Autumn Ridge

Grid North -Kentucky SPC (1600)
Single Zone per GPS observations on
September 02, 2016
All distances shown hereon are
GROUND distances

Centerline of Road Line Table

LINE	BEARING	DISTANCE
L25	S 28°12'24" E	54.23'
L26	S 23°51'07" E	68.00'
L27	S 02°36'57" W	103.33'
L28	S 12°48'38" W	55.61'
L29	S 06°54'42" W	151.23'
L30	S 17°28'34" W	95.99'
L31	S 13°02'36" W	70.29'
L32	S 21°07'16" W	83.54'
L33	S 28°20'01" W	61.18'
L34	S 23°18'06" W	82.33'
L35	S 67°58'02" W	272.48'
L36	S 81°10'29" W	62.98'
L37	N 74°03'31" W	87.05'
L38	N 52°40'33" W	68.61'
L39	N 34°28'40" W	121.04'
L40	N 47°50'56" W	35.14'
L41	N 72°51'00" W	84.96'
L42	S 71°01'19" W	101.98'
L43	S 59°08'38" W	82.75'
L44	S 39°15'19" W	79.48'
L45	S 52°44'36" W	55.81'
L46	S 72°55'52" W	10.34'
L47	N 88°19'10" W	168.20'
L48	N 69°52'37" W	41.16'
L49	N 18°07'26" W	115.07'
L50	N 09°01'16" W	127.22'
L51	N 25°05'18" W	33.84'
L52	N 01°09'44" W	30.67'
L53	N 03°32'46" E	117.28'
L54	N 06°16'07" E	130.08'
L55	S 25°28'16" W	85.24'
L56	S 45°40'59" W	91.37'
L57	S 60°44'52" W	55.69'
L58	S 47°13'57" W	47.76'
L59	S 26°19'37" W	118.27'
L60	S 51°55'44" W	160.83'
L61	S 05°04'17" W	84.94'
L62	S 19°08'36" W	120.17'
L63	S 21°44'04" W	130.60'
L64	S 23°31'39" W	114.53'
L65	S 34°41'25" W	62.39'
L66	S 41°31'28" W	56.25'
L67	S 41°31'28" W	31.29'
L68	S 47°40'18" W	242.17'
L69	S 48°25'50" W	45.36'
L70	S 62°10'18" W	15.85'
L71	S 70°35'27" W	41.97'
L72	S 78°58'18" W	62.23'
L73	N 73°07'39" W	145.01'
L74	N 82°38'20" W	122.27'
L75	N 89°14'07" W	42.21'
L76	S 75°07'20" W	50.78'
L77	S 49°38'23" W	53.64'
L78	N 78°11'14" W	170.47'
L79	N 73°00'55" W	67.38'
L80	N 57°41'32" W	96.54'
L81	N 65°36'50" W	99.69'
L82	N 74°19'54" W	60.63'
L83	N 83°02'42" W	57.91'

LINE	BEARING	DISTANCE
L84	S 89°12'49" W	60.69'
L85	S 67°16'47" W	51.55'
L86	S 34°41'06" W	23.07'
L87	S 00°23'08" W	34.98'
L88	S 25°33'01" E	17.28'
L89	S 43°49'14" E	24.95'
L90	S 50°34'29" E	43.95'
L91	S 48°49'54" E	143.67'
L92	S 51°32'07" E	48.38'
L93	S 04°22'32" W	33.99'
L94	S 11°55'56" E	43.07'
L95	S 21°48'06" E	93.56'
L96	S 47°38'59" E	76.43'
L97	S 64°27'15" E	188.74'
L98	S 52°37'33" E	111.60'
L99	S 50°19'14" E	136.06'
L100	S 35°31'18" E	27.42'
L101	S 19°55'20" E	23.20'
L102	S 05°20'59" W	26.38'
L103	S 56°54'06" W	44.11'
L104	S 85°46'06" W	51.45'
L105	S 78°33'02" W	203.11'
L106	S 51°38'23" W	53.09'
L107	S 32°12'41" W	41.24'
L108	S 10°33'21" W	65.85'
L109	S 07°03'50" E	145.43'
L110	S 14°23'00" E	69.79'
L111	S 27°57'30" E	123.51'
L112	S 27°57'30" E	131.23'
L113	S 21°26'59" E	75.48'
L114	S 10°17'26" E	207.24'
L115	S 05°15'03" E	42.61'
L116	S 02°35'27" E	92.50'
L117	S 14°01'49" E	251.53'
L118	S 01°25'55" W	95.99'
L119	S 13°36'46" W	103.29'
L120	S 01°02'50" E	31.58'
L121	S 65°08'02" W	101.29'
L122	N 89°51'52" W	121.17'
L123	N 61°38'28" W	150.80'
L124	N 45°30'52" W	41.43'
L125	N 15°01'22" W	65.10'
L126	N 31°48'53" W	66.65'
L127	N 14°41'41" W	68.32'
L128	N 32°37'56" W	130.53'
L129	N 13°27'18" W	141.96'
L130	N 41°17'49" W	74.56'
L131	N 64°42'11" W	33.57'
L132	N 78°47'46" W	13.24'
L133	S 76°34'39" W	22.08'
L134	S 47°53'50" W	76.91'
L135	S 62°45'10" W	84.73'
L136	S 81°36'04" W	48.25'
L137	N 83°56'51" W	114.80'
L138	S 59°19'56" W	23.21'
L139	S 41°08'50" W	14.26'
L140	S 29°46'32" W	65.87'
L141	S 23°09'32" W	65.30'
L142	S 05°04'18" W	26.03'

LINE	BEARING	DISTANCE
L143	S 11°52'02" E	17.51'
L144	S 37°19'43" E	73.00'
L145	S 29°37'23" E	87.05'
L146	S 03°31'43" E	58.18'
L147	S 11°56'28" W	47.19'
L148	S 05°29'04" W	70.73'
L149	S 17°33'45" W	65.33'
L150	S 57°38'36" W	153.63'
L151	S 44°18'35" W	35.31'
L152	S 17°14'12" W	40.18'
L153	S 08°14'00" W	93.43'
L154	S 27°35'06" W	64.77'
L155	S 14°38'44" W	64.63'
L156	S 39°44'32" W	41.62'
L157	S 54°31'45" W	74.82'
L158	S 71°44'32" W	64.08'
L159	N 82°56'57" W	136.15'
L160	N 72°38'22" W	31.42'
L161	N 55°22'24" W	35.92'
L162	N 29°37'56" W	43.25'
L163	N 44°16'09" W	55.72'
L164	N 49°41'52" W	82.99'
L165	N 64°30'26" W	35.43'
L166	S 89°57'49" W	34.67'
L167	S 89°57'49" W	43.61'
L168	S 65°32'08" W	42.33'
L169	S 87°14'07" W	52.69'
L170	N 71°47'01" W	74.26'
L171	N 41°42'01" W	45.05'
L172	S 86°23'42" W	39.37'
L173	S 77°58'21" W	50.41'
L174	S 58°20'30" W	106.88'
L175	S 84°05'22" W	21.83'
L176	N 76°25'21" W	66.79'
L177	N 64°17'38" W	34.32'
L178	N 47°35'07" W	94.34'
L179	N 78°27'50" W	36.12'
L180	S 65°13'24" W	108.82'
L181	S 50°11'25" W	53.30'
L182	S 42°52'57" W	95.76'
L183	S 32°48'01" W	63.69'
L184	S 58°43'23" W	30.13'
L185	S 70°28'30" W	71.12'
L186	N 85°21'57" W	52.43'
L187	S 86°59'02" W	125.57'
L188	S 78°06'14" W	104.56'
L189	N 88°28'21" W	74.13'
L190	N 71°51'54" W	127.94'

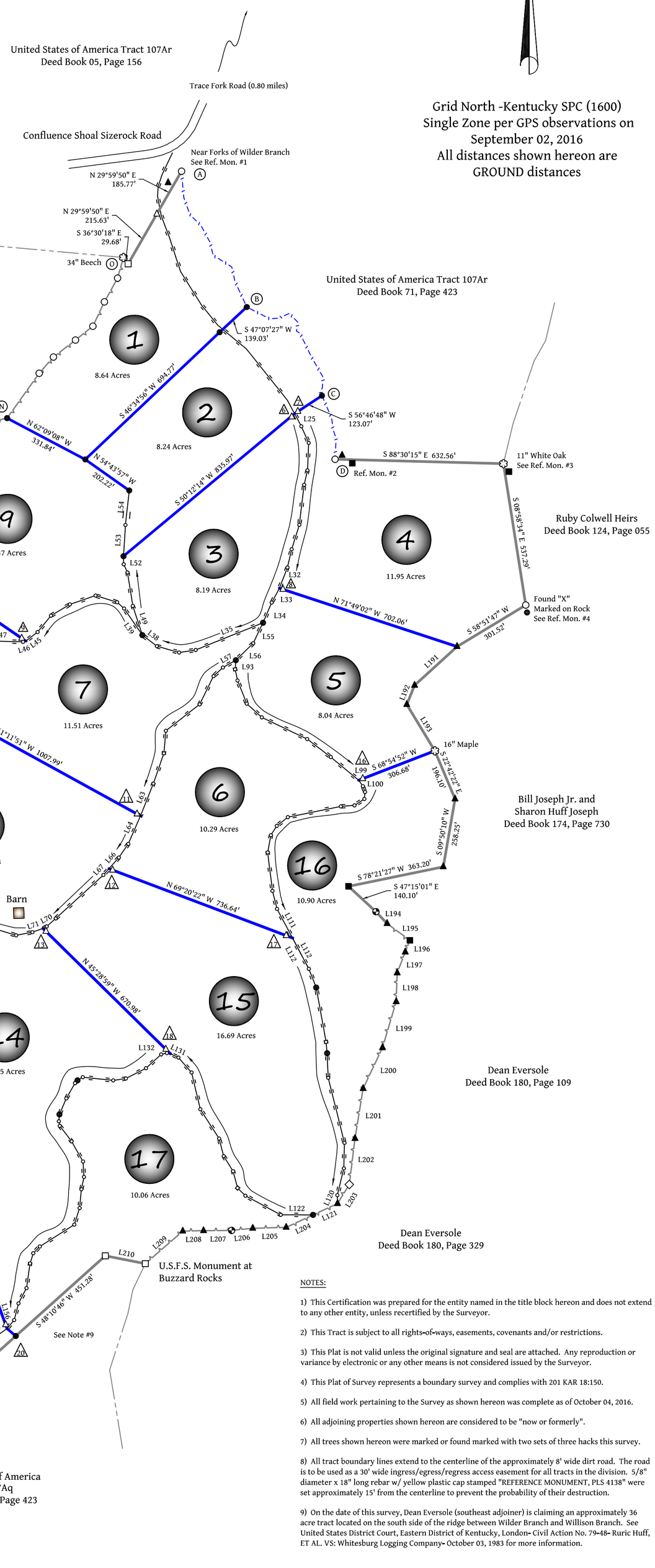
Exterior Boundary Line Table

FROM/TO	BEARING	DISTANCE
A/B	S 04°46'54" E	99.05'
	S 19°55'59" E	67.47'
	S 44°55'17" E	59.49'
	S 28°22'08" E	68.47'
	S 14°14'32" E	53.90'
	S 60°24'34" E	24.06'
	S 57°32'29" E	57.86'
	S 12°13'35" E	53.90'
	S 24°39'43" E	107.05'
B/C	S 62°45'59" E	96.31'
	N 86°35'04" E	33.77'
	N 66°11'17" E	43.60'
	S 45°12'01" E	46.84'
	S 10°13'14" W	33.41'
	S 58°41'00" E	15.47'
	S 25°41'25" E	97.70'
	S 29°55'13" E	89.62'
	S 04°42'41" W	38.34'
	S 18°28'19" W	21.76'
	S 29°42'38" E	11.28'
C/D	S 23°11'17" E	93.26'
	S 05°57'44" E	41.29'
	S 19°58'03" E	35.60'
	S 02°59'59" W	78.76'

LINE	BEARING	DISTANCE
L191	S 47°37'00" W	215.85'
L192	S 22°06'51" W	77.58'
L193	S 31°13'15" E	203.33'
L194	S 43°16'45" E	61.00'
L195	S 53°40'03" E	106.36'
L196	S 21°22'19" W	47.49'
L197	S 21°16'25" W	83.73'
L198	S 01°58'46" W	107.94'
L199	S 16°32'04" W	180.71'
L200	S 25°25'11" W	169.51'
L201	S 09°13'05" W	189.97'
L202	S 07°05'48" W	174.14'
L203	S 31°47'02" W	84.02'
L204	S 65°08'20" W	111.22'
L205	S 88°23'35" W	125.49'
L206	S 84°19'14" W	79.68'
L207	S 89°24'09" W	105.58'
L208	S 88°45'32" W	78.03'
L209	S 49°04'11" W	186.21'
L210	N 78°54'25" W	152.84'

FROM/TO	BEARING	DISTANCE
E/F	N 07°22'37" E	85.01'
	N 00°07'40" E	69.47'
	N 00°31'50" W	91.03'
	N 06°12'28" W	98.18'
	N 17°57'28" W	83.67'
F/G	S 89°40'39" W	67.92'
	N 80°16'38" W	24.23'
	N 65°15'59" W	164.05'
	N 75°36'49" W	56.50'
	N 83°47'09" W	85.63'
	N 86°16'47" W	53.87'
	N 45°17'15" W	101.86'
	N 36°01'47" W	91.19'
	N 09°42'23" E	96.21'
	N 00°02'46" W	112.49'
	N 21°45'37" E	46.63'
	N 22°40'44" E	49.43'
	N 33°19'30" E	47.88'
G/H	N 31°26'29" E	167.09'
	N 00°17'35" W	117.14'
	N 22°20'02" W	147.13'
	N 28°04'21" W	46.43'
	N 29°25'55" W	155.16'
	N 20°09'59" W	102.15'
	N 11°03'54" W	76.53'
	N 12°54'25" W	54.72'
	N 02°04'50" W	172.67'
H/I	N 45°40'17" E	106.92'
	N 50°11'36" E	65.50'
	N 53°38'39" E	167.87'
	N 75°52'01" E	15.74'
	S 85°29'29" E	102.60'
	S 78°13'16" E	95.49'
	S 82°37'06" E	87.07'
I/J	N 70°23'21" E	47.15'
	N 74°56'02" E	103.67'
	S 83°35'56" E	117.65'
	N 85°25'48" E	77.55'
	N 36°09'13" E	41.84'
	N 30°08'54" E	122.37'
J/K	N 05°30'26" E	150.99'
	N 17°29'17" E	175.60'
	N 15°58'58" E	44.48'

FROM/TO	BEARING	DISTANCE
K/L	N 60°54'45" E	121.60'
	N 37°00'32" E	48.86'
	N 20°26'35" E	275.78'
	N 54°39'15" E	174.69'
	N 48°38'45" E	153.49'
	N 39°33'33" E	102.62'
L/M	N 56°58'10" E	113.11'
	N 60°23'11" E	97.95'
	N 72°13'15" E	176.40'
	N 47°59'09" E	159.35'
M/N	N 46°58'54" E	249.35'
	N 76°30'06" E	45.37'
	N 38°36'10" E	47.45'
	N 40°11'32" E	98.10'
	N 58°44'16" E	59.05'
	N 77°46'03" E	117.47'
	N 76°43'27" E	117.47'
N/O	N 35°34'47" E	207.06'
	N 41°16'46" E	80.96'
	N 52°21'58" E	104.53'
	N 51°30'56" E	83.44'
	N 25°24'00" E	101.19'
	N 28°58'04" E	101.96'
	N 15°51'00" E	80.43'



SOURCE OF TITLE

The property shown here is all of the same land conveyed to Classic Country Land, LLC. by Deed dated April 08, 2016 and recorded in Deed Book 199 on Page 056 in the Leslie County Clerk's Office.

Total Subdivided Area- 294.99 Acres

NOTES:

1) This Certification was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the Surveyor.

2) This Tract is subject to all rights-of-ways, easements, covenants and/or restrictions.

3) This Plat is not valid unless the original signature and seal are attached. Any reproduction or variance by electronic or any other means is not considered issued by the Surveyor.

4) This Plat of Survey represents a boundary survey and complies with 201 KAR 18:150.

5) All field work pertaining to the Survey as shown hereon was complete as of October 04, 2016.

6) All adjoining properties shown hereon are considered to be "now or formerly".

7) All trees shown hereon were marked or found marked with two sets of three hacks this survey.

8) All tract boundary lines extend to the centerline of the approximately 8' wide dirt road. The road is to be used as a 30' wide ingress/egress/regress access easement for all tracts in the division. 5/8" diameter x 18" long rebar w/ yellow plastic cap stamped "REFERENCE MONUMENT, PLS 4138" were set approximately 15' from the centerline to prevent the probability of their destruction.

9) On the date of this survey, Dean Eversole (southeast adjoiner) is claiming an approximately 36 acre tract located on the south side of the ridge between Wilder Branch and Willison Branch. See United States District Court, Eastern District of Kentucky, London- Civil Action No. 79-48- Ruric Huff, ET AL. VS: Whitesburg Logging Company- October 03, 1983 for more information.

LEGEND

- ● 5/8" Diameter x 18" Long Rebar w/ Blue Plastic Cap Stamped "NEIL A. GRANDE, PLS 4138" (set this survey)
- △ 5/8" Diameter x 18" Long Rebar w/ Yellow Plastic Cap Stamped "REFERENCE MONUMENT, PLS 4138" (set this survey)
- ▲ 1/2" Diameter Rebar w/ Yellow Plastic Cap Stamped "THOMAS BOGGS, PLS 2173" (found this survey)
- ■ 3/4" Diameter Rebar w/ Aluminum Cap Stamped "TOM BOGGS, PLS 2173" (found this survey)
- □ 3" Aluminum Disk U.S.F.S. Monument (found this survey)
- Tree (size and species as noted)
- 1/4" Masonry Nail (found this survey)
- ◇ Rail Spike in Solid Rock (found this survey)
- ○ Meander Point (no monument set unless noted)
- Boundary line
- Adjoining Boundary Line
- Centerline of Approximately 8' Wide Dirt Road (30' wide ingress/egress/regress access easement)
- Center of Ridge (coincident with boundary line)
- Centerline of Wilder Branch (coincident with boundary line)

GPS DATA

Percent of Boundary Conducted w/ GPS: **Approximately 50%**
GPS Manufacturer and Model: **Javad LS w/ Javad Triumph 2 Base**
GPS Survey Type: **RTK**
Relative Positional Accuracy: **Meets or Exceeds +/- 0.10'+200 PPM**
DPOS Solution: **09/02/2016**
Kentucky State Plane Single Zone (1600)
NAD 83 (2011) Geoid 12B

CERTIFICATE OF ACCURACY

I hereby certify that this Plat depicts a Survey made by me and/or under my direct supervision by the method of open traverse with side shots. Intial control was set using post processed RTK GPS observations listed hereon. The unadjusted precision ratio of the traverse closures is listed hereon and was not adjusted. This is an "Rural" Survey which meets or exceeds all applicable requirements.

NEIL A. GRANDE, PLS # 4138 Date

CONVENTIONAL DATA

LEC

Traverse 1- 1:27,695
Traverse 2- 1:24,575
Traverse 3- 1:18,082

0' 250'
Graphic Scale

Reference Monument Notes (Exterior Boundary)

1) Point in Wilder Branch referenced by the monument shown lying S 49°27'32" W, 66.29' away.

2) Point in centerline of Wilder Branch referenced by the monuments shown lying S 87°49'20" E, 68.63' away and N 57°22'13" E, 19.17' away.

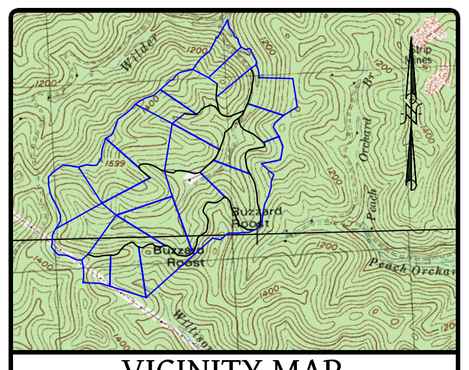
3) 11" White Oak referenced by the monument shown lying S 11°11'39" E, 2.32' away.

4) "X" Marked on Rock referenced by the monument shown lying S 52°56'23" E, 0.90' away.

5) 5/8" Rebar with blue plastic cap (set this survey) referenced by an 8" Dogwood B.T lying S 89°48'11" E, 9.60' away and referenced by a 24" Beech B.T lying S 06°41'50" E, 20.60' away.

Reference Monument Notes (From Corner to Monument)

FROM/TO	BEARING	DISTANCE
CORNER/#6	S 40°39'00" W	16.11'
CORNER/#7	N 56°46'48" E	14.81'
CORNER/#8	S 71°49'02" E	13.97'
CORNER/#9	N 55°34'56" W	18.05'
CORNER/#10	S 51°37'40" W	15.58'
CORNER/#11	N 61°11'51" W	14.74'
CORNER/#12	S 69°20'22" E	14.79'
CORNER/#13	S 45°28'59" E	15.92'
CORNER/#14	N 48°38'27" W	20.52'
CORNER/#15	S 62°17'26" W	15.27'
CORNER/#16	N 68°54'52" E	16.33'
CORNER/#17	N 69°20'22" W	25.29'
CORNER/#18	N 45°28'59" W	23.97'
CORNER/#19	N 19°51'55" W	15.47'
CORNER/#20	S 49°47'57" E	42.94'
CORNER/#21	N 58°05'23" W	26.97'
CORNER/#22	S 08°26'58" E	18.59'
CORNER/#23	S 01°34'49" W	14.42'
CORNER/#24	N 47°40'53" E	17.71'
CORNER/#25	S 47°40'53" W	17.71'



VICINITY MAP
BUCKHORN AND HYDEN WEST U.S.G.S. Quadrangles 1"=2000'

A Division of the Property of
Classic Country Land, LLC.
1420 W. Exchange Pkwy, Suite 120 A
Allen, Texas 75013
Project Site: Left Fork of Wilder Branch near Confluence
Leslie County, Kentucky

TITAN SURVEYING
P.O. Box 2059 Corbin, Kentucky 40702 (606) 215-1396
titansurveying@gmail.com
www.titansurveying.com

SHEET 1 OF 1

Date: 10/11/2016 Scale: 1"= 250'

Drawn By: N.G. Checked By: N.G.