

ALTA / NSPS LAND TITLE SURVEY CERTIFICATION

To : First American Title Insurance Company, and Road Ranger LLC
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys...

Date of Plat or Map: September 26, 2022.
Justin D. Drury, Surveyor, JUSTIN D. DRURY PLS 3843

CERTIFICATE OF ACCURACY / METHOD OF SURVEY

SURVEY WAS PERFORMED BY METHOD OF RTK GPS, USING TOPCON HIPER V RECEIVERS IN A BASE AND ROVER CONFIGURATION. DATA POINTS NOT ACCESSIBLE BY GPS WERE OBSERVED FROM GPS CONTROL POINTS USING A SOKKIA SX ROBOTIC TOTAL STATION...

ORIGIN OF BEARINGS AND COORDINATES

BEARINGS AND COORDINATES DATA IS BASED ON KENTUCKY STATE PLANE NORTH ZONE, NAD 83(2011). MORE PARTICULARLY, THE BEARINGS COORDINATES ARE BASED ON A RTK GPS SURVEY UTILIZING THE KENTUCKY DEPARTMENT OF TRANSPORTATION C.O.R.S. NETWORK...

ORIGIN OF ELEVATIONS

ELEVATION DATA IS BASED ON NAVD83, USING GEOID 16. MORE PARTICULARLY, THE BEARINGS COORDINATES ARE BASED ON A RTK GPS SURVEY UTILIZING THE KENTUCKY DEPARTMENT OF TRANSPORTATION C.O.R.S. NETWORK...

ZONING REQUIREMENTS

Table with zoning requirements: A-1 (AGRICULTURAL), MINIMUM LOT SIZE 5 ACRES, MINIMUM LOT FRONTAGE 250' at Building Line, etc.

UTILITY OWNERS

WATER AND SEWER COMPANY: GEORGETOWN MUNICIPAL WATER & SEWER SERVICE. CONTACT: FRANK AMBROSE.
ELECTRIC COMPANY: OWEN ELECTRIC COOPERATIVE. CONTACT: DARYL MULDER.

FEMA FLOOD HAZARD AREA

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 2120020050C, EFFECTIVE ON 01/08/2014, FOR SCOTT COUNTY UNINCORPORATED AREAS...

UNDERGROUND UTILITIES

SUBSURFACE UTILITIES WERE LOCATED TO CRITERIA SET FORTH IN ITEM 11(A) OF THE 2021 ALTA REQUIREMENTS. TABLE A CONSULTANT MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE SUBSURFACE UTILITY INFORMATION AND SPECIFICALLY MAKES NO WARRANTY THAT SAID SUBSURFACE UTILITY INFORMATION SHALL BE MARKETABLE OR FIT FOR ANY PARTICULAR PURPOSE...

SURVEYOR'S REPORT ON SCHEDULE B - SECTION 2

SEPTEMBER 2022. A REVIEW OF THE EXCEPTIONS TO LAND TITLE HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF JUSTIN D. DRURY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF KENTUCKY (PLS #3843), HEREINAFTER REFERRED TO AS THE SURVEYOR...

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: 5112273-FY-CP-JM DATED MARCH 10, 2022 AT 12:00 A.M. PROPOSED INSURED: ROAD RANGER, LLC

SURVEYOR'S COMMENTS ARE IN BOLD, ITALIC LETTERS. SCHEDULE B - SECTION II

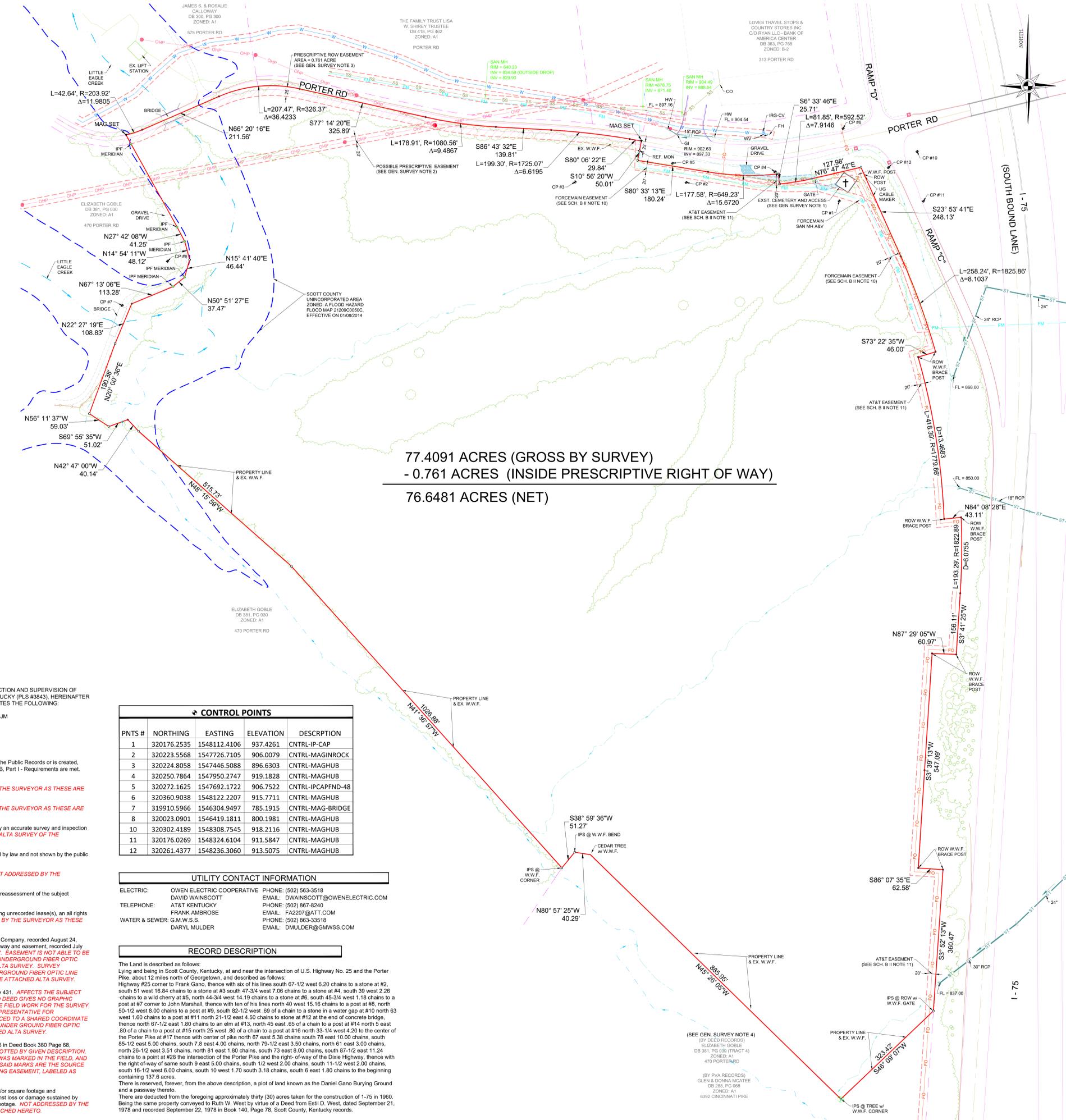
- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights of claims of parties in possession not shown by public records.
3. Encroachments, overlaps, boundary line disputes, or other matters, which would be disclosed by an accurate survey and inspection of the premises.

CONTROL POINTS table with columns: PNTS #, NORTHING, EASTING, ELEVATION, DESCRIPTION. Includes points 1 through 12.

UTILITY CONTACT INFORMATION table with columns: ELECTRIC, TELEPHONE, WATER & SEWER, and contact details for Owen Electric Cooperative and At&T Kentucky.

RECORD DESCRIPTION: The Land is described as follows: Lying and being in Scott County, Kentucky, at and near the intersection of U.S. Highway No. 25 and the Porter Pike, about 12 miles north of Georgetown...

77.4091 ACRES (GROSS BY SURVEY)
- 0.761 ACRES (INSIDE PRESCRIPTIVE RIGHT OF WAY)
76.6481 ACRES (NET)



VICINITY MAP SCALE 1" = 1000'

LEGEND: Symbols and descriptions for various features including U.G. Cable Access, Electric Transformer, Water Meter, etc.

- GENERAL SURVEY NOTES: 1. EXISTING ROCK WALL AND HEAD STONE EVIDENCE OF CEMETERY... 2. EXISTING OVERHEAD LINES, AND ATTACHED POSSIBLE PRESCRIPTIVE EASEMENT... 3. DURING THE RECORDS RESEARCH FOR THIS SURVEY, NO FEE SIMPLE DEED WAS FOUND...

PROPERTY AREA CHART table with columns: ACRES, AREA, DESCRIPTION. Shows gross and net acreage.



ALTA / NSPS LAND TITLE SURVEY header and footer information including property owner details (Sue W. Toncray and Linda W. Reynolds) and surveyor information (Justin D. Drury).