

PURPOSE STATEMENT:
THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE AND REDIVIDE THE PROPERTY AT 358 MASSEY LANE, 1693 TAFFY ROAD AND OTHER TRACTS ON TAFFY ROAD, HARTFORD, KENTUCKY AS SHOWN HEREON.

FLOODPLAIN DETERMINATION:
THE ENTIRE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. NO. 21183C0125E, EFFECTIVE 09/01/2022.

NOTE:
THE PROPERTY DESCRIBED HEREON IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY THAT MAY OR MAY NOT BE OF RECORD. THE ADJOINING PROPERTY OWNER'S INFORMATION IS SHOWN PER CURRENT PROPERTY VALUATION ADMINISTRATIONS WEBSITE.

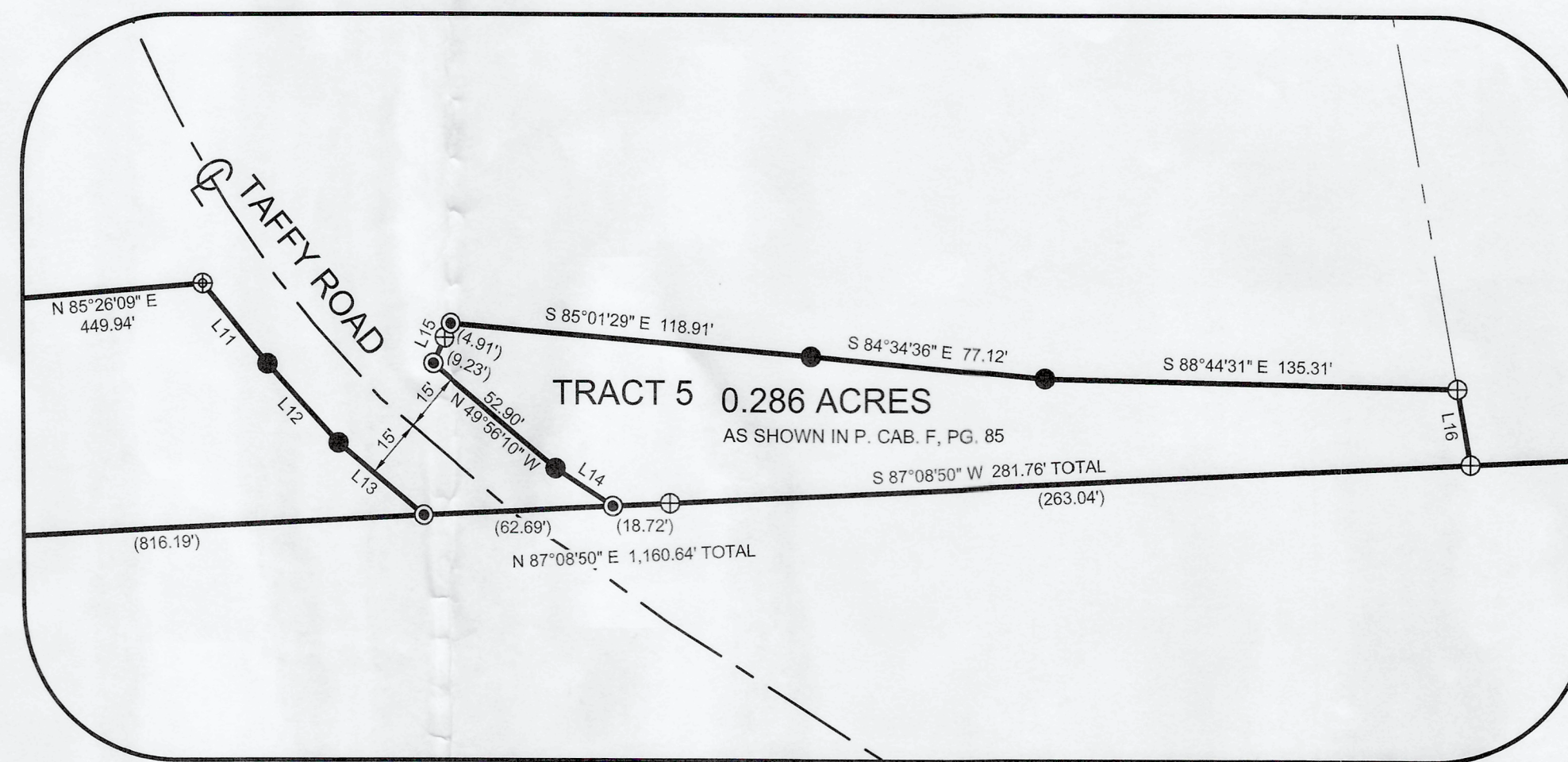
BOUNDARY SURVEY PERFORMED WITHOUT BENEFIT OF ATTORNEY'S TITLE OPINION / TITLE SEARCH.

THE ADJOINING TRACT OF JUANITA HARDESTY IS NOT OF RECORD PER THE PVA OFFICE RECORDS. INFORMATION SHOWN HEREON PER SURVEY BY BIGGERSTAFF, WARD & ASSOCIATES, PLLC DATED 7-30-09 AS RECORDED IN DEED BOOK 381, PAGE 286 IN THE CLERK'S OFFICE OF OHIO COUNTY, KENTUCKY.

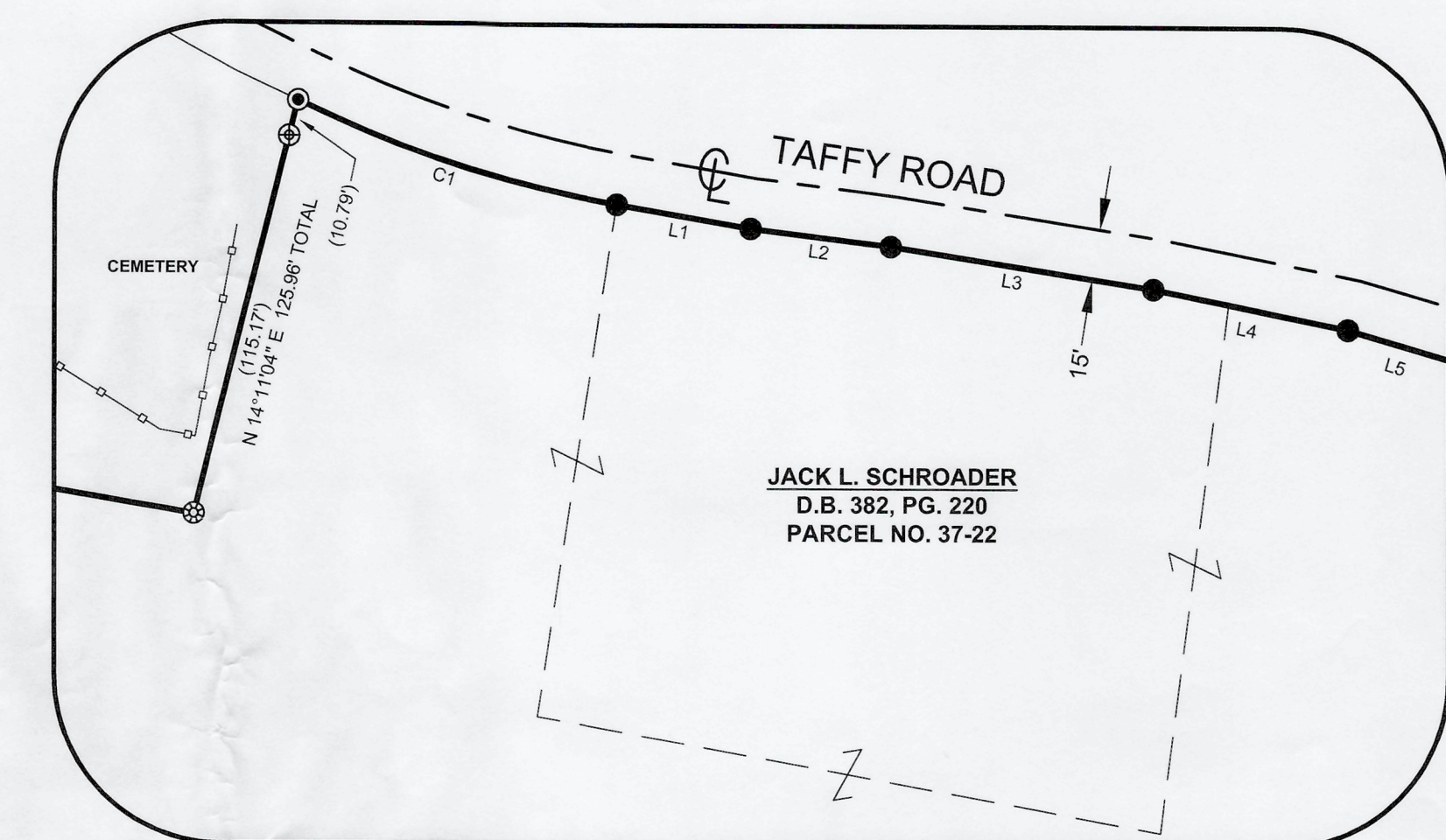
OWNER'S CERTIFICATION

I (WE), THE UNDERSIGNED OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT I HAVE LAD-OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT, AND DO HEREBY ACCEPT THIS SURVEY. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

SIGNED: James L. Schroeder SR EXECUTOR
James L. Schroeder



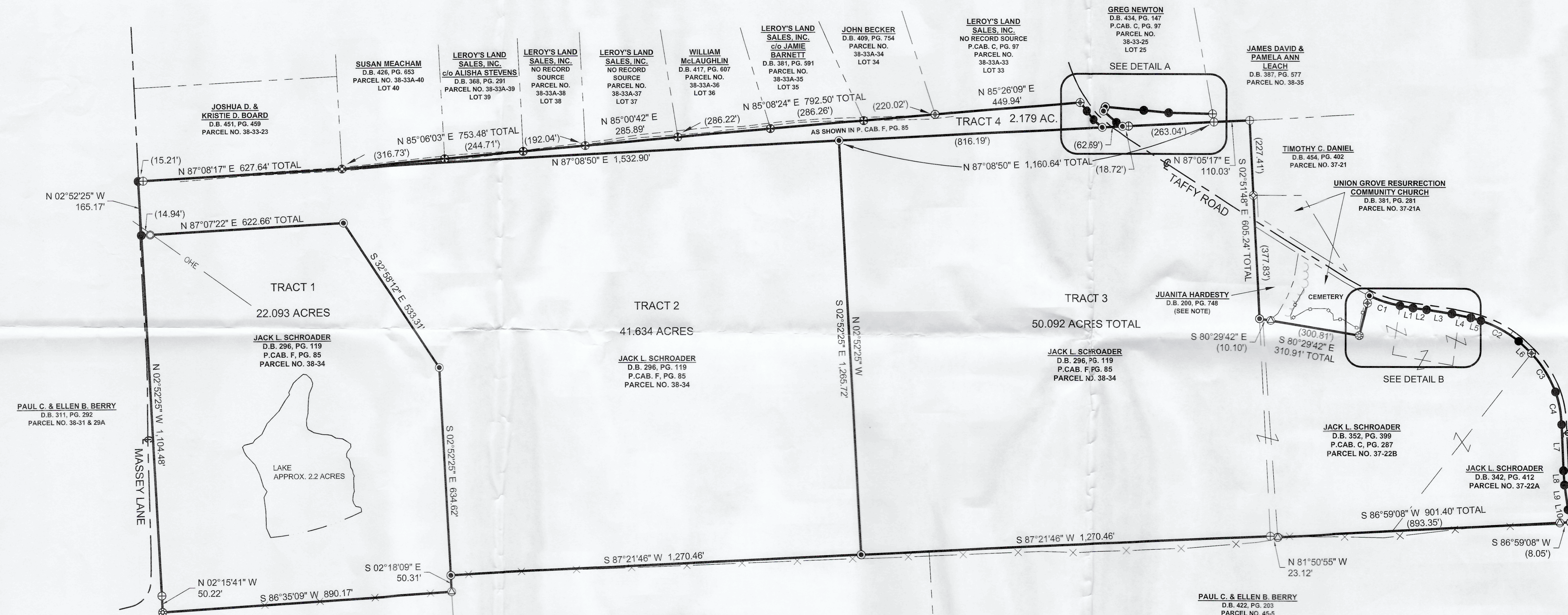
DETAIL A
SCALE: 1"=50'



DETAIL B
SCALE: 1"=50'

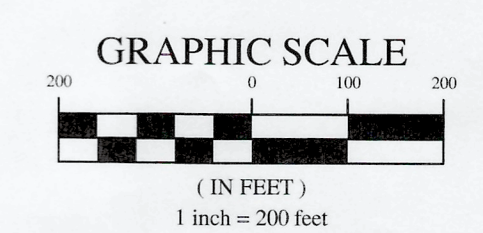
LINE	BEARING	DISTANCE
L1	S 80°05'52" E	40.41'
L2	S 82°48'03" E	42.15'
L3	S 80°59'44" E	79.10'
L4	S 78°45'28" E	59.03'
L5	S 73°56'21" E	32.18'
L6	S 46°18'06" E	55.16'
L7	S 02°28'19" E	139.82'
L8	S 04°28'01" E	43.83'
L9	S 08°00'18" E	76.47'
L10	S 11°20'30" E	39.18'
L11	S 39°14'15" E	33.43'
L12	S 42°06'38" E	34.71'
L13	S 49°55'49" E	36.65'
L14	N 56°52'10" W	22.54'
L15	N 24°37'35" E	14.14'
L16	S 10°02'32" E	25.01'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 72°09'57" E	99.19'	363.29'	99.50'
C2	S 61°28'12" E	131.88'	332.37'	132.76'
C3	S 31°50'43" E	139.80'	363.29'	140.67'
C4	S 10°39'19" E	100.32'	297.61'	100.80'



BK: CAB & PG: 312-312

RECORD SOURCE:
DEED BOOK 296, PAGE 119
DEED BOOK 307, PAGE 101 (PLAT)
DEED BOOK 342, PAGE 412
DEED BOOK 352, PAGE 399
DEED BOOK 382, PAGE 220
PLAT CAB. C, PAGE 287
PLAT CAB. F, PAGE 85



LEGEND

- 5/8" REBAR, 18" IN LENGTH, SET W/ CAP, STAMPED "M. PHELPS KY PLS 4420"
 - 5/8" REBAR, 18" IN LENGTH, SET W/ CAP, STAMPED "M. PHELPS KY PLS 4420" (WITNESS MONUMENT)
 - ⊕ 3/4" REBAR FOUND W/ CAP, STAMPED "PLS 1874"
 - ⊕ 1/2" REBAR FOUND W/ CAP, STAMPED "PLS 2136"
 - ⊕ 1/2" REBAR FOUND W/ CAP, STAMPED "PLS 2552"
 - ⊕ 1/2" REBAR FOUND W/ CAP, STAMPED "PLS 3434"
 - ⊕ 1/2" REBAR FOUND W/ CAP, STAMPED "PLS 3862"
 - ⊕ 1/2" REBAR FOUND W/ CAP, UNREADABLE
 - ⊕ 1/2" REBAR FOUND W/ NO CAP
 - ⊕ 1" IRON PIPE FOUND W/ NO CAP
 - CALCULATED POINT (NO MONUMENT SET OR FOUND)
- OHE — OVERHEAD POWER LINE(S)
 - X — WIRE FENCE
 - — — EDGE OF WATER
 - □ — LIMITS OF OBSERVABLE CEMETERY HEADSTONES
 - — — TREE LINE
 - — — CENTERLINE OF ROAD
 - - - - APPROXIMATE INDICATIONS OF OLD ROAD BED

SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY DIRECTION BY THE METHOD OF REAL TIME KINEMATIC GPS MEASUREMENT USING GEOID MODEL 12B WITH KENTUCKY SOUTH 1602 AND NAVD 1988. 100% OF THIS SURVEY WAS PERFORMED USING TRIMBLE GNSS R10 MODEL 2 TRIPLE FREQUENCY RECEIVERS OF WHICH THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS ±0.040 + 100 PPM AND HAS NOT BEEN ADJUSTED. THE BEARINGS SHOWN HEREON ARE TIED TO KENTUCKY SOUTH STATE PLANE COORDINATES. THIS SURVEY IS CLASSIFIED AS A RURAL SURVEY AND MEETS ALL OF THE ACCURACY AND PRECISION SPECIFICATIONS FOR THAT CLASS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HEREON DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY INDICATED. THIS SURVEY COMPLIES WITH 201 KAR 18:150.

Mark A. Phelps 6-9-26
MARK A. PHELPS, KY PLS NO. 4420 DATE



SURVEY - DIVISION & CONSOLIDATION

CLIENT: KURTZ AUCTION & REALTY, ATTN: AMY WHISTLE
CLIENT ADDRESS: 305 FREDERICA STREET, OWENSBORO, KY 42301
PROPERTY OWNER: JACK L. SCHROADER
PROPERTY OWNER ADDRESS: 3418 GREEN STREET, APT. 1, STEGER, IL 60475
PROPERTY ADDRESS: 358 MASSEY LANE & 1693 TAFFY ROAD, HARTFORD, KY 42347
THIS PLAT AND SURVEY REPRESENTED HEREON COMPLIES WITH 201 KAR 18:150

BEI BRYANT ENGINEERING INC.
Civil Engineering · Land Surveying
1535 FREDERICA STREET - P.O. BOX 21382
OWENSBORO, KENTUCKY 42384
(270) 685-2811

PROJECT NO: 26-7203
DRAWN BY: BK
SCALE: 1" = 200'
DATE: 05-04-2026
FIELD SURVEY
DATE: 04-24-2026
BY: MR
SHEET: 1 OF 1