

# C&C LAND SURVEYING

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JOHN CAPPS PLS #3970

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### FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21053C 0120 C. EFFECTIVE DATE: JULY, 22 2010

0 80 160 240



SCALE: 1" = 80'

### PREPARED FOR:

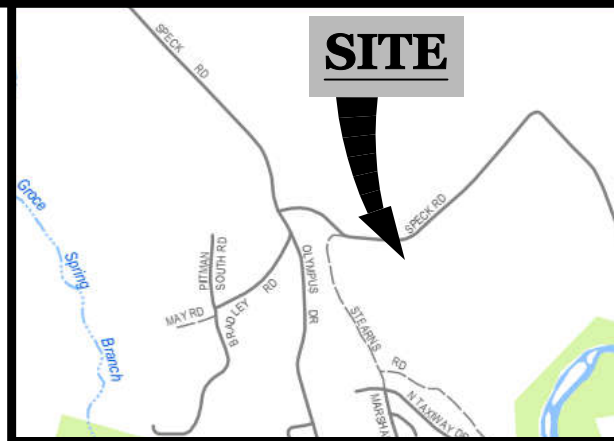
NEWELL LOWHORN ESTATE  
C/O LINDA SPECK  
77 McWHORTER ROAD  
ALBANY, KY 42602

### 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 -IGPS, 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.

### LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 16°48'41" E | 47.27'   |
| L2   | N 36°42'37" W | 34.65'   |



### SITE

### CONTROL NOTE CONTROL POINT 1 TO BEGINNING S 59°37'45" W 990.14'

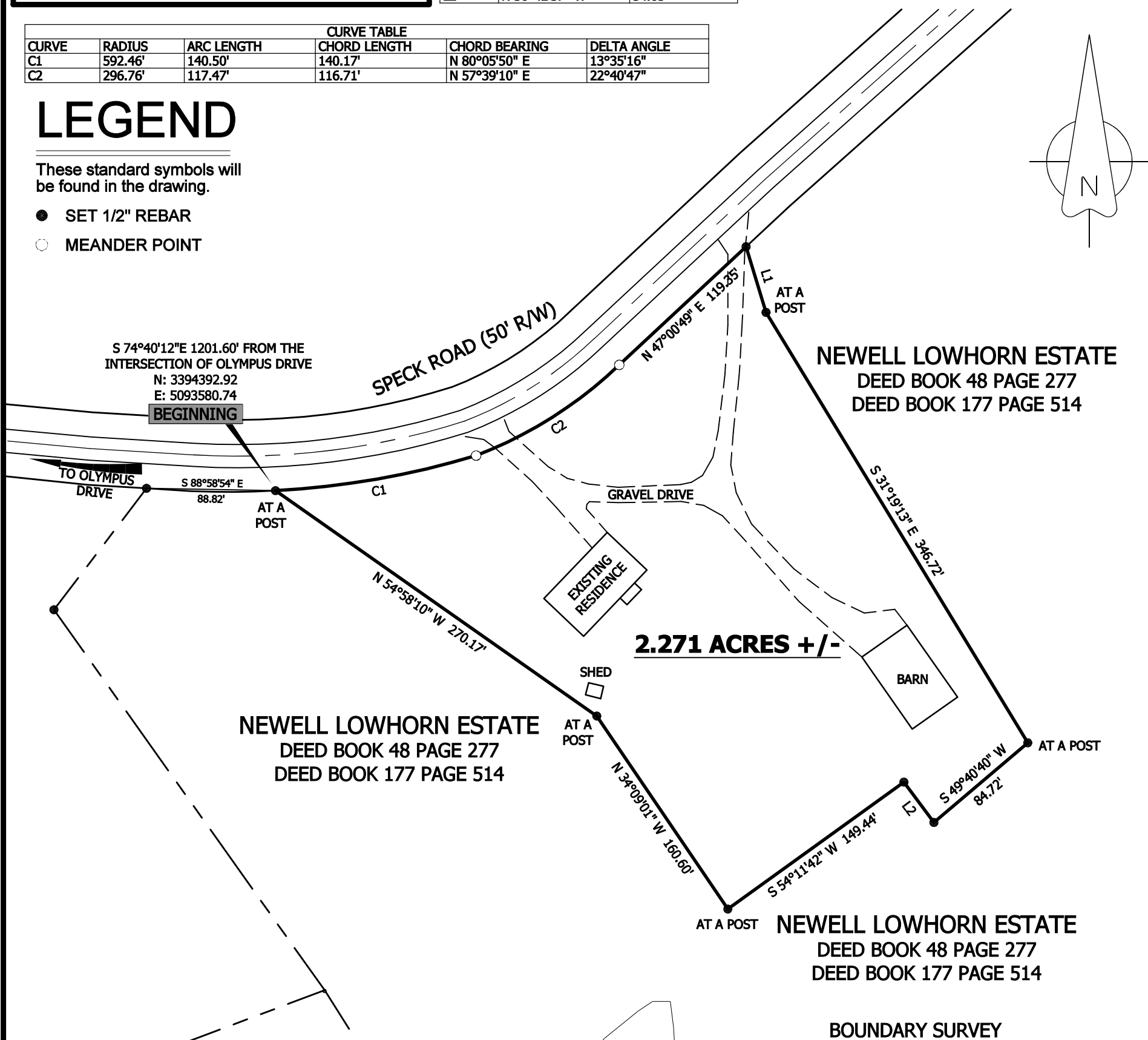
CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN OPUS SOLUTION ON: 03-21-25. LATITUDE: 36° 38' 42.222" N LONGITUDE: 85° 09' 35.188" W ELEVATION: 974.64'. SPC (1600 KY1Z) (GROUND) NORTHING: 3394893.53' EASTING: 5094435.00' GROUND SCALE FACTOR: 0.9999095052 HORIZONTAL DATUM\_NAD83 VERTICAL DATUM NAVD88 (GEOID18)

| CURVE | CURVE TABLE |            |              |               |             |
|-------|-------------|------------|--------------|---------------|-------------|
|       | RADIUS      | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1    | 592.46'     | 140.50'    | 140.17'      | N 80°05'50" E | 13°35'16"   |
| C2    | 296.76'     | 117.47'    | 116.71'      | N 57°39'10" E | 22°40'47"   |

## LEGEND

These standard symbols will be found in the drawing.

- SET 1/2" REBAR
- MEANDER POINT



### NOTES:

SUBJECT TO ANY HIGHWAY RIGHT-OF-WAYS

RIGHT-OF-WAY SOURCE DEED BOOK 52 PAGE 153 (SPECK ROAD)

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: 03-25-25

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

FOR A PORTION OF THE PROPERTY OF  
**NEWELL LOWHORN ESTATE**  
DEED BOOK 48 PAGE 277  
DEED BOOK 177 PAGE 514

LOCATED AT 1282 SPECK ROAD IN THE SPRING CREEK 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

SURVEY DATE START: 03-25-25 FINISH: 03-28-25

PLAT DATE: 04-03-25 SCALE: 1"=200'

FILE: 25-064A.DWG