

# C&C LAND SURVEYING



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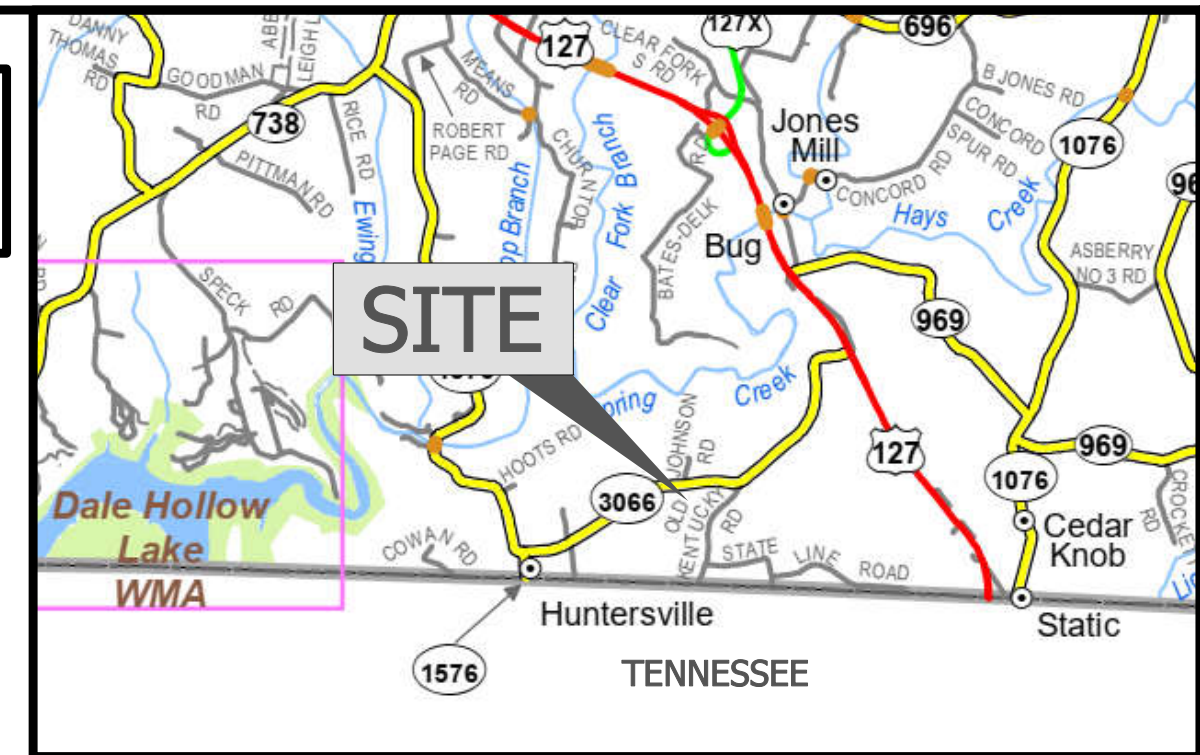
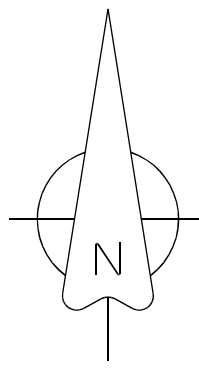
JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947

### 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

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"

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"

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"

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"

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"

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"

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"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	952.27'	88.23'	88.21'	S 45°39'00" W	4°33'31"

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"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	952.27'	31.38'	31.37'	S 82°52'49" E	1°53'16"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	952.27'	31.38'	31.37'	S 82°52'49" E	1°53'16"

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 — 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

ERNEST ELDER  
 DEED BOOK 177 PAGE 678  
 PLAT CABINET 2 SLIDE 347  
 TRACT #2

TRACT #2  
 33.146 ACRES +/-

TRACT #3  
 14.131 ACRES +/-

ROSS AND AMANDA  
 DALTON  
 DEED BOOK 156 PAGE 695

J.B. CRAWFORD  
 DEED BOOK 120 PAGE 640

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

### 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