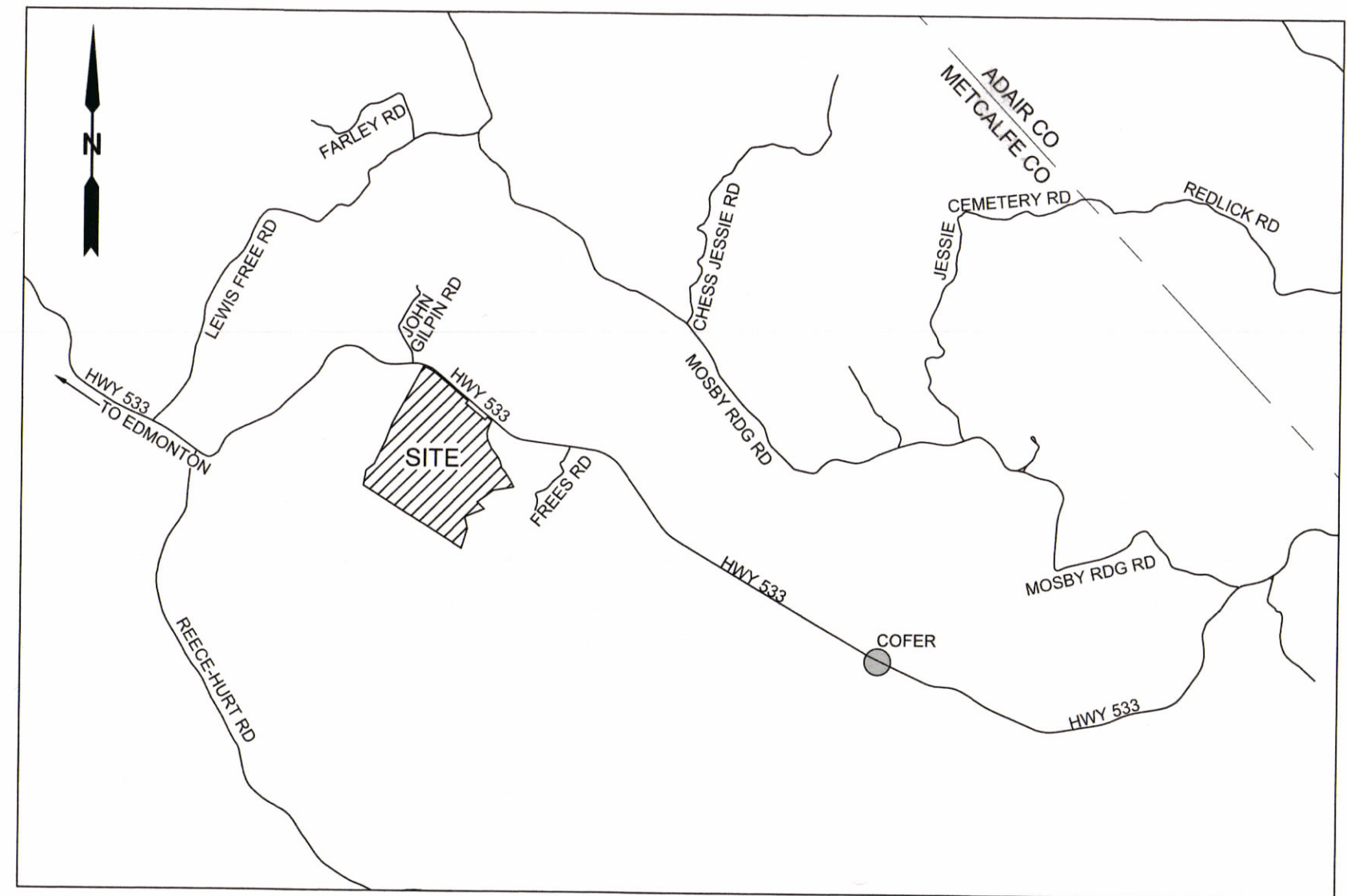


GRID NORTH  
(NAD 83 KY SINGLE ZONE)  
OBSERVED: 03-04-2024



VICINITY MAP: 1" = 300'

**LEGEND**

- SET 1/2"x18" REBAR WITH YELLOW CAP STAMPED B.FERGUSON PLS 4146
- SET 1/2"x18" REBAR WITH RED CAP STAMPED WITNESS MONUMENT B.FERGUSON PLS 4146
- FOUND IRON PIN WITH CAP STAMPED JD NANCE PLS 3014
- FOUND IRON PIN WITH CAP STAMPED COOKSEY PLS 3947
- FOUND T-POST
- FOUND STONE
- △ FOUND TREE
- MEANDER POINT NOT SET
- CULVERT
- TD — TOTAL DISTANCE
- (RM) — RECORD MONUMENT
- FND — FOUND
- SWIP — SET WITNESS IRON PIN
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- ROAD CENTERLINE
- SFHA — FEMA SPECIAL FLOOD HAZARD AREA
- CENTERLINE OF CREEK
- OVERHEAD ELECTRIC LINE
- GAS PIPELINE
- EASEMENT
- SURVEY OVERLAP — SEE NOTE #10

**NOTES:**

1. NORTH REFERENCED TO GRID (NAD 83-KY 12) NORTH AS MEASURED 03-04-2024 BASIS OF BEARING REFERENCED HEREON. SURVEY COMPLETED 03-30-2024
2. THIS PLAT DEPICTS ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD ONLY AS DISCOVERED DURING THE COURSE OF THIS SURVEY AND DOES NOT WARRANT THE DEPICTION OF ALL EASEMENTS AND/OR ENCUMBRANCES.
3. ROAD RIGHT-OF-WAYS ARE AS FOLLOWS:  
KY 533 - BREEDING RD (VARIES) - DEED BOOK 44 PAGE 520 & DEED BOOK 45 PAGE 218
4. THE TRACTS SHOWN HEREON ARE SITUATED NEAR THE COMMUNITY OF COFER, METCALFE COUNTY, KY.
5. ALL UTILITIES SHALL BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS. ANY CONTRACTOR, OWNER OR DESIGNER USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON.
6. THIS PLAT DEPICTS ONLY WHAT SITE FEATURES WERE DISCOVERED DURING FIELD OBSERVATIONS. THIS DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ITEMS SHOWN OR NOT SHOWN.
7. SET MONUMENTATION IS AS FOLLOWS UNLESS OTHERWISE NOTED: TRACT CORNERS ARE 1/2"x18" REBAR WITH A YELLOW CAP STAMPED B.FERGUSON PLS 4146, WITNESS MARKERS ARE 1/2"x18" REBAR WITH A RED CAP STAMPED WITNESS MONUMENT B.FERGUSON PLS 4146. ALL TREES CALLED FOR AS CORNER MONUMENTS ARE TAGGED WITH AN ALUMINUM TAG STAMPED B.FERGUSON PLS 4146.
8. THIS SURVEY IS NOT A VERIFICATION OF TITLE, ONLY AN OPINION OF WHERE THE BOUNDARIES ARE LOCATED. 201 KAR 18:150 STANDARDS OF PRACTICE SECTION 3. (2) A PROFESSIONAL LAND SURVEYOR SHALL NOT REPRESENT THAT: (a) A BOUNDARY SURVEY DETERMINES LAND OWNERSHIP; OR (b) A BOUNDARY SURVEY PROVIDES MORE THAN EVIDENCE OF RIGHTS IN LAND; OR (c) LAND OWNERSHIP CAN BE ESTABLISHED BY ANY SURVEY.
9. A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) PER THE FEMA FLOOD MAP. THE EXTENTS OF THE FLOOD ZONE SHOWN IS AN APPROXIMATE REPRESENTATION OF THE BASE-FLOOD ELEVATION LOCATION SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION OF THE REFERENCED FEMA MAP. NO ELEVATION STUDY WAS PERFORMED DURING THE COURSE OF THIS SURVEY.
10. A SURVEY BY MOATY ESTES (PC-A SLIDE 100) DATED JUNE 30, 1981 CREATED AN OVERLAP. INSPECTION OF SOURCE DEEDS IN CHAIN OF TITLES COULD NOT RECONCILE ORIGINAL ESTES SURVEY TO MATCH THE ORIGINAL SOURCE DEED AS REFERENCED IN MASTER COMMISSIONER BOOK 4 PAGE 163 DATED MAY 23, 1931. THE SOUTHWESTERN LINE WAS RETRACED BY TIMOTHY PHIPPS (PC-A SLIDE 169) DATED APRIL 10, 1990, AND THE RECORD MONUMENTS WERE RECOVERED. THE PHIPPS SURVEY FROM 1890 FOLLOWS THE ORIGINAL SURVEY AS FOUND IN DEED BOOK 37 PAGE 581 DATED JANUARY 9, 1942.

**FLOODPLAIN INFORMATION:**

A PORTION OF THE PARCEL DEPICTED HEREON LIES WITHIN A FLOOD PRONE AREA AS PER THE 'FIRM' MAP NUMBER 21169C0225C, SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED 'FIRM'. EFFECTIVE DATE: MAY 03, 2010

**OWNERS CERTIFICATION:**

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK 110 PAGE 66; PLAT CABINET A SLIDE 169 (PLAT BOOK 1 PAGE 214) IN THE OFFICE OF THE CLERK IN METCALFE COUNTY, KENTUCKY, AND THAT I (WE) ADOPT THIS SURVEY AND PLAN OF DEVELOPMENT/SUBDIVISION INCLUDING THE DEDICATION OF EASEMENTS AND/OR RIGHT OF WAYS SHOWN HEREON AS BINDING.

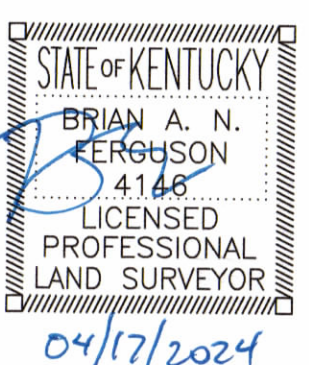
OWNER: Tim Freibert DATE: 5/2/24

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF SURVEY:**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME, OR UNDER MY DIRECTION, THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY PITMAN GREEN LLC USING STATIC AND RTK METHODS WITH DUAL FREQUENCY CARLSON BRX7 BASE AND BRX7 ROVER RECEIVERS. THE ENTIRETY OF DATA FOR THIS SURVEY WAS COLLECTED FROM GPS MEANS WHEN ACCEPTABLE OR CONVENTIONAL MEANS THROUGH GPS CONTROL POINTS WITH TRIMBLE TOTAL STATIONS. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED IN STATIC MODE WITH HRMS OF 0.02' OR LESS. THE TRAVERSE SHOWN IS UNADJUSTED FOR CLOSURE AND MEETS OR EXCEEDS THE MINIMUM STANDARDS SET FORTH IN 201 KAR 18:150. THE SURVEY SHOWN HEREON IS A RURAL SURVEY.

BRIAN A.N. FERGUSON PLS# 4146 DATE: 04/17/2024

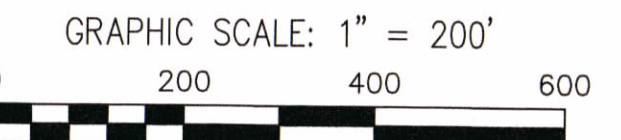


**BOUNDARY CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	280.62'	686.20'	23°22'50"	S 81°55'58" E	278.66'

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 39°46'58" W	70.00'
L2	N 39°46'58" E	70.00'
L3	S 50°13'02" E	107.76'
L4	S 22°03'41" W	130.28'
L5	S 19°41'03" W	74.28'
L6	S 11°40'13" W	68.95'
L7	S 08°27'56" E	98.80'
L8	S 19°34'49" E	84.90'
L9	S 24°09'53" E	111.58'
L10	S 37°27'46" E	188.27'
L11	S 34°07'37" E	56.82'
L12	S 24°18'22" E	72.64'
L13	S 18°31'34" E	70.58'
L14	S 06°48'43" E	48.52'
L15	S 39°00'14" E	121.54'
L16	S 33°21'43" E	163.58'
L17	S 27°51'09" E	165.23'
L18	N 51°34'52" E	200.39'



**TITLE SOURCE**

BEING PARCEL ONE:  
DEED BOOK 110 PAGE 66 PARCEL 1;  
PLAT CABINET A SLIDE 169 (PLAT BOOK 1 PAGE 214)  
PVA PARCEL: 076-00-00-011.01  
OWNER: FREIBERT TIMBERLANDS, LLC  
4504 LINCOLN RD.  
LOUISVILLE, KENTUCKY 40220  
PROPERTY ADDRESS: BREEDING RD  
EDMONTON, KY 42129



2024 FREIBERT TIMBERLANDS RETRACEMENT PLAT FOR  
TIM FREIBERT  
4504 LINCOLN RD  
LOUISVILLE, KENTUCKY 40220

METCALFE COUNTY, KENTUCKY

SCALE: 1" = 200'

DATE: 04-17-2024

PROJECT: 24-032

DRAWN: KMF

CHECKED: BANF

TOTAL ACRES: 125.74

SHEET 1 OF 1