

LEGEND

- SET IRON PIN (5/8" X 24" REBAR WITH GREEN PLASTIC CAP MARKED "MACK ASHBURN - #15 4260")
- FOUND IRON PIN/IRON STAKE AS NOTED
- FOUND MAG NAIL
- SET COTTON PICKER SPINDLE
- UNMARKED POINT
- TREE AS NOTED
- - - FENCE
- ⚡ POWER POLE
- - - AERIAL ELECTRIC
- - - CENTERLINE
- P.O.B. POINT OF BEGINNING FOR SURVEY DESCRIPTION

- NOTES**
1. THIS PROPERTY IS SUBJECT TO ANY EASEMENT OR RIGHTS-OF-WAY EITHER RECORDED OR UNRECORDED.
 2. SP INDICATES A SET IRON PIN, 5/8" X 24" REBAR WITH GREEN PLASTIC CAP MARKED "MACK ASHBURN - #15 4260".
 3. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE OPINION.

PROPERTY INFORMATION:

TOTAL ACRES TRACTS NO. 1- NO. 4, LYING BETWEEN KENTUCKY HIGHWAY 166 AND KENTUCKY HIGHWAY 116: 158.201 ACRES

TOTAL ACRES TRACTS NO. 1 - NO. 5: 169.982 ACRES

PVA PARCEL 42-10 OWNERS: MCNEILL FARMS DEED REFERENCE: DEED BOOK 162 PAGE 253 "HOMEPAGE FARM"

TRACT 5 IS SUBJECT TO LEASE TO TWIN STATES BROADCASTING, INC. OF RECORD IN DEED BOOK 159 PAGE 418

GPS CERTIFICATION

I, Mack Ashburn, hereby certify that this map was drawn under my supervision from an actual 100% GPS survey made under my supervision using Carlson BR87 dual frequency receivers and the following information was used to perform the survey. The distances and coordinates shown are unadjusted as observed in the field and the precision of the survey is based upon the specifications for a Rural survey. 100% of this survey was done in compliance with current Kentucky minimum standards of practice.

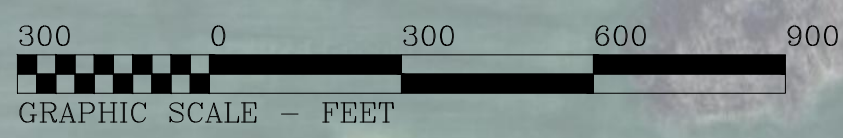
Type of Survey: Real Time Kinematic
 Positional Accuracy: HRMS 0.08 feet
 Date of Observation: 8/26/2024
 Datum/Epoch: NAD_83(2011) Epoch 2010.00
 Published/Fixed Control used: GPS locations used for this survey were established using VRS consisting of multiple reference stations.
 Geoid model: GEOID 18
 Combined Grid factor: 1.00005541



PROPERTY DIVISION SURVEY OF MCNEILL FARMS PROPERTY "HOMEPAGE FARM" KENTUCKY HIGHWAY 166 AND KENTUCKY HIGHWAY 116 FULTON COUNTY, KENTUCKY

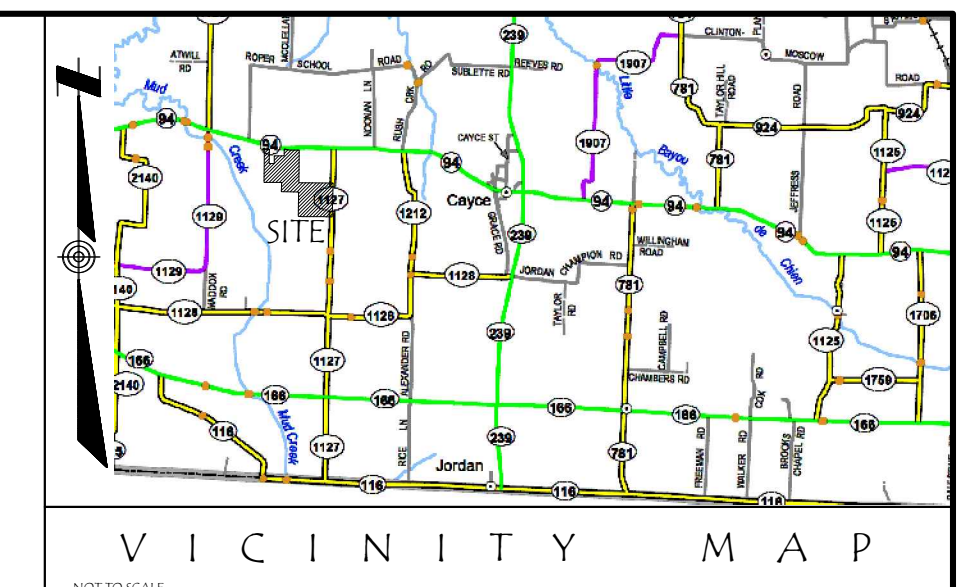
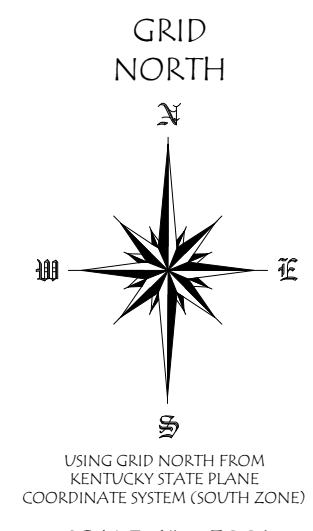
DATE OF FIELD WORK: AUGUST 19 - OCTOBER 17, 2024
 DATE OF DRAWING: OCTOBER 17, 2024
 THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

Ashburn, Nichols & Associates, LLC
 Engineers & Land Surveyors
 www.Ashburn-Nichols.com
 611 S First Street,
 Union City, TN 38261
 (731) 885-8970



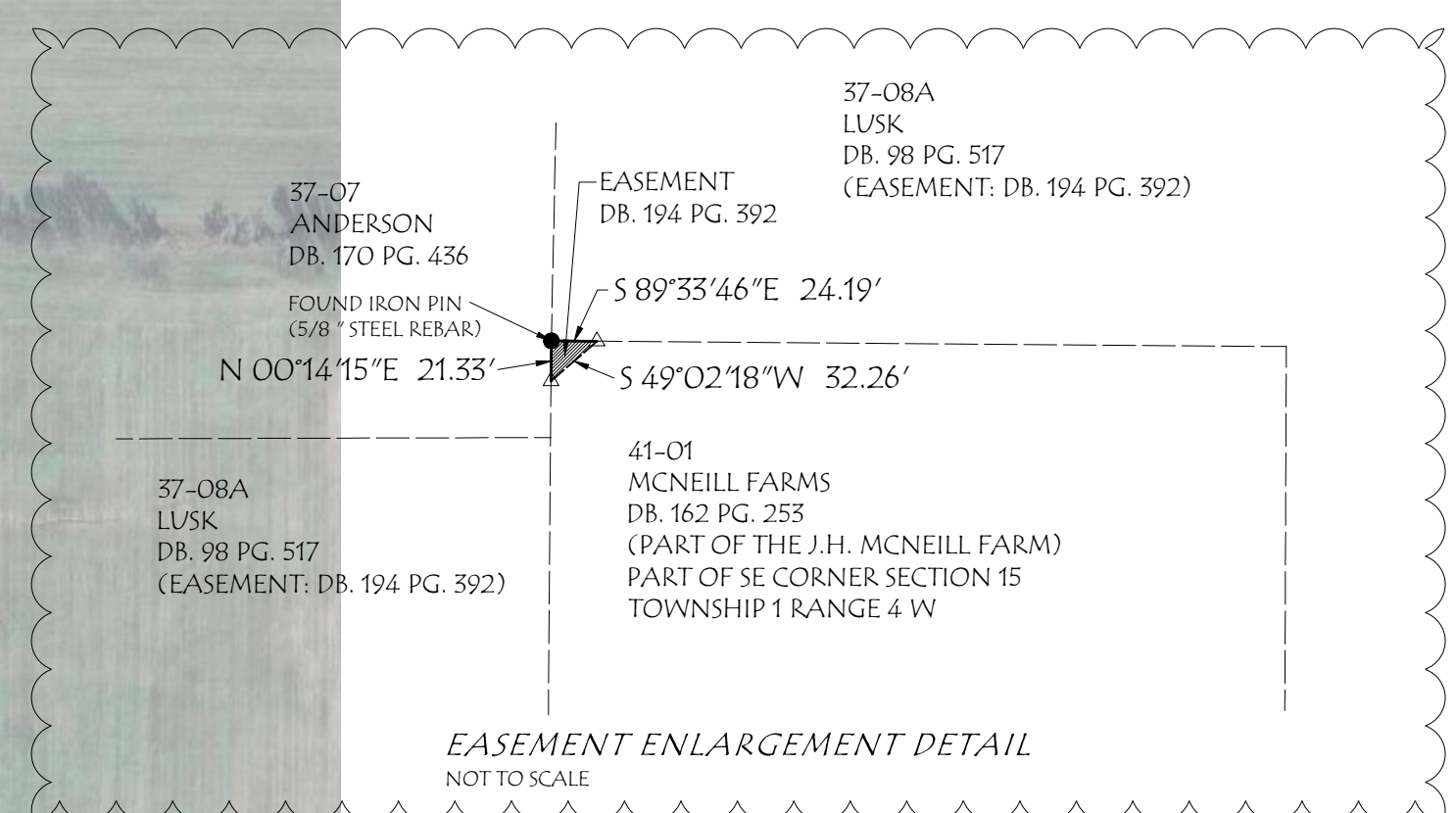
NOTES

1. THIS PROPERTY IS SUBJECT TO ANY EASEMENT OR RIGHTS-OF-WAY EITHER RECORDED OR UNRECORDED.
2. THIS PROPERTY IS SUBJECT TO A TRUNKLINE GAS EASEMENT, ALSO A SHELL GAS EASEMENT.
3. SP INDICATES A SET IRON PIN 5/8" X 24" REBAR WITH GREEN PLASTIC CAP MARKED "MACK ASHBURN - PLS 4260".
4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE OPINION.



LEGEND

- SET IRON PIN (5/8" X 24" REBAR WITH GREEN PLASTIC CAP MARKED "MACK ASHBURN - PLS 4260")
- FOUND IRON PIN/IRON STAKE AS NOTED
- FOUND MAG NAIL
- SET COTTON PICKER SPINDLE
- UNMARKED POINT
- TREE AS NOTED
- - - FENCE
- - - GAS TRANSMISSION LINE
- - - POWER POLE
- - - AERIAL ELECTRIC
- - - CENTERLINE
- - - P.O.B.



C/L DITCH CALL TABLE

Course	Bearing	Distance	Course	Bearing	Distance
L1	S 77°30'11"W	73.18'	L54	N 70°51'42"E	52.68'
L2	S 42°55'01"W	22.72'	L55	N 41°04'07"E	52.35'
L3	N 72°08'13"W	34.03'	L56	N 11°44'11"W	59.79'
L4	S 74°55'48"W	28.81'	L57	N 15°18'24"E	129.73'
L5	N 69°52'41"W	32.47'	L58	N 39°42'28"E	58.40'
L6	S 26°35'47"W	37.45'	L59	N 84°56'19"E	74.40'
L7	S 42°01'03"W	95.27'	L60	N 45°00'46"E	95.52'
L8	S 44°33'12"W	89.46'	L61	N 55°55'23"E	124.66'
L9	S 88°12'00"W	44.90'	L62	N 76°59'03"E	57.87'
L10	S 76°59'48"W	38.94'	L63	N 86°46'33"E	236.84'
L11	N 82°00'48"W	45.75'	L64	S 86°29'48"E	179.34'
L12	N 53°53'31"W	66.74'	L65	N 82°33'44"E	58.08'
L13	N 75°21'18"W	61.85'	L66	N 62°10'55"E	138.90'
L14	S 89°08'43"W	36.80'	L67	N 50°58'13"E	115.78'
L15	S 65°26'18"W	84.70'	L68	N 77°12'19"E	55.45'
L16	S 81°51'58"W	42.81'	L69	S 88°12'57"E	106.14'
L17	N 71°19'26"W	37.60'	L70	N 65°39'41"E	50.68'
L18	S 89°28'20"W	30.47'	L71	N 55°01'15"E	48.69'
L19	S 53°49'15"W	34.38'	L72	N 14°48'22"E	74.00'
L20	S 06°52'57"W	45.31'	L73	N 62°28'45"E	21.35'
L21	S 08°35'00"E	54.79'	L74	N 12°12'38"E	30.57'
L22	S 22°00'17"W	65.48'	L75	N 51°45'00"E	21.96'
L23	S 58°36'08"W	48.30'	L76	S 89°05'51"E	58.88'
L24	N 86°57'17"W	116.26'	L77	S 36°12'47"E	22.51'
L25	S 68°27'22"W	54.45'	L78	S 75°26'07"E	54.85'
L26	S 54°59'44"W	114.82'	L79	N 81°45'17"E	55.21'
L27	S 57°27'35"W	22.28'	L80	N 57°27'55"E	22.28'
L28	S 81°45'17"W	55.21'	L81	N 54°39'44"E	114.82'
L29	N 75°26'47"W	54.45'	L82	N 68°27'22"E	54.79'
L30	N 36°12'47"W	22.51'	L83	S 86°57'17"E	116.26'
L31	N 89°05'51"W	58.88'	L84	N 58°36'08"E	48.30'
L32	S 51°45'00"W	21.96'	L85	N 22°00'17"E	65.48'
L33	S 12°12'38"E	30.57'	L86	N 08°55'00"W	54.79'
L34	S 62°28'45"W	21.35'	L87	N 08°52'57"E	45.31'
L35	S 14°48'22"W	74.00'	L88	N 55°49'15"E	54.38'
L36	S 55°01'15"E	48.69'	L89	N 89°28'20"E	30.47'
L37	S 45°39'41"W	50.68'	L90	S 77°12'19"E	55.45'
L38	N 88°12'57"W	106.14'	L91	N 81°51'36"E	42.81'
L39	S 77°12'19"W	55.45'	L92	N 65°26'18"E	84.70'
L40	S 50°58'13"W	115.78'	L93	N 89°08'43"E	36.80'
L41	S 42°55'01"W	128.90'	L94	S 75°21'18"E	61.85'
L42	S 82°33'44"W	58.08'	L95	S 55°55'23"E	66.74'
L43	N 86°29'48"W	179.34'	L96	S 82°00'48"W	45.75'
L44	S 86°46'33"E	236.84'	L97	N 76°59'03"E	57.87'
L45	S 76°59'03"E	57.87'	L98	N 39°42'28"E	64.90'
L46	S 55°55'23"E	124.66'	L99	N 44°53'12"E	89.46'
L47	S 45°00'46"W	95.52'	L100	N 42°01'03"E	95.27'
L48	S 84°56'19"W	74.40'	L101	N 26°35'47"E	37.45'
L49	S 39°42'28"W	35.40'	L102	S 49°52'41"E	32.47'
L50	S 15°18'24"W	129.73'	L103	N 74°55'48"E	28.81'
L51	S 11°44'11"E	59.79'	L104	S 72°08'13"E	34.03'
L52	S 41°04'07"W	52.35'	L105	N 42°55'01"E	22.72'
L53	S 70°51'42"W	52.68'	L106	N 77°30'11"E	73.18'

GPS CERTIFICATION

I, Mack Ashburn, hereby certify that this map was drawn under my supervision from an actual 100% GPS survey made under my supervision using Carlson BRX7 dual frequency receivers and the following information was used to perform the survey. The distances and coordinates shown are unadjusted as observed in the field and the precision of the survey is based upon the specifications for a Rural survey 100% of this survey was done in compliance with current Kentucky minimum standards of practice.

Type of Survey: Real Time Kinematic
 Positional Accuracy: HRMS 0.06 feet
 Date of Observation: 8/19/2024
 Datum/Epoch: NAD 83/2011
 Published/Fixed Control used: GPS locations used for this survey were established using VRS consisting of multiple reference stations.
 Geoid model: GEOID 18
 Combined Grid factor: 1.00002552

STATE OF KENTUCKY
 MACK ASHBURN
 4260
 LICENSED PROFESSIONAL
 LAND SURVEYOR
 OCTOBER 17, 2024

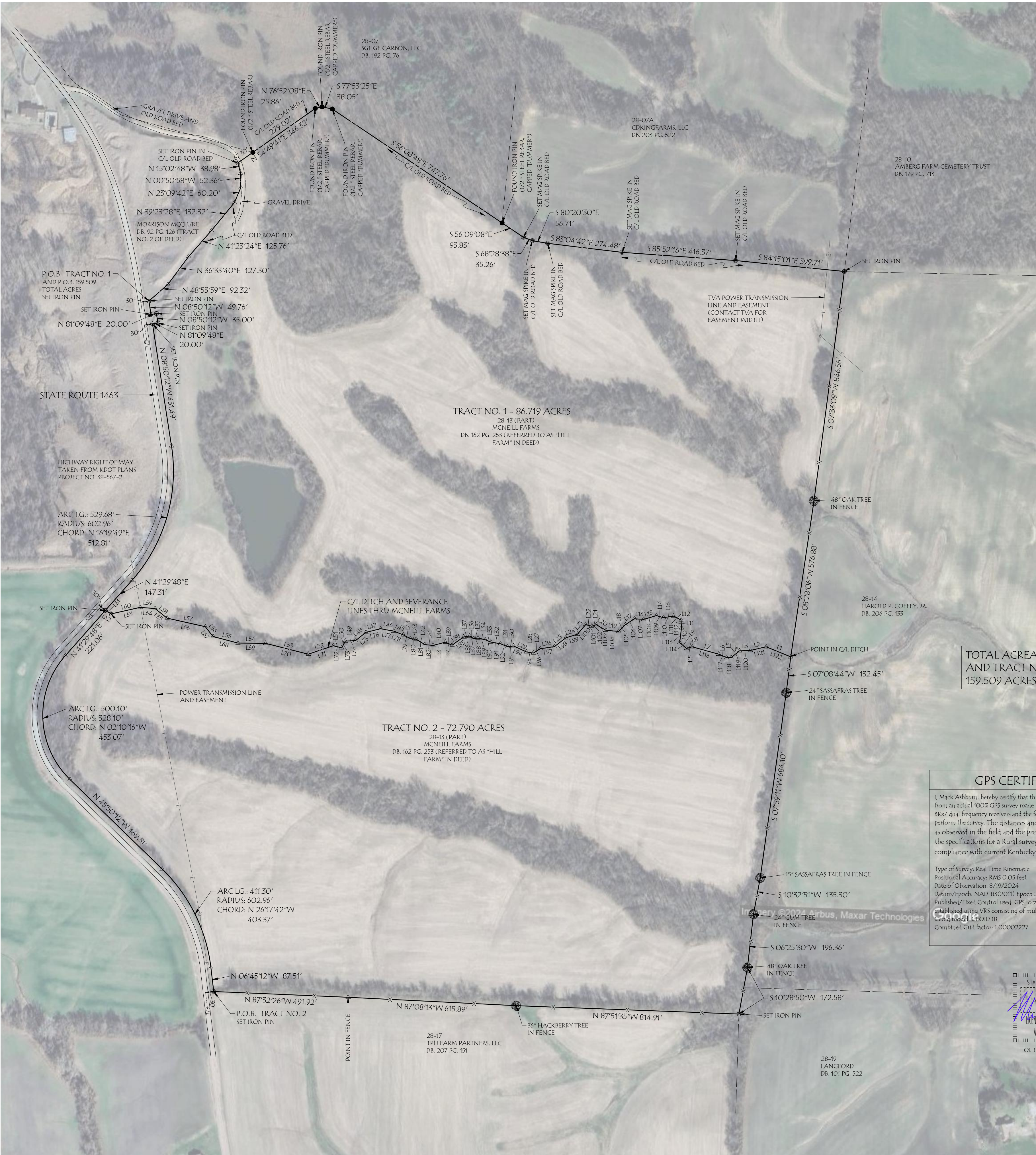
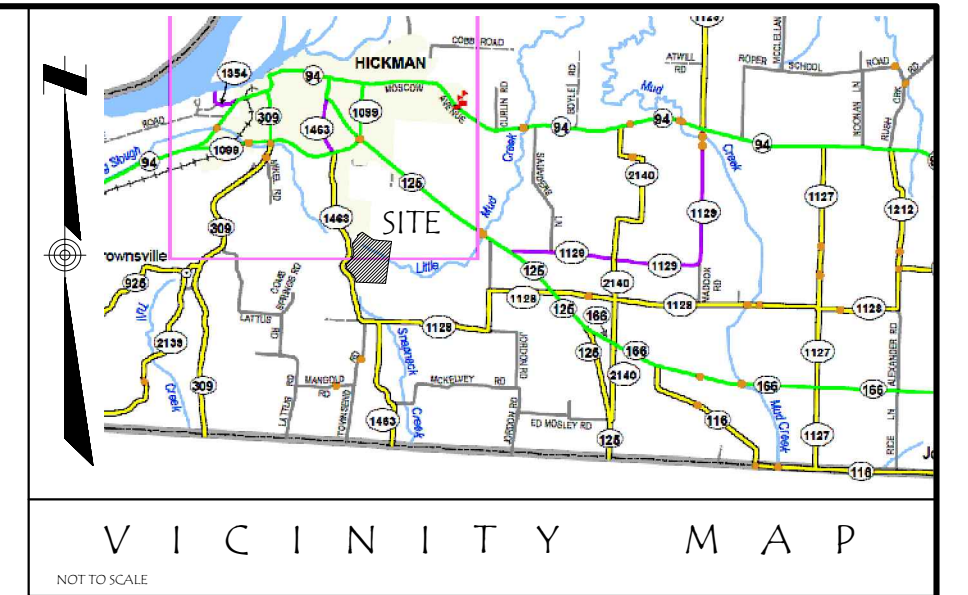
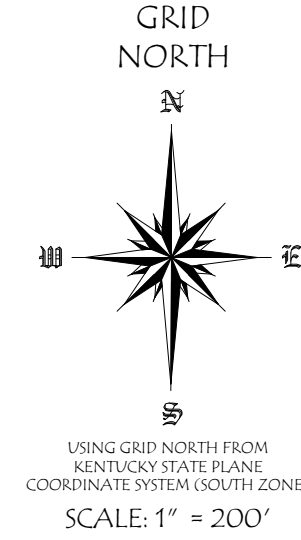
**PROPERTY DIVISION SURVEY OF
 MCNEILL FARMS PROPERTY
 "J.H. MCNEILL FARM"
 KENTUCKY HIGHWAY 94E AND
 KENTUCKY HIGHWAY 1127
 FULTON COUNTY, KENTUCKY**

DATE OF FIELD WORK: AUGUST 19 - OCTOBER 17, 2024
 DATE OF DRAWING: OCTOBER 17, 2024
 THIS PLAT REPRESENTS A BOUNDARY SURVEY
 AND COMPLIES WITH 201 KAR 18:150

Ashburn, Nichols & Associates, LLC
 Engineers & Land Surveyors
 www.Ashburn-Nichols.com
 611 S First Street,
 Union City, TN 38261
 (731) 885-8970 PVA PARCELS 41-01 AND 41-01A



LEGEND	
○	SET IRON PIN (5/8" X 24" REBAR WITH GREEN PLASTIC CAP MARKED "MACK ASHBURN - PLS 4260")
●	SET MAG SPIKE
○	FOUND IRON PIN/IRON STAKE AS NOTED
△	UNMARKED POINT
—	FENCE
—	TREE AS NOTED
—	POWER POLE
—	AERIAL ELECTRIC SEVERANCE LINE
S/L	CENTERLINE
C/L	POINT OF BEGINNING FOR SURVEY DESCRIPTION



TOTAL ACREAGE TRACT NO. 1 AND TRACT NO. 2: 159.509 ACRES

GPS CERTIFICATION
 I, Mack Ashburn, hereby certify that this map was drawn under my supervision from an actual 100% GPS survey made under my supervision using Carlson BRK7 dual frequency receivers and the following information was used to perform the survey. The distances and coordinates shown are unadjusted as observed in the field and the precision of the survey is based upon the specifications for a Rural survey, 100% of this survey was done in compliance with current Kentucky minimum standards of practice.
 Type of Survey: Real Time Kinematic
 Positional Accuracy: RMS 0.05 feet
 Date of Observation: 8/19/2024
 Datum/EPOCH: NAD 83(2011) Epoch: 2010.00
 Published/Fixed Control used: GPS locations used for this survey were established using VRS consisting of multiple reference stations.
 Control used: L1/L2/L3
 Combined Grid Factor: 1.00002227

STATE OF KENTUCKY
 MACK ASHBURN
 LICENSED PROFESSIONAL LAND SURVEYOR
 OCTOBER 17, 2024

- NOTES**
1. THIS PROPERTY IS SUBJECT TO ANY EASEMENT OR RIGHTS-OF-WAY EITHER RECORDED OR UNRECORDED.
 2. SP INDICATES A SET IRON PIN 5/8" X 24" REBAR WITH GREEN PLASTIC CAP MARKED "MACK ASHBURN - PLS 4260".
 3. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE OPINION.
 4. PROPERTY IS SUBJECT TO A TVA POWER TRANSMISSION LINE AND EASEMENT.
 5. PROPERTY SUBJECT TO RIGHTS, EASEMENTS, ETC. FOR OTHER POWER TRANSMISSION LINES AND/OR OTHER UTILITIES THAT MAY BE LOCATED ON THE PROPERTY.
 6. PROPERTY MAY BE SUBJECT TO THIRD PARTY RIGHTS FOR OLD ROAD BED ALONG NORTH AND NORTHWEST LINES.

C/L DITCH CALL TABLE					
Course	Bearing	Distance	Course	Bearing	Distance
L1	N 67°50'08" W	97.20'	L51	N 67°08'42" W	27.57'
L2	S 77°02'49" W	58.88'	L52	N 80°18'20" W	35.56'
L3	S 87°53'00" W	39.92'	L53	N 68°00'48" W	22.88'
L4	S 51°10'57" W	39.46'	L54	N 76°52'40" W	28.57'
L5	S 89°47'28" W	16.61'	L55	S 81°49'20" W	15.42'
L6	N 66°22'50" W	31.25'	L56	N 58°51'01" W	18.05'
L7	N 74°52'14" W	101.02'	L57	S 81°59'51" W	22.39'
L8	S 74°04'25" W	21.24'	L58	S 54°56'46" W	51.64'
L9	N 50°08'28" W	33.00'	L59	N 66°09'07" W	26.88'
L10	N 07°08'25" E	54.51'	L60	S 74°59'14" W	46.75'
L11	N 05°15'05" W	28.85'	L61	N 84°09'56" W	29.78'
L12	N 65°49'55" W	30.99'	L62	N 80°17'17" W	37.51'
L13	N 81°28'00" W	37.21'	L63	N 85°24'26" W	21.87'
L14	N 75°49'55" W	26.93'	L64	N 62°11'00" W	29.10'
L15	S 75°12'24" W	48.65'	L65	N 68°25'02" W	37.08'
L16	N 85°52'20" W	35.47'	L66	N 79°25'40" W	48.79'
L17	S 56°35'52" W	40.40'	L67	S 76°08'55" W	55.65'
L18	S 44°54'14" W	54.15'	L68	S 51°56'37" W	48.39'
L19	N 84°51'22" W	47.30'	L69	S 86°55'50" W	37.66'
L20	N 59°48'59" W	40.40'	L70	S 27°25'49" W	28.57'
L21	N 70°49'07" E	17.54'	L71	N 75°07'24" W	32.02'
L22	N 74°40'08" W	23.27'	L72	S 71°15'36" W	96.42'
L23	S 40°29'09" W	46.57'	L73	N 75°45'21" E	161.29'
L24	S 72°49'50" W	45.95'	L74	N 71°13'56" E	96.42'
L25	S 52°54'27" W	53.52'	L75	S 75°02'24" E	52.03'
L26	S 81°46'35" W	51.90'	L76	N 76°08'55" E	55.65'
L27	S 57°45'49" W	30.08'	L77	S 79°25'40" E	48.79'
L28	N 80°29'52" W	25.65'	L78	S 68°25'02" E	37.08'
L29	N 65°15'40" W	52.04'	L79	S 62°21'00" E	29.10'
L30	S 85°41'21" W	22.66'	L80	S 85°24'26" E	21.87'
			L81	S 58°07'17" E	57.51'
			L82	S 84°09'56" E	29.78'
			L83	N 74°59'14" E	46.75'
			L84	S 65°09'17" E	26.88'
			L85	N 54°56'46" E	51.64'
			L86	N 81°59'51" E	22.39'
			L87	S 58°51'01" E	18.05'
			L88	N 81°49'20" E	15.42'
			L89	S 76°52'40" E	28.57'
			L90	S 68°00'48" E	22.88'
			L91	S 80°16'20" E	35.56'
			L92	S 67°05'42" E	27.57'
			L93	N 88°41'21" E	22.66'
			L94	S 65°15'40" E	52.04'
			L95	S 82°29'51" E	25.65'
			L96	N 57°45'49" E	30.08'
			L97	N 81°46'35" E	51.90'
			L98	N 59°54'27" E	35.52'
			L99	N 72°49'50" E	45.95'
			L100	N 40°29'09" E	46.57'
			L101	S 74°40'08" E	23.27'
			L102	N 70°49'07" E	17.54'
			L103	S 59°48'59" E	40.40'
			L104	S 84°51'22" E	47.30'
			L105	N 44°54'14" E	34.15'
			L106	N 56°55'52" E	40.39'
			L107	S 85°52'20" E	35.47'
			L108	N 73°12'24" E	48.65'
			L109	S 75°49'55" E	26.93'
			L110	N 81°28'00" E	37.21'
			L111	S 62°49'55" E	30.99'
			L112	S 09°15'05" E	28.85'
			L113	S 07°08'25" W	54.51'
			L114	S 62°08'28" E	33.00'
			L115	N 74°04'25" E	21.24'
			L116	S 74°52'14" E	101.02'
			L117	S 66°22'50" E	31.25'
			L118	N 89°47'28" E	16.61'
			L119	N 51°10'57" E	39.46'
			L120	N 87°53'00" E	39.92'
			L121	N 77°02'49" E	58.88'
			L122	S 67°50'08" E	97.20'

PROPERTY DIVISION SURVEY OF MCNEILL FARMS PROPERTY "HILL FARM" KENTUCKY HIGHWAY 1463 FULTON COUNTY, KENTUCKY

DATE OF FIELD WORK: AUGUST 19, 2024 - OCTOBER 17, 2024
 DATE OF DRAWING: OCTOBER 17, 2024
 THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

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 Engineers & Land Surveyors
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 Union City, TN 38261
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PVA PARCEL: 28-13