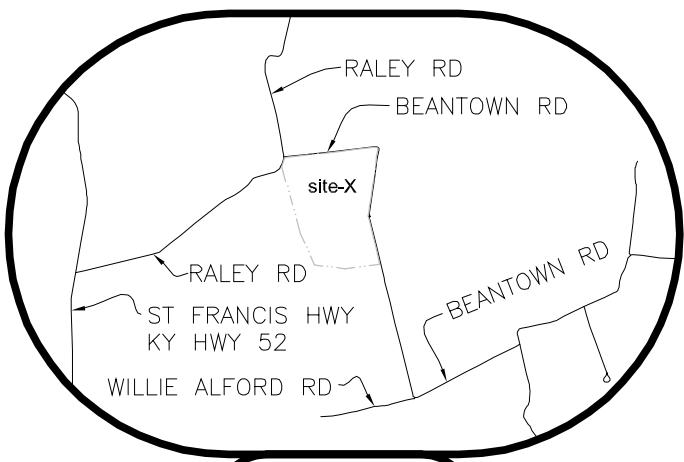


Division of Tract 4 of the  
Joseph Clyde Cecil and Mary Magdalen Cecil Farm Division

Location: Marion County, Kentucky  
Beantown Road  
Source of Title:  
Deed Book 88 Page 615

Being a division the same property conveyed  
to Mary Magdalen Cecil by Joe Will  
Thompson by deed dated May 2, 1969  
which is of record in Deed Book 88, Page  
615 in the records of Marion County.



Vicinity Map  
(NO SCALE)

LINE	BEARING	DISTANCE
L1	S13°42'57"E	148.73'
L2	S11°21'49"E	118.18'
L3	S08°16'14"E	13.27'
L4	S14°02'44"E	75.97'
L5	S13°35'56"E	73.15'
L6	S13°35'56"E	34.58'
L7	S13°42'57"E	47.75'
L8	S08°16'14"E	30.23'
L9	S08°02'40"W	140.03'
L10	S04°20'28"W	70.55'
L11	S08°52'10"W	143.70'
L12	S88°49'37"E	31.45'
L13	S64°19'34"E	30.12'
L14	S12°47'00"E	26.91'
L15	S05°06'23"W	28.28'
L16	S55°35'57"W	11.88'
L17	N14°59'50"W	147.44'
L18	N36°22'57"E	9.44'
L19	N55°35'57"E	11.88'
L20	N74°13'51"E	14.09'
L21	N82°36'40"E	117.17'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am owner of the property shown and described hereon and that I hereby adopt this plan with my free consent.

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

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

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

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

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

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

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

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

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

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



PLATTED: November 6, 2019  
SURVEYED: November 6, 2019

PLAT OF SURVEY

For  
Goldmark Realtors  
Joey Hayden, Realtor  
105 Old Bloomfeld Pike  
Bardstown Kentucky 40004

SHOWING A DIVISION  
OF THE PROPERTY OF  
Mary Magdalen Cecil  
Beantown Road  
Lebanon, Kentucky 40033

**DABNEY**  
Engineering and Land Surveying

213 East First Street  
Campbellsville, Kentucky 42718  
270-789-4458

Note:  
1) The property shown on this plat is subject to all legal right-of-ways and easements whether implied or of record.  
2) Title disclaimer: in the Commonwealth of Kentucky, a land surveyor can not make an opinion of title for property or verify title for property (201 KAR 18:150 Section 5), therefore this survey is not an opinion of title or a verification of title to the property.  
3) This survey was performed using the deed of record and information provided by the property owner of record, information from the Property Valuation Administrator's Office (PVA) and the County Clerk's Office of the county in which the property is located, information from the adjoining property owners, and other interested parties.  
4) No title commitments were provided to the surveyor.  
5) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or other facts that an accurate and current title search may disclose.  
6) All overhead and/or underground utilities may not be shown on this plat. Before any construction check with the appropriate utility company for easement widths and locations.  
7) Ponds, Lakes, water courses, fences and buildings may exist on this property and may not be shown on this plat.  
8) All fencing on or crossing subject property may not be shown on this plat. The fencing shown hereon is base on various point along observed fencing and may vary form fencing shown hereon.  
9) Any monument referred to as a reference monument is a set steel stake reference monument 18" #4 Rebar with Plastic Cap Stamped Reference Monument KY PLS 3319.  
10) Beantown Road and Raley Road are county roads with no source found. An assumed county road right of ways of 30 feet was used for this survey.  
11) 20' General Utility Easement shown hereon;  
Any utilities installed within said 20' Utility Easement should be installed as close as practicable to the public right of way or property line. Installation of utilities, shall not impede Ingress-Egress to and/or from any local, state or federal thoroughfare. Installation of utilities are to be coordinated with the developer and Tract owner(s).  
12) See the plat of the Joseph Clyde Cecil and Mary Magdalen Cecil Farm Division, recorded in Plat Cabinet 4 Slide 901 in the records of Marion County.

SURVEYOR'S CERTIFICATE

I do hereby certify that the Urban survey shown hereon was performed under my direction using appropriate G.P.S. Methods for measuring recovered monuments and establishing survey control and/or by the method of random traverse.  
The entirety of the data collected for this survey was done so through GPS means when acceptable; and by conventional means, from GPS control points, when necessary. Survey was performed using GPS equipment EPOCH GPS/GNSS Receiver - EPOCH 35; GPS & GLONASS (GNSS) RTK dual frequency with centimeter accuracy (HRMS OF 0.02" OR LESS) and Nikon Total Stations.  
The unadjusted mathematical error of closure of the traverse and the theoretical uncertainty of the corners established exceed the specified tolerances set forth by the Commonwealth of Kentucky, Standards of Practice For Professional Land Surveyors for a survey of this class in 201 KAR 18:150. The bearings and distances shown hereon have not been adjusted for closure.

KYPLS 3319: \_\_\_\_\_

DATE: 11/6/2019

OSBOURNE FAMILY TRUST AGREEMENT PROPERTY  
DEED BOOK 294 PAGE 471

OSBOURNE PROPERTY  
DEED BOOK 209 PAGE 234

- Set Steel Stake 18" #4 Rebar with Plastic Cap Stamped DABNEY 3319 Unless Otherwise Noted
  - Existing Steel Stake 18" #4 Rebar with Plastic Cap Stamped DABNEY 3319
  - Meander Point
  - Existing Wood Post
  - Existing Steel Stake 18" #4 Rebar with Plastic Cap Stamped DABNEY 3319 at the Base of Wood Post
- Stone Fence  
Wire Fence  
Overhead Utility Line