Jade Pass

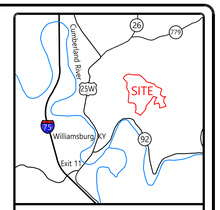
Final Plat

Source of Title

The illustrated tracts are all together the same tract of land as conveyed by Deed dated April 15, 2025 to the Classic Country Land, LLC as recorded in Deed Book 586 at Page 82 and Plat Cabinet 5 at Page 989.
All records of the Whitley County Clerk's Office, Williamsburg, Kentucky.

Basis for meridian, as observed with GPS Receivers Kentucky Single Zone Grid North.

0' 250' 500'
GRAPHIC SCALE



VICINITY MAP
WILLIAMSBURG U.S.G.S. QUADRANGLE NO SCALE

Notes:

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

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

3) The illustrated tracts are subject to all right-of-ways, easements, covenants and/or restrictions.

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

5) The illustrated tracts are located in Whitley County, on the waters of the Cumberland River, and being 1.5 miles east from Williamsburg, Kentucky.

6) All field work pertaining to the Survey as shown hereon was complete as of December 16, 2025.

7) The illustrated Easement is 40.0 in total width or 20.0' left and 20.0' right of the existing roads. This easement is for access, ingress, egress, & utilities.

Top of Ridge
Line Table

LINE	BEARING	DISTANCE
L1	N 10°44'43" E	393.66'
L2	N 02°19'22" E	113.04'
L3	N 14°32'10" W	107.05'
L4	N 24°14'34" W	110.57'
L5	N 05°29'53" E	55.48'
L6	N 30°22'07" E	96.54'
L7	N 30°27'51" E	81.20'
L8	N 54°06'26" E	112.63'
L9	N 49°37'51" E	219.84'
L10	N 41°25'31" E	127.27'
L11	N 77°24'33" E	203.46'
L12	N 87°09'54" E	129.98'
L13	S 84°02'39" E	299.05'
L14	S 76°09'18" E	133.94'
L15	S 84°56'36" E	193.59'
L16	N 82°31'18" E	102.41'
L17	N 82°44'35" E	131.72'
L18	S 79°51'19" E	173.73'
L19	N 75°08'26" E	183.11'
L20	S 84°56'42" E	118.60'
L21	S 41°14'41" E	88.13'
L22	S 52°47'04" E	62.90'
L23	S 61°03'06" E	83.32'
L24	S 71°59'50" E	146.40'
L25	S 32°48'50" E	81.62'
L26	S 36°22'24" E	76.63'
L27	S 45°21'01" E	77.86'
L28	S 55°05'13" E	155.28'
L29	S 48°06'27" E	143.28'
L30	S 44°33'45" E	103.86'
L31	S 49°53'57" E	103.04'
L32	S 22°42'12" E	138.99'
L33	S 50°03'34" E	63.09'
L34	S 75°27'43" E	100.39'
L35	S 63°43'49" E	95.49'
L36	S 79°28'43" E	110.60'
L37	S 84°02'31" E	77.92'
L38	S 89°44'25" E	166.00'
L39	S 63°14'11" E	219.78'
L40	S 71°58'39" E	95.31'
L41	N 87°26'53" E	183.11'
L42	S 30°29'25" E	89.55'
L43	S 39°20'28" E	223.77'
L44	S 49°07'40" E	181.41'
L45	S 72°30'03" E	243.35'
L46	S 71°06'42" E	171.22'
L47	S 64°37'30" E	335.90'
L48	S 05°18'08" W	141.76'
L49	S 15°16'25" W	224.23'
L50	S 17°48'23" W	153.62'
L51	S 09°40'52" W	105.47'
L52	S 02°03'25" W	148.59'
L53	S 43°03'59" E	142.13'
L54	S 53°21'58" E	107.40'
L55	S 75°09'37" E	177.63'
L56	S 72°19'33" E	144.92'
L57	N 83°30'47" E	208.56'
L58	S 41°43'34" W	317.57'
L59	S 03°45'57" W	203.28'
L60	S 03°45'57" W	192.72'
L61	S 23°32'36" E	264.41'
L62	S 41°14'03" E	198.00'
L63	S 19°14'03" E	270.12'

Center of Road Meanders
Line Table

LINE	BEARING	DISTANCE
L85	N 18°51'15" E	254.93'
L86	N 08°52'35" E	69.19'
L87	N 00°50'56" E	140.38'
L88	N 06°19'28" E	160.17'
L89	N 04°02'07" E	193.46'
L90	N 11°50'38" E	85.45'
L91	N 24°49'02" E	82.88'
L92	N 28°44'26" W	162.90'
L93	S 67°32'58" W	35.24'
L94	S 48°51'36" W	48.04'
L95	S 55°48'52" W	159.82'
L96	S 77°44'11" W	52.55'
L97	N 70°51'22" W	18.96'
L98	N 51°33'56" W	70.93'
L99	N 61°20'41" W	108.42'
L100	N 44°40'34" W	75.81'
L101	N 30°09'56" W	124.76'
L102	N 47°57'43" W	134.30'
L103	N 57°42'15" W	180.98'
L104	N 73°17'35" W	139.55'
L105	N 29°46'02" W	34.52'
L106	N 24°07'36" W	41.98'
L107	N 53°08'30" W	53.09'
L108	N 26°20'12" W	111.85'
L109	N 07°30'06" E	49.42'
L110	N 42°36'10" W	34.71'
L111	N 54°31'00" W	127.57'
L112	N 24°50'26" W	68.52'
L113	N 40°12'02" W	30.84'
L114	N 14°56'41" E	14.67'
L115	N 22°41'22" E	76.92'
L116	N 09°46'14" W	73.75'
L117	N 19°15'48" W	79.91'
L118	N 36°12'20" W	56.57'
L119	N 09°06'36" W	37.32'
L120	N 33°54'52" E	40.45'
L121	N 46°54'17" E	53.04'
L122	N 37°00'48" E	48.01'
L123	N 21°14'04" E	46.97'
L124	N 07°54'45" W	116.68'
L125	N 42°58'46" E	129.96'
L126	N 31°52'00" E	102.22'
L127	N 18°12'52" E	57.42'
L128	N 01°02'24" E	98.67'
L129	N 12°07'19" W	254.51'
L130	N 15°50'07" W	75.34'
L131	N 18°14'08" W	233.28'
L132	N 39°43'06" W	187.07'
L133	N 20°28'44" W	58.77'
L134	N 08°47'49" W	70.27'
L135	N 00°14'41" E	159.36'
L136	N 02°41'36" W	144.90'
L137	N 02°28'11" E	71.75'
L138	N 09°13'54" E	138.35'
L139	N 11°42'46" E	92.50'
L140	N 16°16'49" E	31.94'
L141	N 33°38'50" E	59.01'
L142	N 44°06'31" E	113.96'
L143	N 43°45'21" E	139.06'
L144	N 36°37'33" E	174.67'
L145	N 49°58'19" E	86.61'
L146	N 64°57'28" E	70.37'
L147	N 80°06'53" E	65.35'
L148	S 81°58'15" E	26.96'
L149	S 74°12'55" E	25.23'
L150	S 58°42'41" E	32.62'
L151	S 50°57'29" E	43.35'
L152	S 38°31'14" E	149.28'
L153	S 44°15'40" E	115.97'
L154	S 46°32'18" E	151.37'
L155	S 56°28'56" E	77.15'
L156	S 52°32'45" E	58.79'
L157	S 40°24'22" E	91.90'
L158	S 36°08'40" E	123.42'
L159	S 41°24'11" E	259.70'
L160	S 42°22'13" E	113.70'
L161	S 51°25'29" E	27.81'
L162	S 70°03'18" E	41.46'
L163	S 62°51'45" E	61.87'
L164	S 43°22'18" E	146.60'
L165	S 42°59'18" E	194.52'
L166	S 59°24'40" E	45.59'
L167	S 71°06'41" E	97.42'
L168	S 79°58'36" E	86.01'
L169	N 88°03'45" E	63.33'
L170	S 78°22'00" E	46.92'
L171	N 72°58'49" E	103.54'
L172	N 82°28'13" E	147.79'
L173	N 83°58'31" E	104.21'
L174	S 88°09'30" E	39.45'
L175	S 85°30'57" E	40.12'
L176	S 60°42'11" E	34.69'
L177	S 52°58'23" E	118.89'
L178	S 49°26'15" E	66.71'
L179	S 27°35'52" E	32.53'

Center of Creek Meanders
Line Table

LINE	BEARING	DISTANCE
L64	N 18°08'13" E	190.90'
L65	N 07°33'19" E	204.90'
L66	N 14°19'19" E	247.01'
L67	N 13°22'19" W	190.70'
L68	N 24°41'26" W	95.07'
L69	N 01°39'22" W	193.81'
L70	N 06°53'07" E	203.38'
L71	N 10°25'56" W	247.35'
L72	N 11°54'11" W	97.95'
L73	N 14°55'10" W	185.40'
L74	N 08°33'05" W	76.52'
L75	N 28°15'47" W	217.47'
L76	N 15°17'33" W	257.73'
L77	N 28°29'13" E	39.09'
L78	N 03°58'31" E	104.21'
L79	N 27°05'32" W	113.81'
L80	N 48°18'22" W	43.37'
L81	N 21°14'49" E	33.95'
L82	N 45°55'53" W	47.46'
L83	N 86°19'49" W	40.65'
L84	N 54°36'55" W	78.49'

Line Table

LINE	BEARING	DISTANCE
L237	N 42°53'35" E	105.95'
L238	N 19°54'06" W	302.54'
L239	N 69°25'42" W	31.72'
L240	N 41°24'54" W	101.81'
L241	N 68°09'53" W	70.64'
L242	S 86°42'15" W	22.32'
L243	N 61°28'31" W	119.41'
L244	N 71°31'47" W	41.05'
L245	N 81°17'59" W	18.13'
L246	N 85°38'05" W	31.30'
L247	N 89°36'56" W	48.02'
L248	S 82°24'33" W	109.21'
L249	S 84°45'06" W	137.71'
L250	S 87°44'48" W	62.35'
L251	N 78°40'02" W	62.65'
L252	N 61°58'17" W	27.63'
L253	N 50°49'44" W	93.96'
L254	N 60°05'13" W	64.85'

Global Navigation Satellite System (GNSS) Data

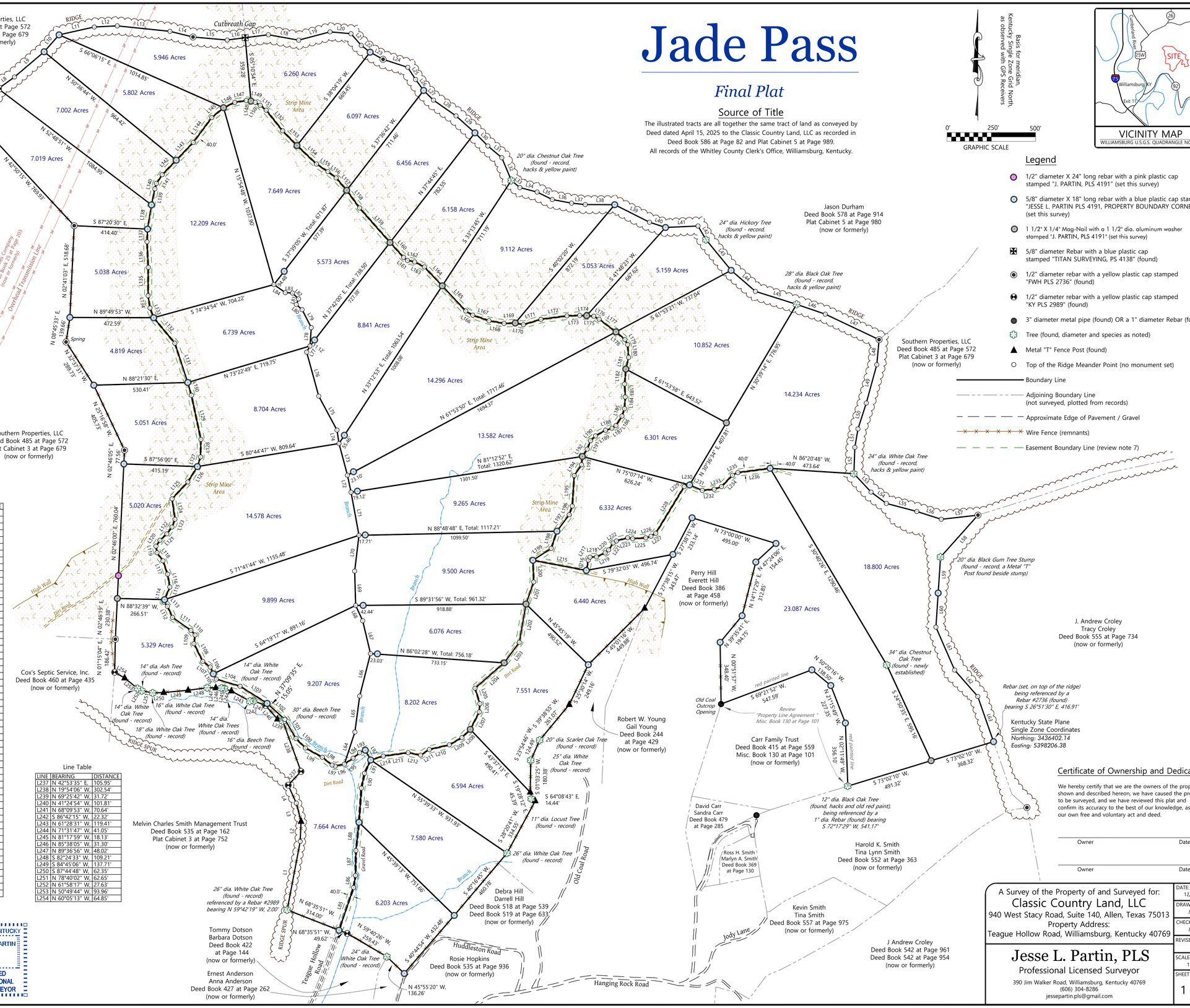
Percent of Survey Conducted with GPS: 100%
GNSS Manufacturer and Model: Javad Triumph-LS with Javad Triumph-1M
GNSS Survey Type (dual frequency receivers): RTK
Relative Positional Accuracy: Meets or Exceeds +/- 0.05'+100 PPM
JAVAD Data Processing Service (DPOS) Solution Date: 11/17/2025
Kentucky State Plane Single Zone (1600)
NAD 83 (2011) Geoid 18 NAVD 88

Certificate of Accuracy

I hereby certify this Plat depicts a Survey completed by me and/or under my direct supervision by the method of GPS observations as listed hereon. This is an "Urban" Survey which meets or exceeds all applicable requirements.

Jesse L. Partin, PLS 4191 — 12/30/2025 Date

STATE OF KENTUCKY
JESSE L. PARTIN
4191
LICENSED PROFESSIONAL LAND SURVEYOR



Legend

- 1/2" diameter X 24" long rebar with a pink plastic cap stamped "J. PARTIN, PLS 4191" (set this survey)
- 5/8" diameter X 18" long rebar with a blue plastic cap stamped "JESSE L. PARTIN PLS 4191, PROPERTY BOUNDARY CORNER" (set this survey)
- 1 1/2" X 1/4" Mag-Nail with a 1 1/2" dia. aluminum washer stamped "J. PARTIN, PLS 4191" (set this survey)
- 5/8" diameter Rebar with a blue plastic cap stamped "TITAN SURVEYING, PS 4138" (found)
- 1/2" diameter rebar with a yellow plastic cap stamped "FWH PLS 2736" (found)
- 1/2" diameter rebar with a yellow plastic cap stamped "KY PLS 2989" (found)
- 3" diameter metal pipe (found) OR a 1" diameter Rebar (found)
- Tree (found, diameter and species as noted)
- Metal "T" Fence Post (found)
- Top of the Ridge Meander Point (no monument set)
- Boundary Line
- Adjoining Boundary Line (not surveyed, plotted from records)
- Approximate Edge of Pavement / Gravel
- Wire Fence (remnants)
- Easement Boundary Line (review note 7)

Certificate of Ownership and Dedication

We hereby certify that we are the owners of the property shown and described hereon, we have caused the property to be surveyed, and we have reviewed this plat and confirm its accuracy to the best of our knowledge, as of our own free and voluntary act and deed.

Owner — Date

Owner — Date

A Survey of the Property of and Surveyed for:
Classic Country Land, LLC
940 West Stacy Road, Suite 140, Allen, Texas 75013
Property Address:
Teague Hollow Road, Williamsburg, Kentucky 40769

Jesse L. Partin, PLS
Professional Licensed Surveyor
390 Jim Walker Road, Williamsburg, Kentucky 40769
(606) 304-8286
jessepartin.pls@gmail.com

DATE:	12/18/2025
DRAWN BY:	J. Partin
CHECKED BY:	J. Partin
REVISED	
SCALE	1" = 250'
SHEET NUMBER	1 of 1