

Tract Description

Lying in Martin County, Inez, Kentucky on Holly Bush. Being the property as described in Deed Book 194, Page 669 recorded in the Martin County Clerk Office at Inez, Kentucky.

All monuments referred to herein as an "IPCS GPS" is a rebar 18" in length with a metal cap stamped "Bocook Engineering, Inc. PLS 2217" established with GPS equipment, all monuments referred to herein as an "IPCF GPS" is a rebar and cap found from previous survey, all monuments referred to herein as an "IPF GPS" is a rebar found without cap from previous survey, all monuments referred to herein as an "Mag Nail & Tag" is a Mag Nail and tag stamped "Bocook Engineering, Inc. PLS 2217" and all monuments referred to herein as a "Mag Nail GPS" found on PK Nail GPS Found is a nail from previous survey. All lines designated as "marked" are marked with three hack and a Mag Nail and Tag stamped "Bocook Engineering, Inc. PLS 2217" in center hack. Bearing and coordinate stated herein refer to the Kentucky State Plane South Zone NAD 27.

Beginning at a Mag Nail & Tag set located on the Northern right of way line of KY Route 40 at 171.05' (52.136 MI) left of center line station 152+04.10 (+634.219 MI) with a Northern coordinate 2215217.902, Eastern 2576175.621, Latitude 37.862434° and Longitude -82.508052°;
Thence, leaving the Northern right of way line of KY Route 40 N 03°47'00" W a distance of 300.78' to an IPCF GPS stamped BOCOON LS 2217 (9299-4);
Thence, N 88°13'00" E a distance of 60.00' to a PK Nail found stamped BOCOON LS 2217 (9299-3);
Thence, N 03°47'00" W a distance of 302.26' to an unmonumented on the edge of road;
Thence, N 03°47'00" W a distance of 297.74' to an IPCF GPS stamped BOCOON LS 2217 (9299-1);
Thence, N 87°44'14" W a distance of 74.21' to an IPCF GPS stamped LS 2879;
Thence, N 57°44'16" W a distance of 194.92' to an IPCS GPS stamped BOCOON LS 2217 (11165-5);
Thence, N 03°47'00" W a distance of 174.08' to an IPCF GPS stamped Warrick LS 2879;
Thence, N 13°10'08" E a distance of 128.67' to an IPCF GPS stamped LS 2830;
Thence, N 24°32'00" E a distance of 188.19' to an IPCF GPS stamped BOCOON;
Thence, N 28°28'19" E a distance of 138.94' to an IPCF GPS stamped BOCOON;
Thence, N 35°47'01" E a distance of 140.30' to an IPCF GPS stamped LS 2830;
Thence, N 25°27'25" E a distance of 21.85' to a PK Nail GPS found;
Thence, N 08°51'11" E a distance of 155.02' to an IPCF GPS stamped BOCOON;
Thence, N 06°28'21" W a distance of 158.77' to an IPCF GPS stamped LS 2830;
Thence, N 28°19'02" E a distance of 233.80' to a Mag Nail GPS found;
Thence, N 28°13'27" E a distance of 169.67' to a PK Nail GPS found with a brass tag;
Thence, N 27°26'27" E a distance of 216.27' to a Mag Nail GPS found;
Thence, N 48°26'46" E a distance of 230.27' to an IPCF GPS stamped BOCOON;
Thence, N 68°48'47" E a distance of 177.68' to an IPCF GPS stamped BOCOON;
Thence, S 72°22'27" E a distance of 162.70' to an IPCF GPS stamped BOCOON;
Thence, S 82°52'16" E a distance of 119.89' to an IPCF GPS stamped BOCOON;
Thence, N 74°49'03" E a distance of 206.98' to an IPCF GPS stamped BOCOON;
Thence, S 40°31'51" E a distance of 163.19' to an IPCS GPS stamped BOCOON LS 2217 (11165-1);
Thence, S 08°15'41" E a distance of 210.96' to an IPCS GPS stamped BOCOON LS 2217 (11165-2);
Thence, S 42°44'29" E a distance of 158.93' to an IPCS GPS stamped BOCOON LS 2217 (11165-3);
Thence, S 68°39'50" E a distance of 152.14' to an IPF GPS;
Thence, N 65°53'24" E a distance of 222.85' to an IPCF GPS stamped LS 2830;
Thence, N 48°26'20" E a distance of 159.87' to an IPCF GPS stamped LS 2830;
Thence, N 63°26'56" E a distance of 134.07' to a Mag Nail GPS found;
Thence, S 79°31'56" E a distance of 232.57' to an IPCF GPS stamped LS 2830;
Thence, N 82°58'17" E a distance of 142.31' to an IPCF GPS stamped LS 2830;
Thence, N 74°42'31" E a distance of 96.51' to an IPCF GPS stamped LS 2830;
Thence, S 71°46'32" E a distance of 164.50' to an IPCF GPS stamped LS 2830;
Thence, S 05°01'24" E a distance of 641.06' to an IPCF GPS stamped LS 2830;
Thence, S 48°59'10" W a distance of 385.27' to an IPCF GPS stamped LS 2830;
Thence, S 40°39'30" W a distance of 184.74' to an IPCF GPS stamped LS 2830;
Thence, S 34°30'05" W a distance of 134.17' to an IPCF GPS stamped LS 2830;
Thence, S 48°57'37" W a distance of 251.69' to an IPCF GPS stamped LS 2830;
Thence, S 34°11'17" W a distance of 170.89' to an IPCF GPS stamped LS 2830;
Thence, S 19°38'45" W a distance of 149.84' to an IPCF GPS stamped LS 2830;
Thence, S 30°00'24" W a distance of 125.21' to a Mag Nail GPS found;
Thence, S 17°46'24" W a distance of 259.87' to a Mag Nail GPS found;
Thence, S 11°43'37" W a distance of 67.86' to a Mag Nail GPS found;
Thence, S 68°03'52" W a distance of 368.31' to an IPCF GPS stamped LS 2830;
Thence, S 48°56'54" W a distance of 262.35' to an IPCF GPS stamped KYDOT on the Northern right of way line of KY Route 40 at 262.513' (580.014 MI) left of center line station 167+88.65 (+117.179 MI);
Thence, with the Northern right of way line of KY Route 40 S 86°14'05" W a distance of 585.07' to an IPCS GPS stamped BOCOON LS 2217 (11165-7);
Thence, continuing with the Northern right of way line of KY Route 40 S 86°14'05" W a distance of 585.99' to an IPCF GPS stamped KYDOT at 262.27' (99.940 MI) left of station 156+16.55 (+759.93 MI);
Thence, continuing with the Northern right of way line of KY Route 40 S 73°46'31" W a distance of 422.10' to the point of beginning.

Containing 6,469,251 Square Feet, 148.514 Acres more or less. Subject to any and all right of way, easements, reservations, restrictions and covenances of record.

MARTIN COUNTY BOARD OF EDUCATION
Deed Book 192, Page 484
Deed Date June 23, 2016

MARTIN COUNTY SCHOOL DISTRICT FINANCE CORPORATION
Deed Book 195, Page 526
Deed Date November 26, 2018
Deed Recorded February 4, 2019

MARTIN COUNTY BOARD OF EDUCATION
Deed Book 192, Page 161
Deed Date May 2, 2016
Deed Recorded May 3, 2016

8. Subject to a right-of-way easement to Columbia Gas Transmission Corporation from Morris and Pamela Maynard, dated November 14, 2002, of record in Deed Book 148, Page 301.

Response: This does not affect the subject property. The property described in Deed Book 61, Page 569 is the same as the Deed Book and Page for KYDOT Parcel 71.

9. Subject to a right-of-way easement to Columbia Gas Transmission Corporation from Asher Maynard, divorced, dated May 2, 2002, of record in Deed Book 147, Page 294.

Response: This does not affect the subject property. The property described in Deed Book 139, Page 308 is the same as the Deed Book and Page for KYDOT Parcel 62.

10. Subject to a right-of-way easement to Columbia Gas Transmission Corporation from Ollie Maynard Shurgill, dated November 14, 2002, of record in Deed Book 148, Page 311.

Response: This does not affect the subject property. The property described in Deed Book 61, Page 569 is the same as the Deed Book and Page for KYDOT Parcel 71.

11. Subject to a right-of-way easement to Columbia Gas Transmission Corporation from Rhodie and James Martin, dated November 14, 2002, of record in Deed Book 148, Page 303.

Response: This does not affect the subject property. The property described in Deed Book 61, Page 569 is the same as the Deed Book and Page for KYDOT Parcel 71.

12. Subject to a right-of-way easement to Columbia Gas Transmission Corporation from Lucy and Pamela Maynard, dated November 26, 2002, recorded in Deed Book 148, Page 298.

Response: This does not affect the subject property. The property described in Deed Book 61, Page 569 is the same as the Deed Book and Page for KYDOT Parcel 71.

13. Subject to a right-of-way easement to Columbia Gas Transmission Corporation from James Maynard and Polly Maynard, dated August 18, 1988, of record in Deed Book 105, Page 700.

Response: This does not affect the subject property. The property described in Deed Book 61, Page 569 is the same as the Deed Book and Page for KYDOT Parcel 75.

14. Subject to a right-of-way easement to Kentucky Power Company from Asher and Lucy Maynard, dated August 7, 1980, of record in Deed Book 68, Page 443.

Response: This does not affect the subject property. The property covered in Deed Book 68, Page 443 is on Little Blacklog and is part of Deed Book 77, Page 319. The KYDOT deeds do not reference being part of Deed Book 77, Page 319.

15. Subject to a right-of-way easement to Kentucky Power Company from Jonathan S. Duncan and Bonnie J. Duncan, dated June 12, 1985, of record in Deed Book 98, Page 237.

Response: A blanket easement that affects the subject property. Deed Book 98, Page 237 references a part of the property covered in Deed Book 90A, Page 1386, belonging to Jonathan and Bonnie Duncan. This is the same property conveyed to Alice A. Stepp by Deed Book 141, Page 1, KYDOT Parcel 70X. Area as hatched.

16. Subject to any easements, encroachments, rights-of-way, or other findings found on the map of the subject property dated October 31, 2023 - November 6, 2023, as prepared by Bocook Engineering, Inc.

Response: This item is not applicable to Bocook Engineering, Inc.

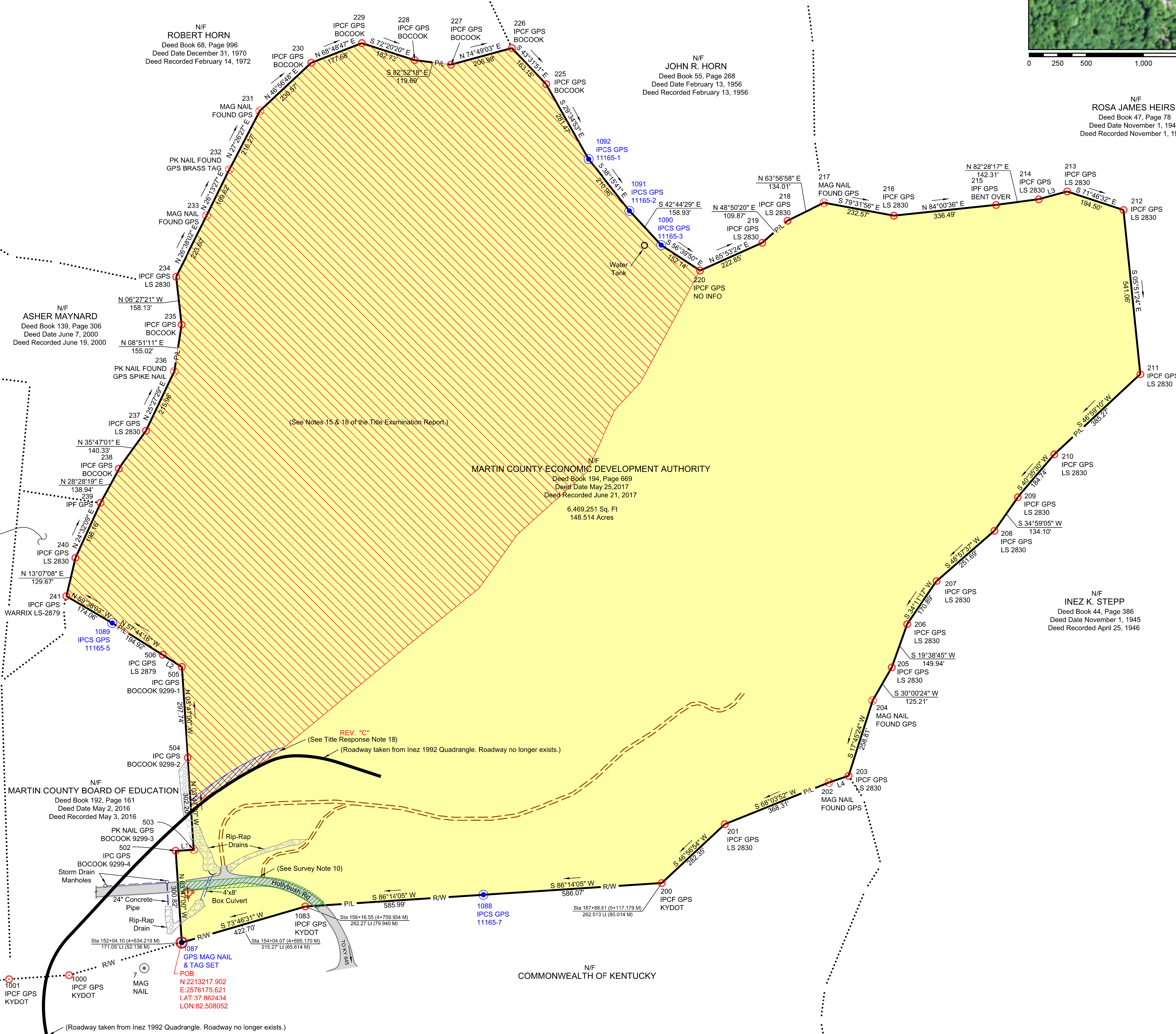
18. Subject to the provision in the deed of conveyance from Jay Kirk to Mark Maynard and Virgie Maynard, dated August 28, 1963, of record in Deed Book 60, Page 521, wherein the Grantor reserved the right to use a road on the property being conveyed.

Response: This does affect the subject property. This is the same property conveyed to Alice A. Stepp by Deed Book 141, Page 1, KYDOT Parcel 70X. Area as hatched.

19. Subject to a deed from William V. Ratcliff, et al to Jay Kirk, dated February 5, 1946, of record in Deed Book 44, Page 107, wherein all mineral rights were reserved.

Response: This does affect the subject property. Deed Book 44, Page 107 is the result of a court order whereby William V. Ratcliff and others (14 different parties) instituted a suit against Roscoe C. Kirk. Additional research would be required to determine if the minerals were owned by Roscoe C. Kirk or had been excepted out prior to Kirk acquiring the property.

1. Within the Chain of Title for Alice A. Stepp, Deed Book 141, Page 1, KYDOT Parcel 70X, traces back to being a portion of Deed Book 44, Page 107.
2. Deed Book 194, Page 669, Martin County Fiscal Court transferred to Martin County Economic Development Authority, includes a statement (file and interest in and to the surface only).



National Flood Hazard Layer FIRMette



Legend

GENERAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) with RFE or Depth (see 16.02, 16.03, 16.04, 16.05)
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with discharge areas of less than one square mile
- 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee, See Notes
- Area with Flood Risk due to Levee, See Notes

OTHER AREAS OF FLOOD HAZARD

- Area of Potential Flood Hazard
- Effective Levee
- Area of Undetermined Flood Hazard

OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- Cross Section with 1% Annual Chance Flood
- Coastal Inlet
- Coastal Truncation
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Truncation Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

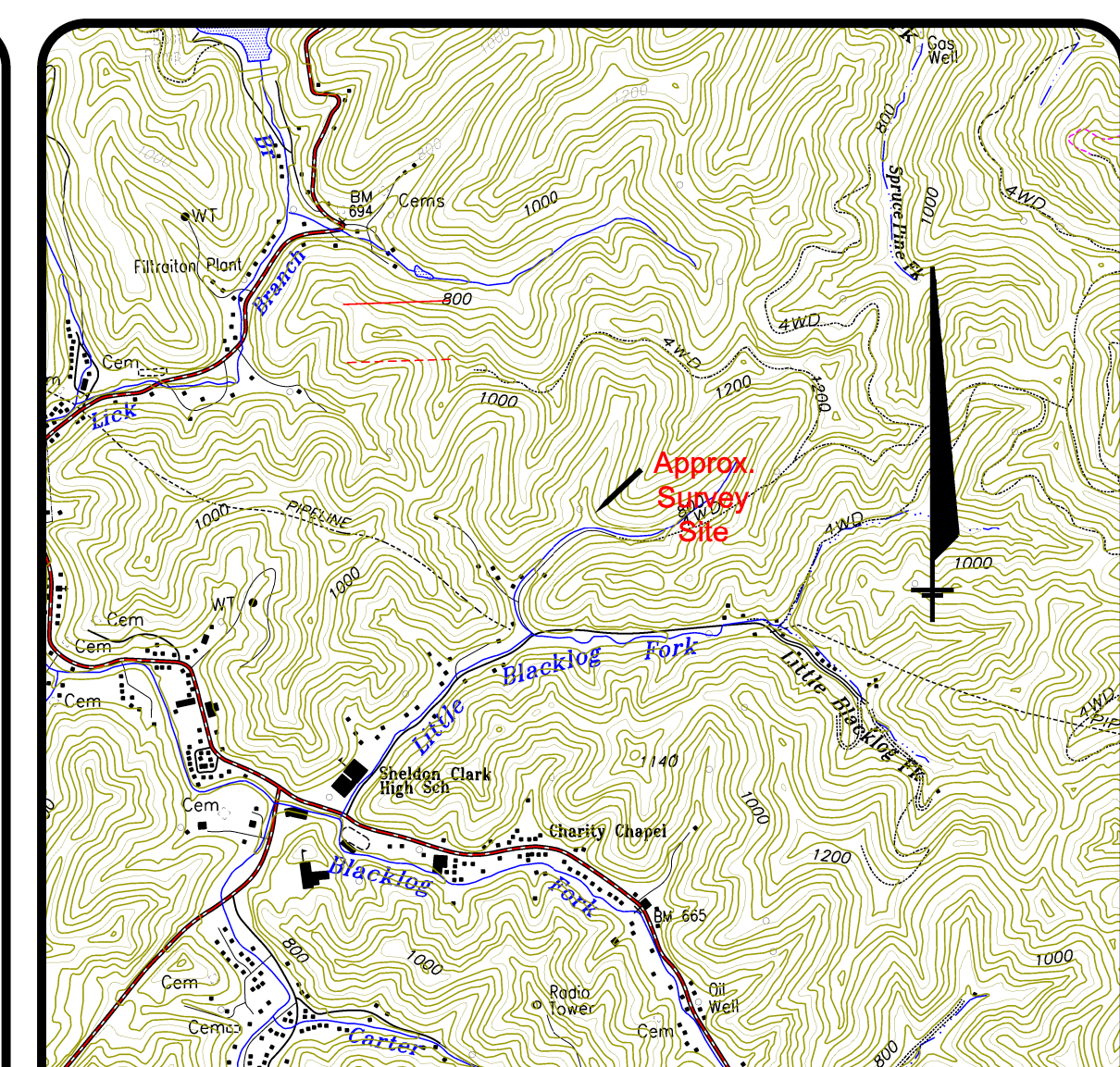
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. It is not used as described below. The basemap shown complies with FEMA's basemap accuracy standards.

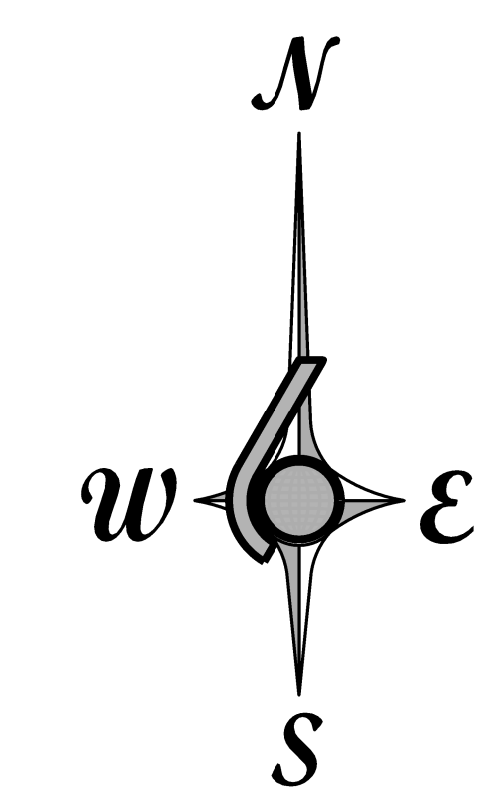
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map may not reflect the most current basemap imagery, flood zone map, approved map revision, dynamically distributed, FIRF paper number, and FIRF effective date. Map images for regulatory purposes.

This map image is valid if the use or reuse of the following map elements are not required: basemap imagery, flood zone map, approved map revision, dynamically distributed, FIRF paper number, and FIRF effective date. Map images for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023



VICINITY MAP
TAKEN FROM
INEZ 7.5 MINUTE TERRAIN QUADRANGLE
E = 2000'



SURVEYOR'S CERTIFICATION

I CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS THE RESULT OF PERSONS UNDER MY DIRECT SUPERVISION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHMENT OF SURVEY CONTROL. ADDITIONAL OBSERVATIONS USING CONVENTIONAL MEASUREMENTS WERE PERFORMED FOR QUALITY CONTROL. AS A RESULT, THE THEORETICAL UNCERTAINTY OF THE CORNERS RE-ESTABLISHED EXCEEDED THE SPECIFIED TOLERANCES FOR A CLASS RURAL SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 AND IN EFFECT ON THE DATE OF THIS SURVEY.

Dewey L. Bocook, Jr.
DEWEY L. BOCOON, JR.
L.S. 2217
12/06/23
DATE

THIS SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLETES WITH 201 KAR 18:150 FOR A RURAL SURVEY

STATE OF KENTUCKY
DEWEY L. BOCOON, JR.
L.S. 2217
LICENSED PROFESSIONAL SURVEYOR
Land Surveyor Seal

Field Survey Dates
October 31, 2023
November 5, 2023

Address of Subject Tract
Holly Bush
Inez, Martin County, Kentucky
Latitude 37.862434°
Longitude -82.508052°

Address of Client
PO Box 326
Inez, KY 41224

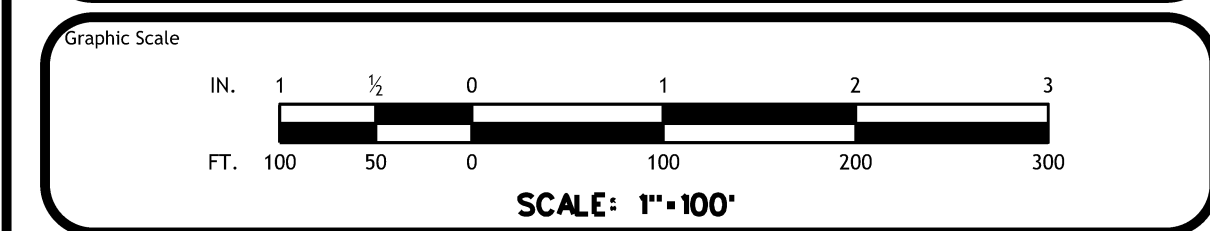
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REV.	*A	Added Title Response	07/24/24
REV.	*B	Added hatch for easement note about roadway easement	07/26/24
REV.	*C	Revised hatch for roadway easement	08/21/24
REV.	*D	N/A	N/A
REV.	*E	N/A	N/A
REV.	*F	N/A	N/A

BOCOOK ENGINEERING, INC.
CONSULTING ENGINEERS

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PRESTONBURG, KY 41653
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(606) 886-7895 - facsimile



Project Number	Sheet Number	Revision	Date	Scale	Drawing Number
11165	1 of 1	C	11/20/2023	1"=200'	11165 Survey

Boundary Survey
for
Martin County Board of Education
located at
Holly Bush
Inez, Martin County, Kentucky