

C&C LAND SURVEYING

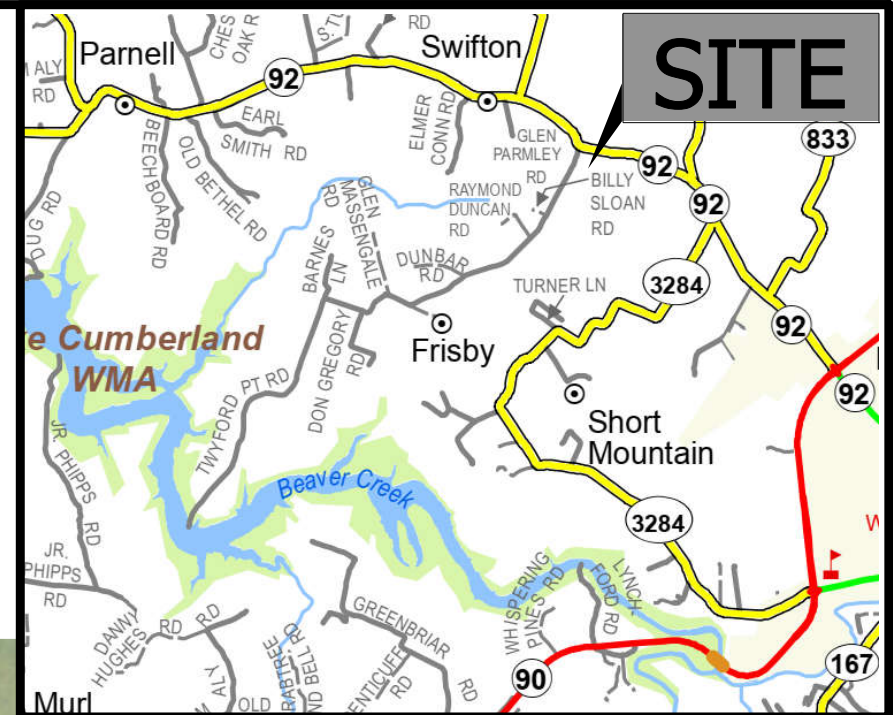
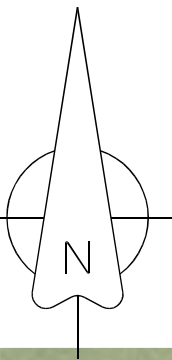
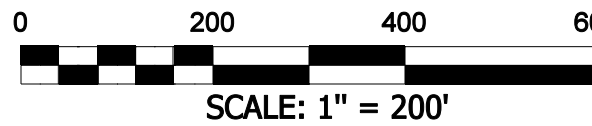
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JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947

CONTROL NOTE "A" TO "B" N 55°00'02" W 165.33'

CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN AUTONOMOUS SOLUTION ON: 03-20-25. LATITUDE: 36° 51' 36.1726" N LONGITUDE: 84° 53' 46.4564" W ELEVATION: 992.61'. SPC (1600 KY12) (GROUND) NORTHING: 3473769.084' EASTING: 5171044.186' GROUND SCALE FACTOR: 0.99998647 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 21231 C 0160 C. EFFECTIVE DATE: SEPT. 2, 2009



VICINITY MAP

TRACT #1 CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	206.18'	44.44'	44.36'	S 61°45'35" E
C2	1176.87'	117.72'	117.67'	S 82°25'33" E
C3	1123.24'	207.31'	207.01'	N 14°09'26" E

TRACT #2 CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1763.53'	122.35'	122.32'	N 24°22'17" E
C2	1123.24'	85.14'	85.12'	N 21°36'58" E

TRACT #3 CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1763.53'	86.87'	86.86'	N 27°46'12" E

TRACT #12 CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1080.36'	30.25'	30.24'	N 25°25'09" E

TRACT #13 CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2060.01'	43.03'	43.03'	N 21°53'18" E
C2	1080.36'	128.58'	128.51'	N 21°12'26" E

TRACT #14 CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2060.01'	326.37'	326.03'	N 27°01'32" E

TRACT #1 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 68°22'46" E	30.09'
L2	S 73°24'36" E	62.27'
L3	S 77°20'30" E	120.89'
L4	S 79°21'17" E	172.53'
L5	S 23°37'25" W	136.07'
L6	S 23°55'01" W	40.45'
L7	N 07°36'36" E	117.47'
L8	N 05°54'46" E	27.31'

TRACT #2 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 21°57'28" E	153.31'

TRACT #3 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°04'38" E	163.99'

TRACT #6 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°43'55" E	51.56'

TRACT #7 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°43'55" E	133.89'
L2	S 27°11'56" W	119.00'

TRACT #8 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°43'55" E	132.00'
L2	S 27°11'56" W	119.00'

TRACT #9 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°52'26" E	132.00'
L2	S 27°11'56" W	119.00'

TRACT #10 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°46'48" E	132.00'
L2	S 27°11'56" W	119.50'

TRACT #11 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 27°18'16" E	30.39'

LEGEND

These standard symbols will be found in the drawing.

- SET 1/2" REBAR
- ⊙ 1/2" REBAR CAP #2614 FOUND
- MEANDER POINT
- △ SET MAG SPIKE IN PAVEMENT
- ⬠ CONTROL POINT "A"

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: 03-20-25

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

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 -VGPS, 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.

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

TOTAL AREA OF SURVEY: 63.160 ACRES +/-

TRACT # AND ACREAGE

- | | |
|----|-----------------|
| 1 | 9.966 ACRES +/- |
| 2 | 8.536 ACRES +/- |
| 3 | 5.927 ACRES +/- |
| 4 | 2.808 ACRES +/- |
| 5 | 2.828 ACRES +/- |
| 6 | 6.229 ACRES +/- |
| 7 | 1.801 ACRES +/- |
| 8 | 1.804 ACRES +/- |
| 9 | 1.818 ACRES +/- |
| 10 | 1.832 ACRES +/- |
| 11 | 5.942 ACRES +/- |
| 12 | 6.673 ACRES +/- |
| 13 | 2.394 ACRES +/- |
| 14 | 4.600 ACRES +/- |

MASSENGALE SUBDIVISION FARM "A"

BOUNDARY SURVEY AND SUBDIVISION

FOR THE PROPERTY OF THE
MARK MASSENGALE ESTATE
DEED BOOK 365 PAGE 370
DEED BOOK 414 PAGE 147 (AOD)

LOCATED AT 3415 WEST HWY 92 IN THE SWIFTON COMMUNITY OF WAYNE COUNTY 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 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: 03-23-25 FINISH: 07-21-25
PLAT DATE: 07-23-25 SCALE: 1"=200'

FILE: 25-040 A.DWG