

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

CONTROL NOTE
 CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN AUTONOMOUS SOLUTION ON: 05-17-24. LATITUDE: 36° 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)

TRACT #3 LINE TABLE

LINE	BEARING	DISTANCE
L1	N 78°02'37" W	26.02'
L2	N 11°36'54" E	21.10'
L3	N 75°24'32" W	73.72'

TRACT #4 LINE TABLE

LINE	BEARING	DISTANCE
L1	S 79°58'54" W	86.51'
L2	S 86°09'41" W	25.18'
L3	N 84°33'21" W	41.38'
L4	N 62°25'32" W	20.56'
L5	N 38°59'50" W	35.08'
L6	N 17°12'13" E	67.02'

TRACT #5 LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°59'50" E	35.08'
L2	S 62°25'32" E	20.56'
L3	S 84°33'21" E	41.38'
L4	N 86°09'41" E	25.18'
L5	N 17°12'13" E	52.94'

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 -GNSS, SIONASS, 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.

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

TRACT #2 CURVE TABLE

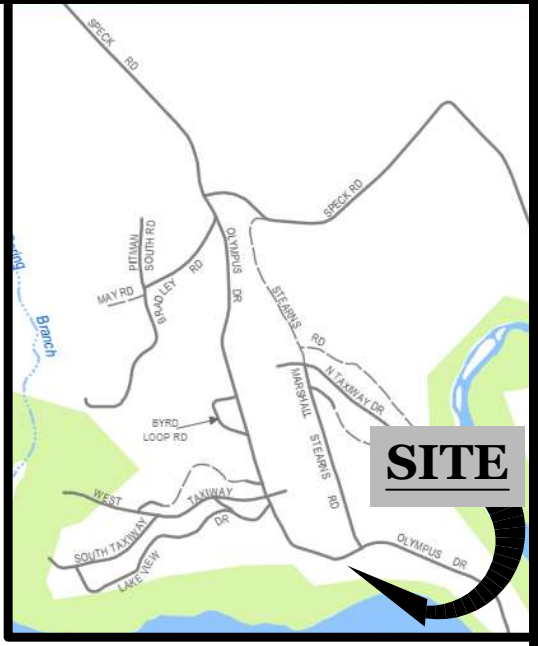
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	45.00'	76.58'	67.67'	S 02°35'56" E	97°30'36"

TRACT #3 CURVE TABLE

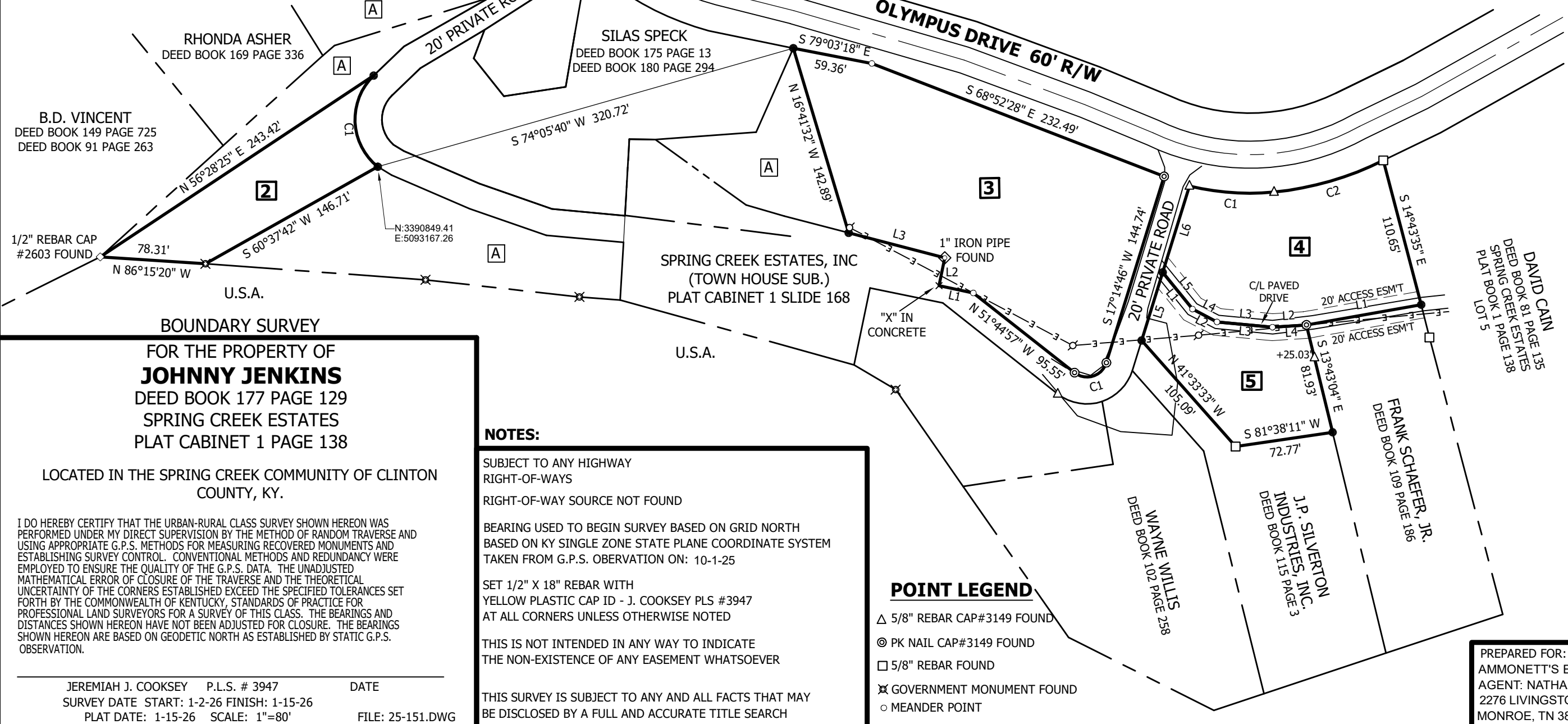
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	29.08'	24.73'	S 72°40'09" W	111°04'06"

TRACT #4 CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	189.55'	63.29'	62.99'	S 85°53'56" E	19°07'45"
C2	233.92'	84.84'	84.38'	N 73°48'42" E	20°46'54"



HUNTER ENTERPRISES OF ALBANY, LLC.
 DEED BOOK 171 PAGE 51
 TRACT #VIII (CATCHALL PROVISION)



B.D. VINCENT
 DEED BOOK 149 PAGE 725
 DEED BOOK 91 PAGE 263

RHONDA ASHER
 DEED BOOK 169 PAGE 336

SILAS SPECK
 DEED BOOK 175 PAGE 13
 DEED BOOK 180 PAGE 294

SPRING CREEK ESTATES, INC
 (TOWN HOUSE SUB.)
 PLAT CABINET 1 SLIDE 168

DAVID CAIN
 DEED BOOK 81 PAGE 135
 SPRING CREEK ESTATES
 PLAT BOOK 1 PAGE 138
 LOT 5

FRANK SCHAEFER, JR.
 DEED BOOK 109 PAGE 186

J.P. SILVERTON
 INDUSTRIES, INC.
 DEED BOOK 115 PAGE 3

WAYNE WILLIS
 DEED BOOK 102 PAGE 258

BOUNDARY SURVEY FOR THE PROPERTY OF JOHNNY JENKINS
 DEED BOOK 177 PAGE 129
 SPRING CREEK ESTATES
 PLAT CABINET 1 PAGE 138

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 DATE
 SURVEY DATE START: 1-2-26 FINISH: 1-15-26
 PLAT DATE: 1-15-26 SCALE: 1"=80' FILE: 25-151.DWG

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

POINT LEGEND
 △ 5/8" REBAR CAP #3149 FOUND
 ⊙ PK NAIL CAP #3149 FOUND
 □ 5/8" REBAR FOUND
 ✕ GOVERNMENT MONUMENT FOUND
 ○ MEANDER POINT

- 2 0.218 ACRES +/-
- 3 0.776 ACRES +/-
- 4 0.389 ACRES +/-
- 5 0.224 ACRES +/-

STATE OF KENTUCKY
 JEREMIAH J. COOKSEY
 3947
 LICENSED PROFESSIONAL LAND SURVEYOR

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