

C&C

LAND SURVEYING

516 COURTHOUSE SQUARE P.O. BOX 7130 BURKESVILLE, KY 42717
 EMAIL: info@candclandsurveying.com
 PHONE: 270-864-1274 FAX: 270-864-3189
 JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947



SCALE: 1" = 50'

GPS NOTE

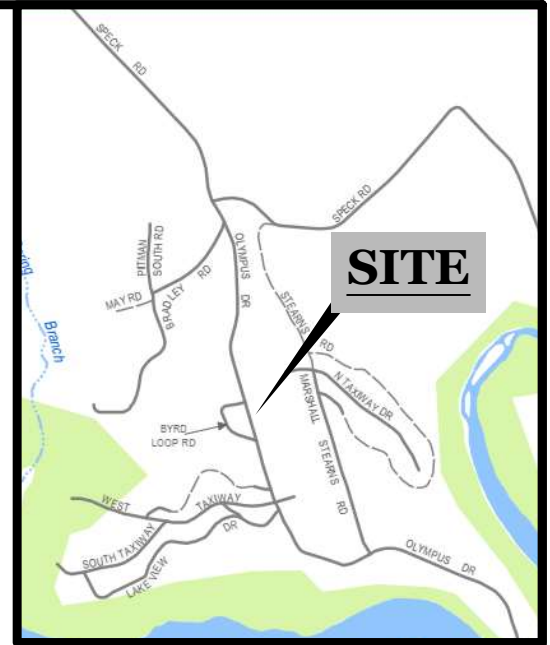
THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH TRIMBLE R-12 RECEIVERS (L1,L2,L5 -IGPS, GLONASS, BEIDOU, GALILEO, QZSS, SBAS). THE ENTIRETY OF THE DATA COLLECTED FOR THE BOUNDARY OF THIS SURVEY WAS COLLECTED BY EITHER RTK OR STATIC GPS OBSERVATION WHEN APPROPRIATE 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.

CONTROL NOTE

CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN AUTONOMOUS SOLUTION ON: 05-17-24.
 LATITUDE: 38° 38' 04.214" N LONGITUDE: -85° 09' 46.389" W ELEVATION: 959.97'.
 SPC (1600 KY1Z) (GROUND) NORTHING: 3391043.55' EASTING: 5093546.11'
 GROUND SCALE FACTOR: 1.000137858 HORIZONTAL DATUM_NAD83
 VERTICAL DATUM NAVD88 (GEOID18)

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



VICINITY MAP

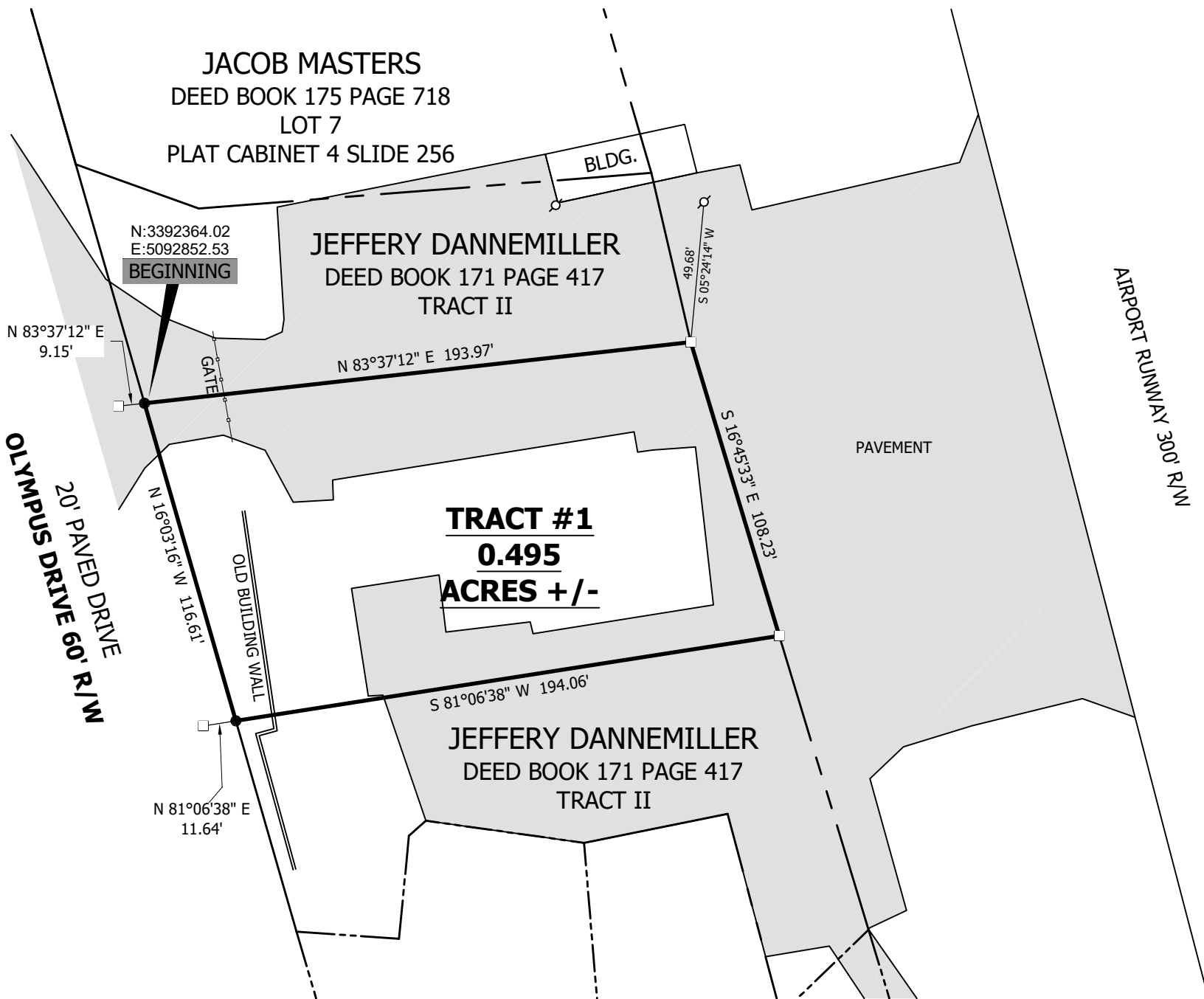
TITLE NOTE:

It is explicitly stated that this survey is a depiction of the boundary lines ONLY of the property and/or lots indicated by the owner and verified by the Property Valuation Administrator to be included in the source deed, and the surveyor DOES NOT certify title thereto nor make any certification of the ownership of any of the lots drawn hereon. This survey is subject to any easements, rights-of-way, off conveyances or other restrictions that may be found by a search of the title to any or all of the lots or the parent tract.

LEGEND

These standard symbols will be found in the drawing.

- UTILITY POLE
- SET 1/2" REBAR
- ┌ 3/4" IRON PIPE FOUND



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

NOTES:

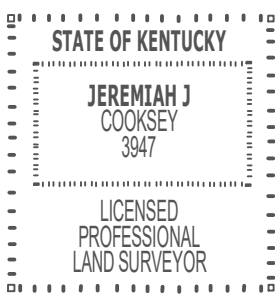
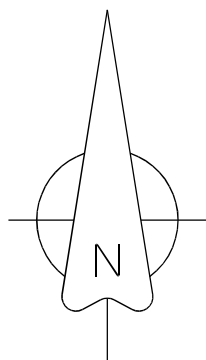
SUBJECT TO ANY HIGHWAY RIGHT-OF-WAYS
 RIGHT-OF-WAY SOURCE NOT FOUND

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: 10-1-25

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



BOUNDARY SURVEY

FOR THE PROPERTY OF
JOHNNY JENKINS
 DEED BOOK 177 PAGE 129
 TRACT IV

LOCATED IN THE SPRING CREEK COMMUNITY OF CLINTON COUNTY, 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 EXCEEDED 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: 10-1-25 FINISH: 10-8-25 LAYOUT: 25-252
 PLAT DATE: 10-7-25 SCALE: 1"=50' FILE: 25-152.DWG