

**INTENT OF THIS PLAT:**

- 1. ESTABLISH AND ABOLISH THE LINES NECESSARY TO CREATE PROPOSED TRACTS 1 THROUGH 9, AS SHOWN HEREON.
2. ESTABLISH A NON-EXCLUSIVE INGRESS, EGRESS, AND UTILITY EASEMENT TO SERVE TRACTS 1 THROUGH 7, AS SHOWN HEREON.
3. ESTABLISH A NON-EXCLUSIVE INGRESS, EGRESS, AND UTILITY EASEMENT TO SERVE TRACTS 8 AND 9, AS SHOWN HEREON.

**GENERAL SURVEYOR'S NOTES:**

- 1. THE RIGHT-OF-WAY OF KY HIGHWAY 2016 (A.K.A. BIG ANDY RIDGE ROAD), WAS ESTABLISHED FROM EXISTING MONUMENTS AND PHYSICAL EVIDENCE FOUND THROUGH INSPECTION. NO DEED REFERENCE OR RIGHT-OF-WAY PLANS WERE FOUND AT THE TIME OF THIS SURVEY.
2. IT IS UNKNOWN WHETHER THE SUBJECT PROPERTY SHOWN HEREON IS SERVED BY A PUBLIC SANITARY SEWER SYSTEM. A SEPTIC SYSTEM MAY EXIST. EXACT LOCATIONS ARE UNKNOWN.
3. IT IS UNKNOWN WHETHER THE SUBJECT PROPERTY SHOWN HEREON IS SERVED BY A PUBLIC WATER SYSTEM.

**REFERENCED (REF.) DOCUMENTS (DOC.):**

- 1. MAP ENTITLED "PLAT OF THE PROPERTY OF MARVIN & CINDY SCHOLTER", PREPARED BY JAMES DAVID NAPIER PLS#2069, RECORDED AS PLAT BOOK 1, PAGE 77, ON AUGUST 30, 1983, IN THE LEE COUNTY CLERK'S OFFICE.
2. MAP ENTITLED "DR. NEREIDA ROMERO BOUNDARY SURVEY" ASTEC ENGINEERING, INC., MICHAEL L. OLIVER PLS#2505, RECORDED AS PLAT BOOK 2, PAGE 186, ON FEBRUARY 21ST, 2020, IN THE LEE COUNTY CLERK'S OFFICE.

**SIGNIFICANT SURVEYOR NOTES & COMMENTS:**

- 1. A 12' WIDE ROADWAY IS RESERVED IN MULTIPLE ADJOINING DEEDS AND APPEARS TO SERVE AS AN INGRESS/EGRESS EASEMENT. FIELD EVIDENCE AND OLD ROADWAYS SUGGEST CONTINUED USE. NO DOCUMENTATION WAS FOUND INDICATING ABANDONMENT.
2. LEE AND WOLFE COUNTY P.A. PARCEL AND GIS DATA SHOW DISCREPANCIES IN TRACT LINES, P.L.D. LOCATIONS, AND THE COUNTY LINE. NO DEED DESCRIPTIONS OR FIELD EVIDENCE SUPPORT THE P.A. CONFIGURATIONS; ONLY THE CURRENT DEED DESCRIPTIONS AND FIELD EVIDENCE ALIGNED.

**MINOR SUBDIVISION PLAT OF SURVEY**  
LANDS NOW OR FORMERLY OF **GREEN HILLS GROWTH LLC**  
A PARCEL OF LAND LYING ON THE WOLFE / LEE COUNTY LINE, ALONG THE WESTERLY SIDE OF BIG ANDY RIDGE ROAD (KY-2016), ±2.90 MILES SOUTHEAST OF THE INTERSECTION OF KY-11 AND KY-715, NORTH OF THE NORTH FORK KENTUCKY RIVER, WOLFE AND LEE COUNTIES, KENTUCKY. [SHEET 2 OF 2]

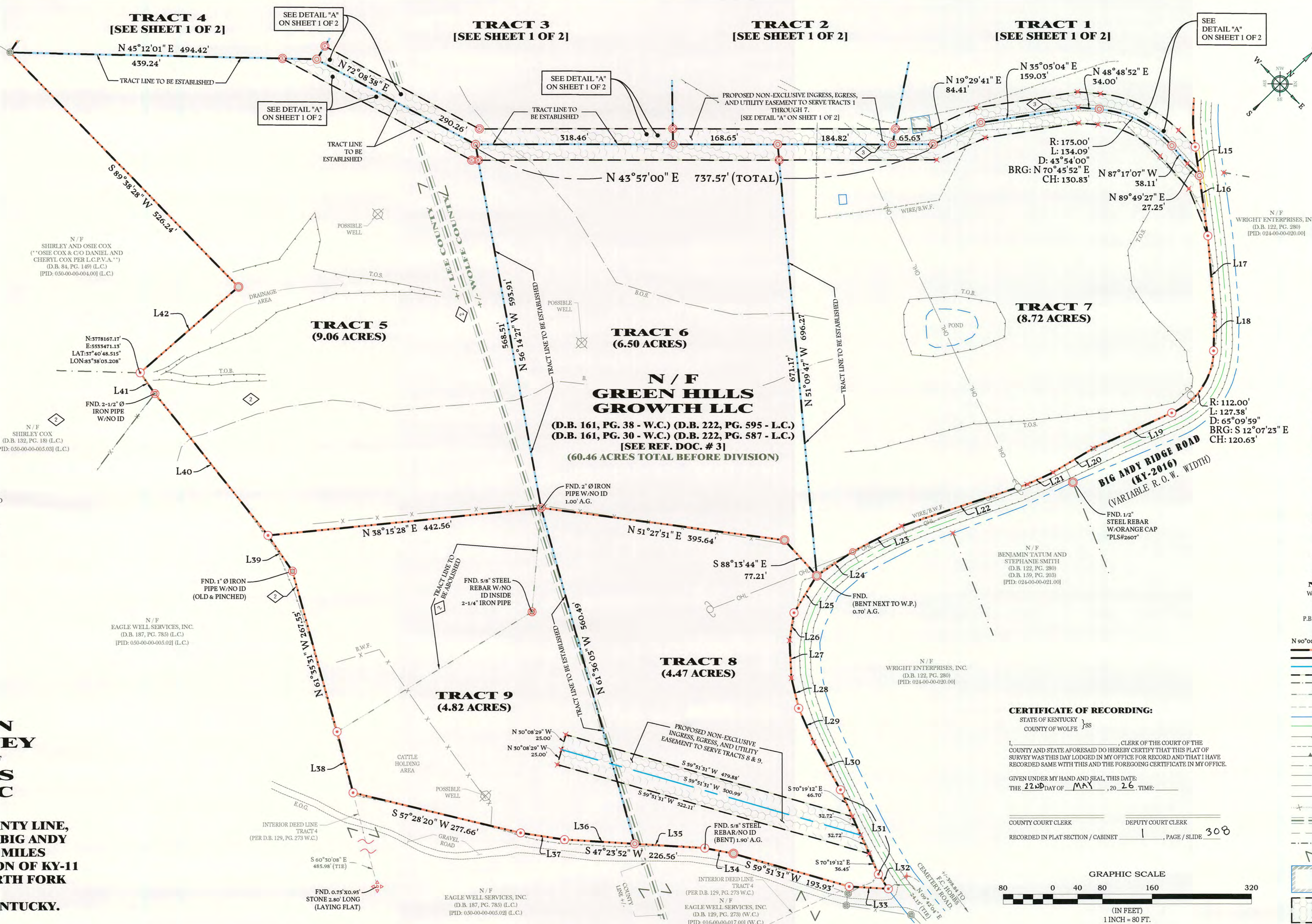
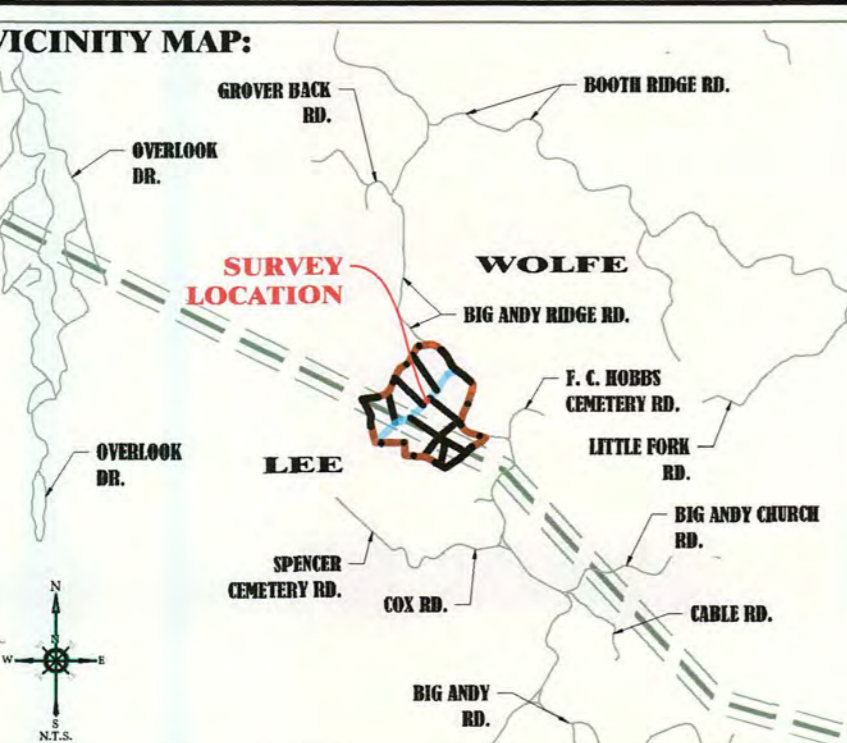
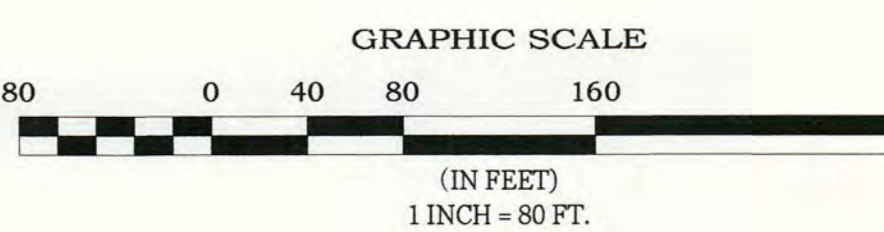


Table with columns: LINE #, BEARING, DISTANCE. Lists lines L17 through L42 with their respective bearings and distances.

LEGEND: Symbols for steel rebar, iron pipe, monuments, and various survey features. Includes a note about the survey being calculated and used as a guide.

**CERTIFICATE OF RECORDING:**

STATE OF KENTUCKY COUNTY OF WOLFE I, [Signature], CLERK OF THE COURT OF THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS THIS DAY LOGGED IN MY OFFICE FOR RECORD AND THAT I HAVE RECORDED SAME WITH THIS AND THE FOREGOING CERTIFICATE IN MY OFFICE.



**SUBJECT PARCEL FEMA FLOOD INFO:** THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE X (OTHER AREAS) 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' AS SHOWN ON FLOOD INSURANCE RATE MAP FOR WOLFE COUNTY, KENTUCKY AND INCORPORATED AREAS, MAP NUMBER 21237C01.25D, DATED AUGUST 14, 2024.
**SUBJECT PARCEL MAIN RECORD SOURCE:** (GRANTOR) SCHOLTER, (GRANTEE) GREEN HILLS GROWTH LLC, D.B. 161, PG. 30 (W.C.), D.B. 222, PG. 587 (L.C.), DECEMBER 4TH, 2025.

**SURVEYOR'S CERTIFICATION:** I, ANTHONY WAYNE BALZARINI, P.L.S., LICENSED PROFESSIONAL LAND SURVEYOR NO. 4410, DO HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION, AND THAT SAID SURVEY AND PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE KENTUCKY STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
**BASIS OF BEARING AND DATUM NOTE:** BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE (1600). (NAD83) (NAD83 WGS 84) (GEOID18)

**FIELD PROCEDURE:** THIS SURVEY UTILIZED A JAVAD TRIUMPH-3 BASE (PART #01-680300-00) & TRIUMPH-LS PLUS ROVER (PART #01-670200-000000) DUAL FREQUENCY RECEIVERS CAPABLE OF TRACKING GPS, GLONASS, BEIDOU SATELLITE CONSTELLATIONS. A REAL TIME KINEMATIC (RTK) BASE AND ROVER SETUP WAS PERFORMED. THE CONTROL USED FOR THE BASE WAS ESTABLISHED BY COLLECTING MULTIPLE DAY STATIC LOG SESSIONS AND PROCESSING THE STATIC DATA THROUGH CORS VIA JAVAD DPOS. A REDUNDANCY OF MEASUREMENTS WERE TAKEN TO ENSURE CORRECT POSITIONS OF ALL DATA POINTS. THE RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY WAS 0.082' ± 200 PPM AT 95% CONFIDENCE WHICH MEETS THE ACCURACY OF STANDARDS FOR A RURAL SURVEY, AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, STANDARDS FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 WHICH IS (+/-) 0.10' ± 200 PPM. BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED.

**ANTHONY WAYNE BALZARINI, P.L.S.**  
PROFESSIONAL LAND SURVEYING, BOUNDARY, & MAPPING SOLUTIONS  
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