SURVEY OF THE  
ROY DRIVER ESTATE  
LAND DIVISION #1  
BUCKNER HILL ROAD AND  
AKIN ROAD  
GREEN COUNTY, KENTUCKY**

**PROPERTY LOCATION:**  
BUCKNER HILL ROAD AND  
AKIN ROAD  
GREEN COUNTY, KENTUCKY  
PVA #: 61.03-07/61.03-16

**CLIENT:**  
MICHAEL L. DRIVER  
1613 TREEMONT COURT  
HEBRON, KENTUCKY 41048

**SCALE: 1 INCH = 300 FEET**

**SURVEY COMPLETED: AUGUST 10, 2023  
DATE OF PLAT: AUGUST 23, 2023  
THIS SURVEY COMPLIES WITH 201 KAR 18:150  
MILLER, TUNGATE LAND SURVEYING, LLC.  
202 BROOKSIDE AVE  
CAMPBELLSVILLE, KY 42718  
PHONE: (270) 465-2831 042MD23**