

C&C LAND SURVEYING



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JOHN CAPPS PLS #3970

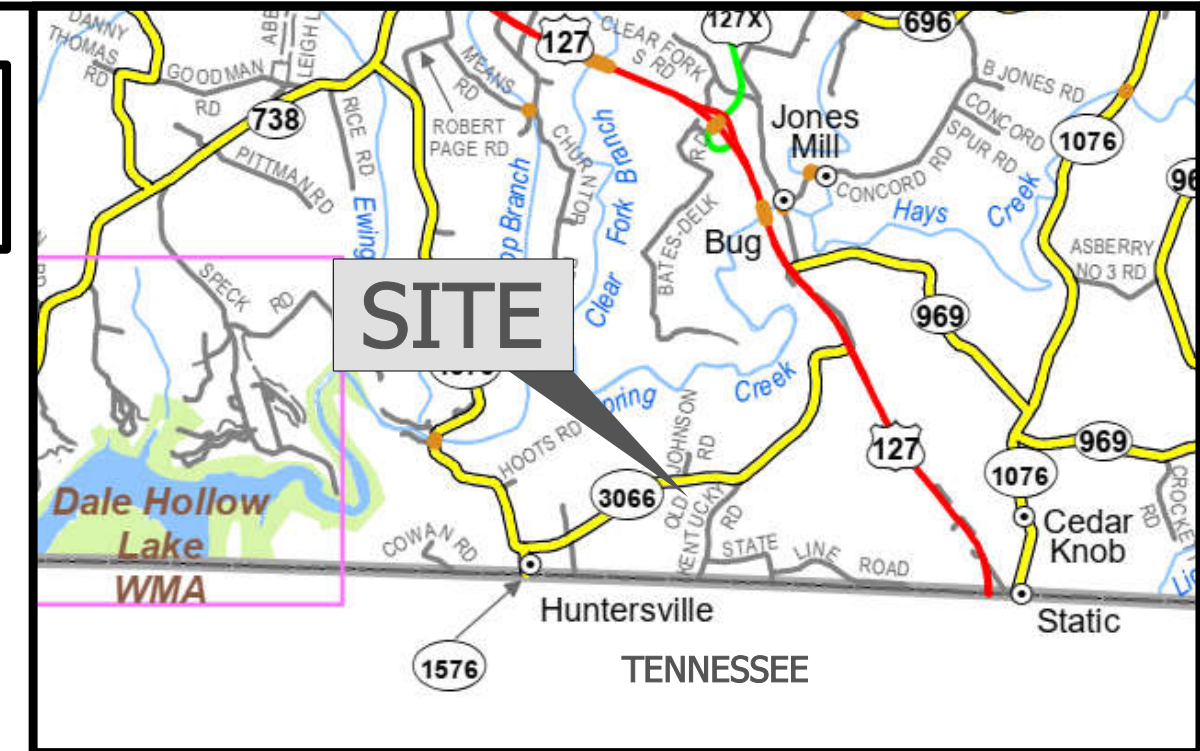
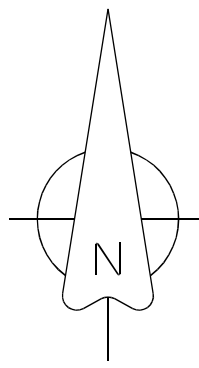
JEREMY COOKSEY PLS #3947

GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH TREMBLE R-12 RECEIVERS (L1,L2,L5 -GNSS), GLONASS, BEIDOU, GALILEO, QZSS, SBAS). THE ENTIRETY OF THE DATA COLLECTED FOR THE BOUNDARY OF THIS SURVEY WAS COLLECTED BY EITHER RTK OR STATIC GPS OBSERVATION WHEN APPROPRIATE OR BY CONVENTIONAL MEANS FROM STATIC GPS ESTABLISHED CONTROL POINTS. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES; ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED IN STATIC MODE WITH AN HRMS OF 0.04' OR LESS. VECTORS AND/OR BASELINES HAVE BEEN CHECKED THROUGH STATIC OBSERVATIONS AND/OR CONVENTIONAL MEANS. THE DISTANCES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES AND ARE SUBJECT TO THE APPLICABLE COMBINED SCALE FACTOR. DATA WAS COLLECTED WITH ASSUMED COORDINATES IN MAPPING PLANE KENTUCKY SINGLE ZONE (KY 1600) COORDINATES.

CONTROL NOTE

CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN AUTONOMOUS SOLUTION ON: 01-28-25. LATITUDE: 36° 37' 35.049" N LONGITUDE: 85° 07' 01.847" W ELEVATION: 962.73'. SPC (1600 KY1Z) (GROUND) NORTHING: 3388178.63' EASTING: 5106986.68' GROUND SCALE FACTOR: .99990179 HORIZONTAL DATUM_NAD83 VERTICAL DATUM NAVD88 (GEOID18)



VICINITY MAP

TRACT #3 CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	503.19'	178.50'	177.57'	S 11°42'46" W	20°19'29"

TRACT #9 CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1108.89'	114.06'	114.01'	S 40°25'27" W	5°53'36"

TRACT #4 CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	503.19'	76.37'	76.30'	S 26°13'24" W	8°41'46"

TRACT #10 CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	260.86'	146.08'	144.18'	S 17°46'56" W	32°05'06"
C2	802.30'	188.98'	188.54'	N 82°11'14" E	13°29'45"

TRACT #5 CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	799.82'	127.22'	127.09'	S 38°11'21" W	9°06'49"

TRACT #11 CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	802.30'	193.06'	192.60'	S 84°10'15" E	13°47'16"

TRACT #6 CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	799.82'	77.56'	77.53'	S 45°31'26" W	5°33'22"

TRACT #12 CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	952.27'	88.23'	88.21'	S 26°52'49" E	1°53'16"

TRACT #8 CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1108.89'	88.23'	88.21'	S 45°39'00" W	4°33'31"

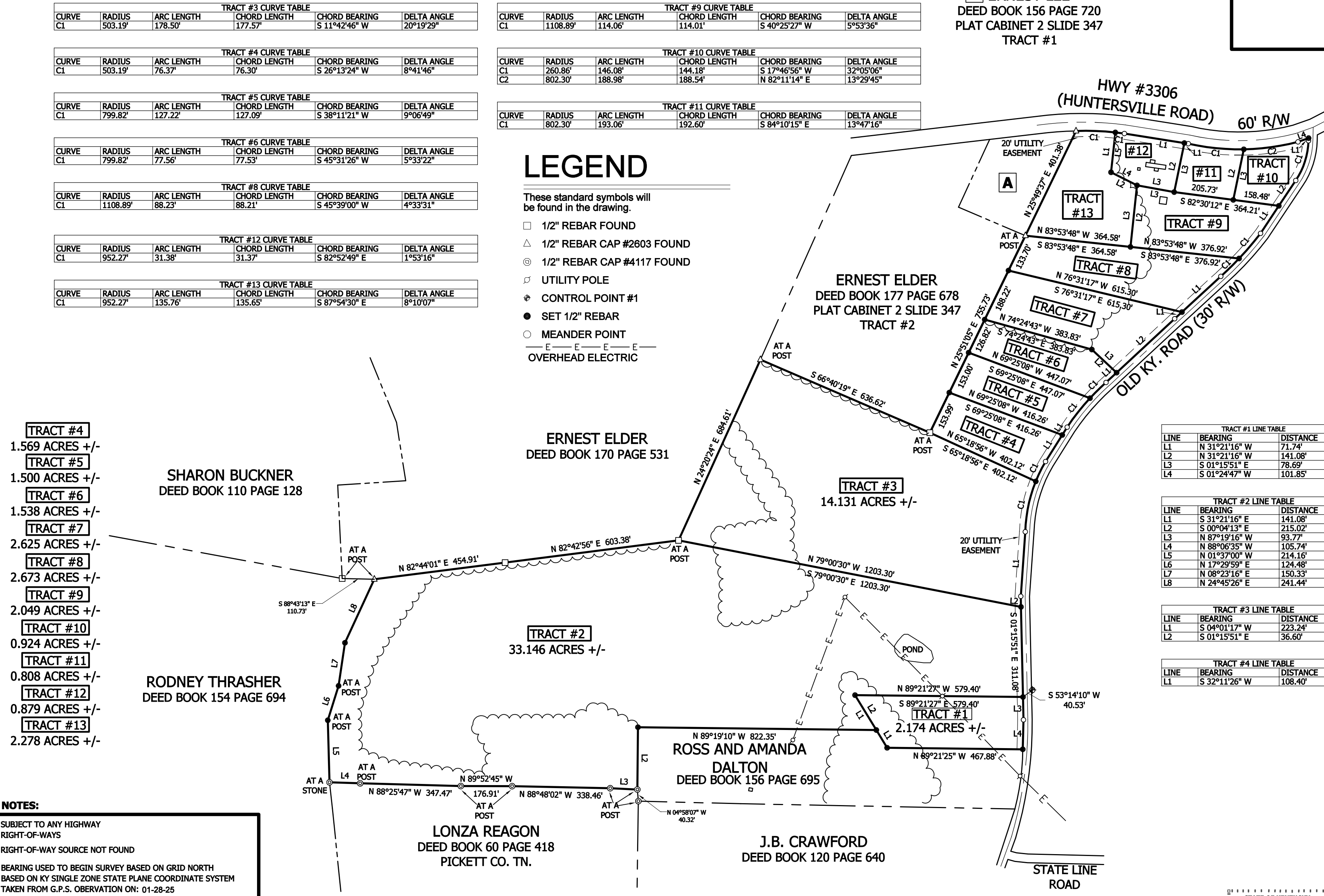
TRACT #13 CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	952.27'	135.76'	135.65'	S 87°54'30" E	8°10'07"

LEGEND

These standard symbols will be found in the drawing.

- 1/2" REBAR FOUND
- △ 1/2" REBAR CAP #2603 FOUND
- ⊙ 1/2" REBAR CAP #4117 FOUND
- ⊕ UTILITY POLE
- ⊕ CONTROL POINT #1
- SET 1/2" REBAR
- MEANDER POINT
- E — E — E — E — E — E — OVERHEAD ELECTRIC

A ERNEST LEE
DEED BOOK 156 PAGE 720
PLAT CABINET 2 SLIDE 347
TRACT #1



- TRACT #4
1.569 ACRES +/-
- TRACT #5
1.500 ACRES +/-
- TRACT #6
1.538 ACRES +/-
- TRACT #7
2.625 ACRES +/-
- TRACT #8
2.673 ACRES +/-
- TRACT #9
2.049 ACRES +/-
- TRACT #10
0.924 ACRES +/-
- TRACT #11
0.808 ACRES +/-
- TRACT #12
0.879 ACRES +/-
- TRACT #13
2.278 ACRES +/-

SHARON BUCKNER
DEED BOOK 110 PAGE 128

RODNEY THRASHER
DEED BOOK 154 PAGE 694

ERNEST ELDER
DEED BOOK 170 PAGE 531

TRACT #3
14.131 ACRES +/-

TRACT #2
33.146 ACRES +/-

LONZA REAGON
DEED BOOK 60 PAGE 418
PICKETT CO. TN.

ROSS AND AMANDA
DALTON
DEED BOOK 156 PAGE 695

J.B. CRAWFORD
DEED BOOK 120 PAGE 640

TRACT #5 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32°11'26" W	31.87'

TRACT #6 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°07'02" W	49.79'
L2	S 46°51'58" E	116.93'

TRACT #7 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°25'53" W	33.86'
L2	S 47°07'02" W	273.55'
L3	N 46°51'58" W	116.93'

TRACT #8 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°25'53" W	182.18'

TRACT #9 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°40'31" W	113.98'
L2	N 06°06'12" E	213.51'
L3	S 79°43'45" E	130.20'

TRACT #10 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°40'01" W	8.94'
L2	S 33°40'31" W	105.16'
L3	N 11°44'52" E	178.20'
L4	N 70°31'00" E	38.88'

TRACT #11 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 80°59'32" E	13.61'
L2	S 11°44'52" W	178.20'
L3	N 11°44'52" E	172.94'

TRACT #12 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 80°59'32" E	209.57'
L2	S 11°44'52" W	172.94'
L3	N 79°43'45" W	130.20'
L4	N 63°20'18" W	100.37'
L5	N 06°10'33" E	138.57'

TRACT #13 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°15'51" E	101.85'

TRACT #1 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 31°21'16" W	71.74'
L2	N 31°21'16" W	141.08'
L3	S 01°15'51" E	78.69'
L4	S 01°24'47" W	101.85'

TRACT #2 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 31°21'16" E	141.08'
L2	S 00°04'13" E	215.02'
L3	N 87°19'16" W	93.77'
L4	N 88°06'35" W	105.74'
L5	N 01°37'00" W	214.16'
L6	N 17°29'59" E	124.48'
L7	N 08°23'16" E	150.33'
L8	N 24°45'26" E	241.44'

TRACT #3 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°01'17" W	223.24'
L2	S 01°15'51" E	36.60'

TRACT #4 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32°11'26" W	108.40'

NOTES:
SUBJECT TO ANY HIGHWAY RIGHT-OF-WAYS
RIGHT-OF-WAY SOURCE NOT FOUND
BEARING USED TO BEGIN SURVEY BASED ON GRID NORTH
BASED ON KY SINGLE ZONE STATE PLANE COORDINATE SYSTEM
TAKEN FROM G.P.S. OBSERVATION ON: 01-28-25
SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP ID - J. COOKSEY PLS #3947
AT ALL CORNERS UNLESS OTHERWISE NOTED
THIS IS NOT INTENDED IN ANY WAY TO INDICATE THE NON-EXISTENCE OF ANY EASEMENT WHATSOEVER
THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

PREPARED FOR:
AMMONETT'S EAGLE AUCTION AND REALTY
AGENT: NATHAN GROCE
2276 LIVINGSTON HWY
MONROE, TN 38573

FLOOD NOTE
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21053 C0150 C. EFFECTIVE DATE: JULY 7, 2010

TOTAL AREA OF SURVEY: 66.294 ACRES +/-

STATE OF KENTUCKY
JEREMIAH J. COOKSEY
3947
LICENSED PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY AND SUBDIVISION
FOR A PORTION OF THE PROPERTY OF
ROSS AND AMANDA DALTON
DEED BOOK 156 PAGE 695
LOCATED AT OR NEAR 528 OLD KY. ROAD IN THE HUNTERSVILLE COMMUNITY OF CLINTON CO., KY.
I DO HEREBY CERTIFY THAT THE URBAN-RURAL CLASS SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE AND USING APPROPRIATE G.P.S. METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL. CONVENTIONAL METHODS AND REDUNDANCY WERE EMPLOYED TO ENSURE THE QUALITY OF THE G.P.S. DATA. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED EXCEED THE SPECIFIED TOLERANCES SET FORTH BY THE COMMONWEALTH OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS FOR A SURVEY OF THIS CLASS. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THE BEARINGS SHOWN HEREON ARE BASED ON GEODETIC NORTH AS ESTABLISHED BY STATIC G.P.S. OBSERVATION.
JEREMIAH J. COOKSEY P.L.S. # 3947
DATE: 03-24-25
SURVEY DATE: START: 01-28-25 FINISH: 03-10-25
PLAT DATE: 03-11-25 SCALE: 1"= 250'
FILE: 25-016.DWG