



AREA OF SURVEY

**98.00
ACRES**

RTK NOTE

- (1) GPS RECEIVER: TRIMBLE R12 TRIPLE FREQUENCY (BASE & ROVER)
- (2) PERCENTAGE OF SURVEY OBTAINED BY RTK = 100%
- (3) ACCURACY OF PRIMARY CONTROL POINTS = 0.05' REDUNDANT STATIC OBSERVATIONS
- (4) COORDINATE SYSTEM: KENTUCKY SINGLE ZONE STATE PLANE (NAD83-2011)
GEOID 18- NAVD88
- (5) COMBINED SCALE FACTOR:
1.00006928 CONTROL STATION #1
- (6) CONVERGANCE 00 27 45.47 (DMS)
- (7) ACCURACY OF POINTS COLLECTED & MEASURED VECTORS BY RTK MEETS OR EXCEEDS THE REQUIRED MINIMUM STANDARDS OF PRACTICE FOR GPS SURVEYS.

GENERAL NOTES

- (1) THE PURPOSE OF SURVEY: BOUNDARY SURVEY**
- (2) BEARING BASIS: KY SINGLE ZONE GRID
NORTH PER STATIC GPS OBSERVATIONS ON
NETWORK ADJUSTED PRIMARY CONTROL
POINT ON 9.5.25**
- (3) UNION CHAPEL WIDTH (40') BASED UPON
EXISTING MONUMENTATION**
- (4) THIS SURVEY BEING SUBJECT TO ANY EASEMENTS,
RIGHT-OF-WAYS, AND OTHER CONVEYANCES THAT
A SUBSEQUENT TITLE SEARCH MAY DISCLOSE.**
- (5) DATE OF FIELD SURVEY: 9.5.25**

LEGEND

- 5/8"x18" REBAR WITH BLUE PLASTIC IDENTIFICATION CAP
"WM. DEREK BELL PLS 3914" (TYPICAL & SET THIS SURVEY)
- EXISTING MONUMENTATION (SIZE & TYPE NOTED ON PLAT)
- MEADNER POINT
- △ MAG SPIKE FOUND (ALUMINUM WASHER "WM. DEREK BELL PLS 3914")
- POWER/UTILITY POLE
- BOUNDARY LINE 
- ADJOINER 
- OVERHEAD ELECTRIC 
- RIGHT-OF-WAY 
- WOOD LINE 

PREPARED FOR

**AMMONETT'S EAGLE
AUCTION & REALTY, LLC**
Eagle Center
2276 Livingston Hwy.
Monroe, TN 38573
(931) 864-5335

FLOOD PROTECTION CERTIFICATION

**PORTIONS OF TRACT 2 THIS PARCEL CONTIGUOUS
TO THE KOGER CREEK LIE WITHIN A MAPPED
FLOOD HAZARD ZONE "X" PER FEMA FLOOD INSURANCE
RATE MAP 21053C0150C, effective on 7/22/2010**

PLAT OF SURVEY

T.C. KOGER, JR. ESTATE

LYING APPROXIMATELY ONE MILE WEST
OF THE INTERSECTION OF HIGHWAY 200
AT THE TERMINUS OF UNION CHAPEL ROAD
WAYNE COUNTY, KENTUCKY

PREPARED BY

BELL LAND SURVEYING & MAPPING

Wm. Derek Bell, PLS 3914
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