

C&C

LAND SURVEYING

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JOHN CAPP'S 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 -GPS, 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.

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'

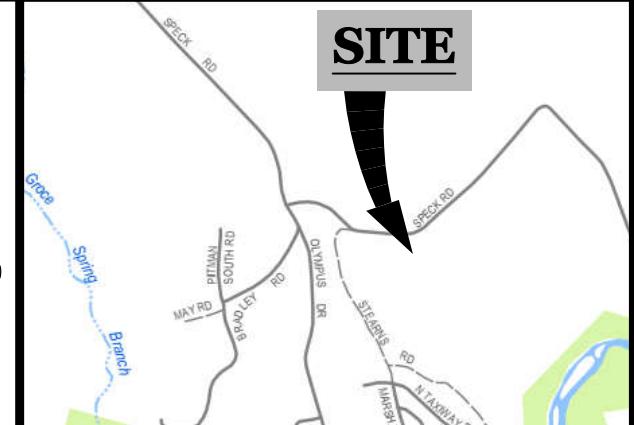
PREPARED FOR:
 NEWELL LOWHORN ESTATE
 C/O LINDA SPECK
 77 McWHORTER ROAD
 ALBANY, KY 42602

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

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' 35.186" W ELEVATION: 974.64'. SPC (1800 KY1Z) (GROUND) NORTHING: 3394893.53 EASTING: 5094435.00' GROUND SCALE FACTOR: 0.9999095052 HORIZONTAL DATUM_NAD83 VERTICAL DATUM NAVD88 (GEOID18)

SITE



LEGEND

These standard symbols will be found in the drawing.

- SET 1/2" REBAR
- MEANDER POINT

S 74°40'12"E 1201.60' FROM THE
 INTERSECTION OF OLYMPUS DRIVE
 N: 3394392.92
 E: 5093580.74

BEGINNING

CURVE TABLE

CURVE	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"

NEWELL LOWHORN ESTATE
 DEED BOOK 48 PAGE 277
 DEED BOOK 177 PAGE 514

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 DEED BOOK 48 PAGE 277
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2.271 ACRES +/-

NEWELL LOWHORN ESTATE
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BOUNDARY SURVEY

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.

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

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