

~ Plat of Boundary Survey of ~
2 Brothers Land Company
Property

Lying at the end of Musser Fork Road (C.R. 1418)
County of Greenup, State of Kentucky

EDISON ELLIOTT, PLS
PROFESSIONAL LAND SURVEYOR
KENTUCKY ★ WEST VIRGINIA
TENNESSEE ★ OHIO
mobile: (606) 316-0856
edison.easurveying@gmail.com
P.O. Box 443 ★ Grayson, Kentucky 41143

SURVEYOR'S CERTIFICATION

I, EDISON ELLIOTT, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF KENTUCKY, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE STATUTORY REQUIREMENTS OF THE STATE OF KENTUCKY. THE SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION USING GPS EQUIPMENT. THE ACCURACY AND PRECISION STANDARDS REQUIRED OTHERWISE BY LAW OR RULES UNDER SECTION 7(5) OF THE STATUTORY REQUIREMENTS OF THE STATE OF KENTUCKY. TYPE OF GPS EQUIPMENT USED TOPCON HYPER XR DUAL FREQUENCY RECEIVERS ALONG WITH THE KENTUCKY DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK FOR CORRECTIONS. RELATIVE POSITIONAL ACCURACY (X: 0.02 FT Y: 0.02 FT) HORIZONTAL DATUM: SPC (1600 KY 1) GEOID MODEL: 18 THE SURVEY SHOWN HEREON IS A RURAL CLASS SURVEY.

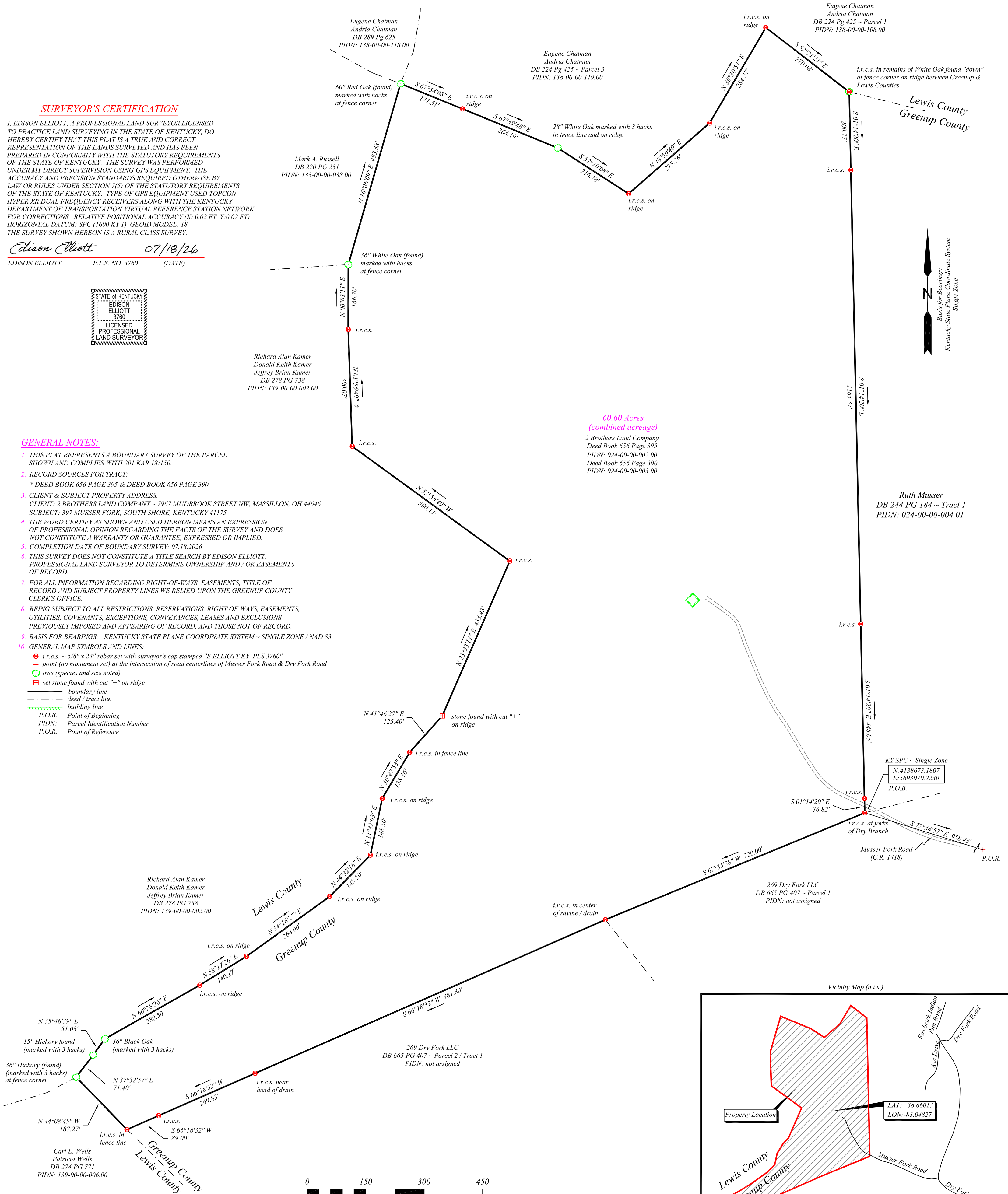
Edison Elliott 07/18/26
EDISON ELLIOTT P.L.S. NO. 3760 (DATE)



GENERAL NOTES:

- THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL SHOWN AND COMPLIES WITH 201 KAR 18:150.
- RECORD SOURCES FOR TRACT:
* DEED BOOK 656 PAGE 395 & DEED BOOK 656 PAGE 390
- CLIENT & SUBJECT PROPERTY ADDRESS:
CLIENT: 2 BROTHERS LAND COMPANY ~ 7967 MUDBROOK STREET NW, MASSILLON, OH 44646
SUBJECT: 397 MUSSER FORK, SOUTH SHORE, KENTUCKY 41175
- THE WORD CERTIFY AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- COMPLETION DATE OF BOUNDARY SURVEY: 07.18.2026
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDISON ELLIOTT, PROFESSIONAL LAND SURVEYOR TO DETERMINE OWNERSHIP AND / OR EASEMENTS OF RECORD.
- FOR ALL INFORMATION REGARDING RIGHT-OF-WAYS, EASEMENTS, TITLE OF RECORD AND SUBJECT PROPERTY LINES WE RELIED UPON THE GREENUP COUNTY CLERK'S OFFICE.
- BEING SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHT OF WAYS, EASEMENTS, UTILITIES, COVENANTS, EXCEPTIONS, CONVEYANCES, LEASES AND EXCLUSIONS PREVIOUSLY IMPOSED AND APPEARING OF RECORD, AND THOSE NOT OF RECORD.
- BASIS FOR BEARINGS: KENTUCKY STATE PLANE COORDINATE SYSTEM ~ SINGLE ZONE / NAD 83
- GENERAL MAP SYMBOLS AND LINES:

- i.r.c.s. ~ 5/8" x 24" rebar set with surveyor's cap stamped "E ELLIOTT KY PLS 3760"
- point (no monument set) at the intersection of road centerlines of Musser Fork Road & Dry Fork Road
- tree (species and size noted)
- set stone found with cut "+" on ridge
- boundary line
- deed / tract line
- building line
- P.O.B. Point of Beginning
- PIDN: Parcel Identification Number
- P.O.R. Point of Reference



Ruth Musser
DB 244 PG 184 ~ Tract 1
PIDN: 024-00-00-004.01

KY SPC ~ Single Zone
N: 4138673.1807
E: 5693070.2230
P.O.B.

269 Dry Fork LLC
DB 665 PG 407 ~ Parcel 1
PIDN: not assigned

269 Dry Fork LLC
DB 665 PG 407 ~ Parcel 2 / Tract 1
PIDN: not assigned

Carl E. Wells
Patricia Wells
DB 274 PG 771
PIDN: 139-00-00-006.00

Richard Alan Kamer
Donald Keith Kamer
Jeffrey Brian Kamer
DB 278 PG 738
PIDN: 139-00-00-002.00

Richard Alan Kamer
Donald Keith Kamer
Jeffrey Brian Kamer
DB 278 PG 738
PIDN: 139-00-00-002.00

Mark A. Russell
DB 220 PG 231
PIDN: 133-00-00-038.00

Eugene Chatman
Andria Chatman
DB 224 Pg 425 ~ Parcel 3
PIDN: 138-00-00-119.00

Eugene Chatman
Andria Chatman
DB 224 Pg 425 ~ Parcel 1
PIDN: 138-00-00-108.00