

# C&C LAND SURVEYING

516 COURTHOUSE SQUARE P.O. BOX 7130  
BURKESVILLE, KY 42717  
EMAIL: [info@candclandsurveying.com](mailto:info@candclandsurveying.com)  
PHONE: 270-864-1274 FAX: 270-864-3189

JOHN CAPP'S PLS #3970 JEREMY COOKSEY PLS #3947

0 50 100 150  
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.

#### 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.

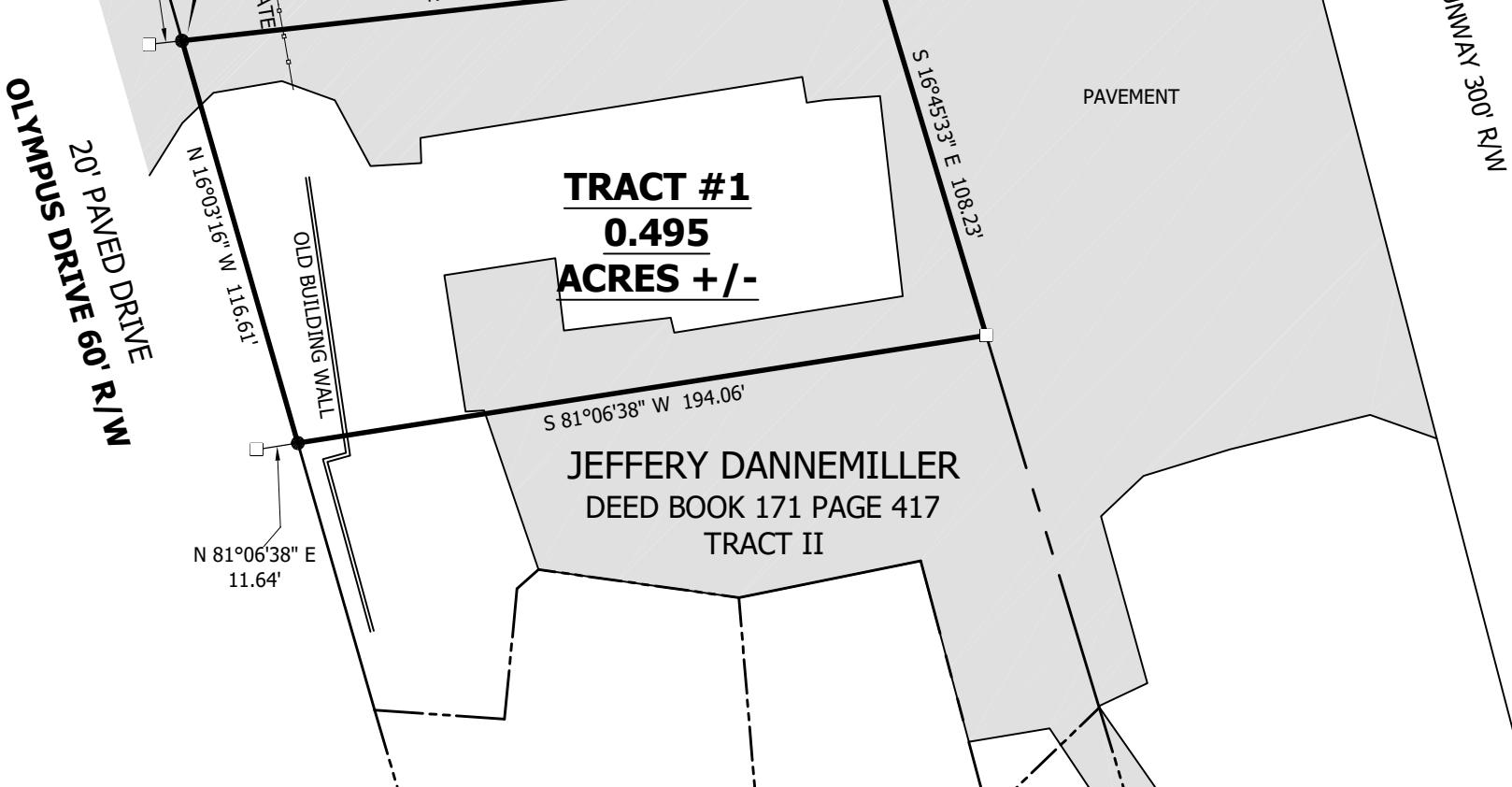
- UTILITY POLE
- SET 1/2" REBAR
- 3/4" IRON PIPE FOUND

JACOB MASTERS  
DEED BOOK 175 PAGE 718  
LOT 7  
PLAT CABINET 4 SLIDE 256

JEFFERY DANNEMILLER  
DEED BOOK 171 PAGE 417  
TRACT II

**TRACT #1**  
**0.495**  
**ACRES +/-**

JEFFERY DANNEMILLER  
DEED BOOK 171 PAGE 417  
TRACT II



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

#### NOTES:

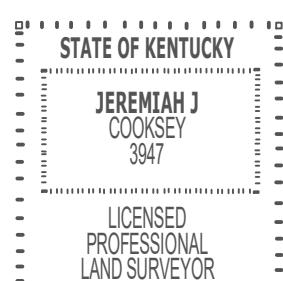
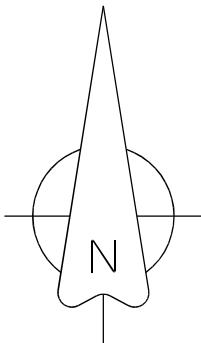
SUBJECT TO ANY HIGHWAY  
RIGHT-OF-WAYS  
RIGHT-OF-WAY SOURCE NOT FOUND

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

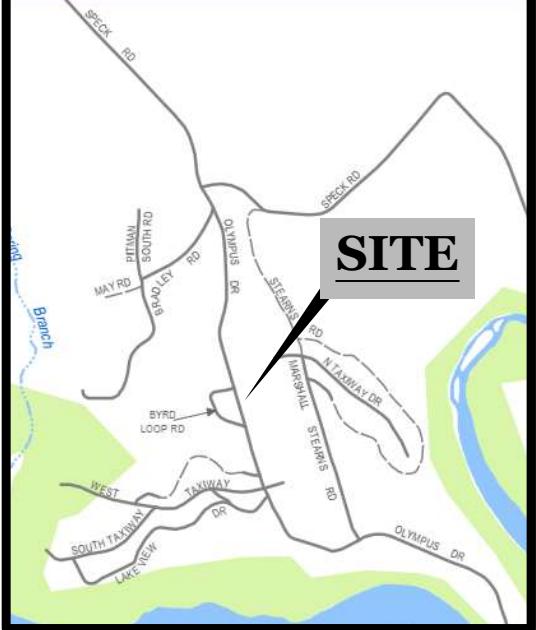
FOR THE PROPERTY OF  
**JOHNNY JENKINS**  
DEED BOOK 177 PAGE 129  
TRACT IV

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 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  
SURVEY DATE START: 10-1-25 FINISH: 10-8-25  
PLAT DATE: 10-7-25 SCALE: 1"=50'

DATE  
LAYOUT: 25-252  
FILE: 25-152.DWG



#### VICINITY MAP