

PURPOSE OF PLAT

The purpose of this Plat is to depict a Boundary Survey of an existing parcel of land, as depicted hereon.

SOURCE OF TITLE

The Subject Parcel shown hereon, being the same Parcel conveyed to Gary D. Brown on March 3rd, 2022 from Donna L. Brown, James W. Brown and Rachel J. Brown, of record in Deed Book 656, Page 2 in the Greenup County Kentucky Clerk's Office.

SURVEY NOTES

1. This Plat, and the Boundary Survey it depicts, does not determine Land ownership; but merely provides evidence of rights in land. Land Ownership can only be established by an action in a Kentucky Court.
2. Documents of record reviewed and considered as a part of this Survey are noted hereon; the documents listed, in addition to other documents not listed on this Plat may have been considered and reviewed to complete this Survey. No abstract of title commitment, nor the results of title searches were furnished to the Surveyor. Further, additional documents not of public record may exist that could affect this Parcel(s).
3. The Subject Parcel(s) is subject to all legal easements of record or otherwise; whether, or not, shown hereon.
4. A portion of the Subject Parcel is located within Special Flood Hazard Zone A, as observed on FEMA FIRM Panel 21089C0135D, effective September 26th, 2014.
5. No records of title were observed for the area occupied by Bee Hollow Road as shown, therefore this plat shows Bee Hollow Road to be included within the Bounds and area of the Subject Parcel. However, longstanding use.
6. An area enclosed by an old fence, containing uninscribed fieldstone markers consistent with historic graves was observed within the subject parcel bounds; additionally the 'Brushart, KY' USGS quadrangle map shows a cemetery named 'Gillem Cemetery' approximately 1000' from where the field evidence was observed. No recorded cemetery boundary, deed evidence or documentation was identified during this survey. The location of the observed Cemetery is shown for reference, and rights may exist that affect the subject parcel.

SUBJECT PARCEL
D.B. 656, PG. 2
AREA: 91.58 ACRES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 65°39'05" E	91.19'	L22	N 38°31'29" W	130.20'
L2	S 56°37'06" E	60.44'	L23	N 02°14'36" W	178.08'
L3	S 49°44'23" E	122.80'	L24	N 19°46'51" W	160.75'
L4	S 57°10'15" E	184.49'	L25	N 46°36'49" E	45.89'
L5	S 67°37'52" E	53.38'	L26	N 56°53'50" E	151.53'
L6	S 77°38'27" E	57.68'	L27	N 19°42'04" E	159.08'
L7	N 76°04'03" E	102.30'	L28	N 17°19'50" E	156.90'
L8	N 67°01'52" E	122.22'	L29	N 26°48'59" E	146.35'
L9	N 79°59'47" E	85.87'	L30	N 56°09'01" W	87.43'
L10	S 71°26'26" E	32.69'	L31	N 43°10'06" W	33.25'
L11	S 29°34'18" E	42.67'	L32	N 43°10'06" W	12.46'
L12	S 60°03'02" E	43.91'	L33	N 46°48'36" E	48.51'
L13	N 87°12'32" E	79.96'	L34	N 34°37'39" E	130.68'
L14	S 11°19'50" E	194.10'	L35	N 27°15'28" E	53.29'
L15	S 32°10'06" E	145.17'	L36	N 37°30'52" E	80.15'
L16	S 63°28'44" W	93.28'	L37	N 32°46'41" E	96.05'
L17	S 57°18'37" W	111.15'	L38	N 41°54'28" E	93.75'
L18	S 82°28'24" W	177.35'	L39	N 31°25'31" E	45.88'
L19	N 88°41'22" W	130.65'	L40	N 29°45'46" E	83.88'
L20	N 63°27'01" W	46.34'	L41	N 32°22'08" E	21.28'
L21	N 56°31'59" W	86.49'			

LEGEND

- 5/8"x18" REBAR W/ ORANGE PLASTIC CAP STAMPED "WESTEK ROE PLS 4379" (SET THIS SURVEY)
- ⊗ FOUND TREE W/ EMBEDDED BARBED-WIRE, TAGGED THIS SURVEY W/ A SET 2" MAG-NAIL W/ ALUMINUM WASHER STAMPED "WESTEK ROE PLS 4379"
- 5/8"x18" REBAR W/ BLUE PLASTIC CAP STAMPED "WITNESS POINT ROE PLS 4379" (SET THIS SURVEY)
- MEANDER POINT (NO MONUMENT SET)
- ⊗ FOUND TREE W/ EMBEDDED BARBED-WIRE (SPECIES AS NOTED)
- SURVEYED BOUNDARY LINE
- BOUNDARY W/ Ⓞ OF RIDGE
- APPROXIMATE ADJOINING BOUNDARY LINE
- CENTERLINE
- STREAM/EDGE OF WATER
- x-x- EXISTING FENCELINE
- IMPROVEMENTS

LAND SURVEYOR'S CERTIFICATION

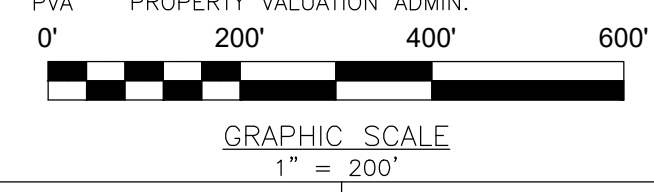
I do hereby certify that this Plat is based on a field Survey conducted on the ground, under my direct supervision, on 04/02/2026 to 04/15/2026. The basis of bearings of this survey were determined from GNSS Real Time Network Kinematic (RTK) observations taken on 04/02/2026, using a Carlson BRx7 multi-frequency GNSS receiver, and projected to NAD83(2011) Kentucky State Plane Single Zone. All distances shown on this plat are expressed in US Survey Feet, Grid Distance. The vertical datum used is NAVD88 Orthometric height (Geoid 18). Carlson BRx7 multi-frequency base and rover receivers (utilizing GPS, Glonass, Galileo and BeiDou satellite constellations) were used in RTK mode to conduct 100% of the Boundary Survey by method of redundant observations. The positional accuracy and precision of the Survey is greater than 0.039"+200ppm, based on least squares analysis of the data, and was not adjusted for closure. This Plat and Survey meets or exceeds the minimum standards for a "Rural" Survey. To the best of my knowledge and belief, the Boundaries of the Parcel(s) depicted hereon are true and accurate. This Plat represents a Boundary Survey and complies with 201 KAR 18:150.

Dustin Roe
DUSTIN ROE KY PLS 4379 DATE 5-4-2026

PLAT OF SURVEY
BOUNDARY SURVEY, THE PARCEL OF
GARY D. BROWN
BEE HOLLOW ROAD
GREENUP, GREENUP COUNTY, KENTUCKY 41144
Prepared for: Gary Brown, 104 W. Vine St., Edison, OH 43320
This Plat represents a Boundary Survey and complies with 201 KAR 18:150

ABBREVIATIONS

- D.B. DEED BOOK
- PG. PAGE
- P.C. PLAT CABINET
- SLD. SLIDE
- P.O. PORTION OF
- P.O.B. POINT OF BEGINNING
- REF. REFERENCE
- COR. CORNER
- Ⓞ CENTERLINE
- ESMT. EASEMENT
- EX. EXISTING
- PVA PROPERTY VALUATION ADMIN.



JOB #: 26-020
REVISION:
DWG. FILE: Bee Hollow Rd_PLAT_5-1-26
CRD FILE: BEE HOLLOW ROAD
DRAWN BY: ICH
CHECKED BY: DER



KENTUCKY POWER CO.
200' TRANSMISSION LINE ESMT.
D.B. 279, PG. 288

NOW OR FORMERLY
CHESTER LEE PATRICK & HENRY HARDEN PATRICK
D.B. 240, PG. 314