



516 Courthouse Square
P.O. Box 7130, Burkesville, KY 42717
Email: info@candclandsurveying.com
Phone: 270-864-1274
Fax: 270-864-3189

TRACT #1

Being the property of Johnny Jenkins (Deed Book 177 Page 129 – Tract IV) as recorded in the office of the Clinton County Court Clerk, and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a “set rebar” is 1/2 inch in diameter, eighteen inches in length with plastic cap stamped J. Cooksey PLS #3947. All bearings stated herein are referred to Grid North based on KY Single Zone State Plane Coordinate System taken from G.P.S. Observation on: 10-01-25

Recorded in Plat Cabinet _____ Slide _____

Being a certain tract of land lying on the East right-of-way of Olympus Drive. Located in the Spring Creek community of Clinton County, KY.

Beginning at a set 1/2" rebar on the East right-of-way of Olympus Drive (60 ft. R/W) (Referenced: N 83 deg 37 min 12 sec E 9.15 ft. from a 3/4" iron pipe found), being a corner to Jeffery Dannemiller (Deed Book 171 Page 417 – Tract II);

Thence leaving said right-of-way with Dannemiller **N 83 deg 37 min 12 sec E 193.97 ft.** to a $\frac{3}{4}$ " iron pipe found (Referenced: S 05 deg 24 min 14 sec W 49.68 ft. from a utility pole), being a corner to Dannemiller on the West right-of-way of Airport Runway (300 ft. R/W);

Thence with said right-of-way **S 16 deg 45 min 33 sec E 108.23 ft.** to a $\frac{3}{4}$ " iron pipe found on the West right-of-way of Airport Runway (300 ft. R/W), being a corner to Jeffery Dannemiller (Deed Book 171 Page 417 – Tract II);

Thence leaving said right-of-way with Dannemiller **S 81 deg 06 min 38 sec W 194.06 ft.** to a set $\frac{1}{2}$ " rebar (Referenced: N 81 deg 06 min 38 sec E 11.64 ft. from a $\frac{3}{4}$ " iron pipe found), being a corner to Dannemiller on the East right-of-way of Olympus Drive (60 ft. R/W);

Thence with said right-of-way **N 16 deg 03 min 16 sec W 116.61 ft.** to the beginning containing **0.495 Acres** more or less, as surveyed by Jeremiah Cooksey, PLS #3947 with C&C Land Surveying Inc. on October 1st, 2025. This survey meets all specifications set forth by 201KAR 18:150. This property is subject to any existing r/w's or easements.



01/16/26

JEREMIAH COOKSEY P.L.S. #3947 DATE

STATE OF KENTUCKY
JEREMIAH J
COOKSEY
3947
LICENSED
PROFESSIONAL
LAND SURVEYOR



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TRACT #2

Being the property of Johnny Jenkins (Deed Book 177 Page 129, Tract #3 Spring Creek Estates - Plat Cabinet 1 Page 138) as recorded in the office of the Clinton County Court Clerk, and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "set rebar" is 1/2 inch in diameter, eighteen inches in length with plastic cap stamped J. Cooksey PLS #3947. All bearings stated herein are referred to Grid North based on KY Single Zone State Plane Coordinate System taken from G.P.S. Observation on: 10-01-25

Recorded in Plat Cabinet ____ Slide ____

Being a certain tract of land lying on Southwest right-of-way of a Private Road and off the South right-of-way of Olympus Drive. Located in the Spring Creek community of Clinton County, KY.

Beginning at a set $\frac{1}{2}$ " rebar on the Southwest right-of-way of a 20 ft. Private Road (Referenced: S 74 deg 05 min 40 sec W 320.72 ft. from a set $\frac{1}{2}$ " rebar on the South

right-of-way of Olympus Dr. (60 ft. R/W)), being a corner to Hunter Enterprises of Albany, LLC. (Deed Book 171 Page 51, Tract VIII (Catchall Provision));

Thence with said right-of-way with a curve turning to the left with a radius of **45.00 ft.**, with a delta angle of **97 deg 30 min 36 sec**, with a chord bearing of **S 02 deg 35 min 56 sec E**, with a chord length of **67.67 ft.**, with an arc length of **76.58 ft.**, to a set $\frac{1}{2}$ " rebar on the Southwest right-of-way of a 20ft. Private Road, being a corner to Hunter Enterprises of Albany, LLC.;

Thence leaving said right-of-way with Hunter Enterprises of Albany, LLC. **S 60 deg 37 min 42 sec W 146.71 ft.** to a government monument #L878-4 found, being a corner to Hunter Enterprises of Albany, LLC. in the line of The United States of America;

Thence with The United States of America **N 86 deg 15 min 20 sec W 78.31 ft.** to a $\frac{1}{2}$ " rebar cap #2603 found, being a corner to The United States of America, B.D. Vincent (Deed Book 149 Page 725, Deed Book 91 Page 263) and Hunter Enterprises of Albany, LLC (Deed Book 171 Page 51, Tract VIII (Catchall Provision));

Thence with Hunter Enterprises of Albany, LLC **N 56 deg 28 min 26 sec E 243.42 ft.** to the beginning containing **0.218 Acres** more or less, as surveyed by Jeremiah Cooksey, PLS #3947 with C&C Land Surveying Inc. on October 1st, 2025. This survey meets all specifications set forth by 201KAR 18:150. This property is subject to any existing r/w's or easements.



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TRACT #3

Being a portion of the property of Johnny Jenkins (Deed Book 177 Page 129, Spring Creek Estates - Plat Cabinet 1 Page 138) as recorded in the office of the Clinton County Court Clerk, and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "set rebar" is 1/2 inch in diameter, eighteen inches in length with plastic cap stamped J. Cooksey PLS #3947. All bearings stated herein are referred to Grid North based on KY Single Zone State Plane Coordinate System taken from G.P.S. Observation on: 10-01-25

Recorded in Plat Cabinet ____ Slide ____

Being a certain tract of land lying on the South right-of-way of Olympus Drive and West right-of-way of a Private Road.. Located in the Spring Creek community of Clinton County, KY.

Beginning at a set $\frac{1}{2}$ " rebar on the South right-of-way of Olympus Drive (60 ft. R/W), being a corner to Silas Speck (Deed Book 175 Page 13, Deed Book 180

Page 294) and Hunter Enterprises of Albany, LLC. (Deed Book 171 Page 51 – Tract #VIII (Catchall Provision));

Thence with said right-of-way for two calls:

S 79 deg 03 min 18 sec E 59.36 ft.

S 68 deg 52 min 28 sec E 232.49 ft. to PK nail #3149 found on the South right-of-way of Olympus Drive (60 ft. R/W) and on the West right-of-way of a 20ft. Private Road;

Thence leaving said right-of-way with 20ft. Private Road for four calls:

S 17 deg 14 min 46 sec W 144.74 ft. to a PK nail #3149 found; with a curve turning to the right with a radius of **15.00 ft.**, with a delta angle of **111 deg 04 min 06 sec**, with a chord bearing of **S 72 deg 40 min 09 sec W**, with a chord length of **24.73 ft.**, with an arc length of **29.08 ft.**, to a PK nail #3149 found;

N 51 deg 44 min 57 sec W 95.55 ft.

N 78 deg 02 min 37 sec W 26.02 ft. to a X in the concrete, being a corner to Spring Creek Estates, Inc. (Town House Subdivision) (Plat Cabinet 1 Slide 168);

Thence with Spring Creek Estates, Inc. **N 11 deg 36 min 54 sec E 21.10 ft.** to a 1" pipe found; thence **N 75 deg 24 min 32 sec W 73.72 ft.** to a set $\frac{1}{2}$ " rebar (Reference:?) in the line of Spring Creek Estates, Inc., being a corner to Hunter Enterprises of Albany, LLC. (Deed Book 171 Page 51 – Tract #VIII (Catchall Provision));

Thence with Hunter Enterprises of Albany, LLC. **N 16 deg 41 min 32 sec W 142.89 ft.** to the beginning containing **0.776 Acres**. more or less, as surveyed by

Jeremiah Cooksey, PLS #3947 with C&C Land Surveying Inc. on October 1st, 2025. This survey meets all specifications set forth by 201KAR 18:150. This property is subject to any existing r/w's or easements.



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TRACT #4

Being a portion of the property of Johnny Jenkins (Deed Book 177 Page 129, Spring Creek Estates - Plat Cabinet 1 Page 138) as recorded in the office of the Clinton County Court Clerk, and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "set rebar" is 1/2 inch in diameter, eighteen inches in length with plastic cap stamped J. Cooksey PLS #3947. All bearings stated herein are referred to Grid North based on KY Single Zone State Plane Coordinate System taken from G.P.S. Observation on: 10-01-25

Recorded in Plat Cabinet ____ Slide ____

Being a certain tract of land lying on the South right-of-way of Olympus Drive and East right-of-way of a Private Road. Located in the Spring Creek community of Clinton County, KY.

Beginning at a 5/8" rebar cap #3149 found on the East right-of-way of 20ft. Private Road and on the South right-of-way of Olympus Drive (60 ft. R/W);

Thence with Olympus Drive for two calls:

with a curve turning to the left with a radius of **189.55 ft.**, with a delta angle of **19 deg 07 min 45 sec**, with a chord bearing of **S 85 deg 53 min 56 sec E**, with a chord length of **62.99 ft.**, with an arc length of **63.29 ft.**, to a 5/8" rebar cap #3149 found;

with a compound curve thence with a curve turning to the left with a radius of **233.92 ft.**, with a delta angle of **20 deg 46 min 54 sec**, with a chord bearing of **N 73 deg 48 min 42 sec E**, with a chord length of **84.38 ft.**, with an arc length of **84.84 ft.**, to a 5/8" rebar found

on the South right-of-way of Olympus Drive (60 ft. R/W), being a corner to David Cain (Deed Book 81 Page 135, Spring Creek Estates Plat Book 1 Page 138 –Lot #5);

Thence leaving said right-of-way with Cain **S 14 deg 43 min 35 sec E 110.65 ft.** to a set 1/2" rebar in the line of Cain, being a corner to Frank Schaefer, Jr. (Deed Book 109 Page 186);

Thence with Schaefer, Jr. along the center of a 20ft. access easement: **S 79 deg 58 min 54 sec W 86.51 ft.** to a PK nail #3149 found, being a corner to Schaefer, Jr. and a new corner to Tract #5;

Thence severing the lands of Jenkins along centerline of paved drive and 20ft. access easement with four new lines:

S 86 deg 09 min 41 sec W 25.18 ft.

N 84 deg 33 min 21 sec W 41.38 ft.

N 62 deg 25 min 32 sec W 20.56 ft.

N 38 deg 59 min 50 sec W 35.08 ft. to a set 1/2" rebar

on the East right-of-way of a 20 ft. Private Drive, being a new corner to Tract #5; Thence with said right-of-way: **N 17 deg 12 min 13 sec E 67.02 ft.** to the beginning containing **0.389 Acres**. more or less, as surveyed by Jeremiah Cooksey, PLS #3947 with C&C Land Surveying Inc. on October 1st, 2025. This survey meets all specifications set forth by 201KAR 18:150. This property is subject to any existing r/w's or easements.



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TRACT #5

Being a portion of the property of Johnny Jenkins (Deed Book 177 Page 129, Spring Creek Estates - Plat Cabinet 1 Page 138) as recorded in the office of the Clinton County Court Clerk, and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "set rebar" is 1/2 inch in diameter, eighteen inches in length with plastic cap stamped J. Cooksey PLS #3947. All bearings stated herein are referred to Grid North based on KY Single Zone State Plane Coordinate System taken from G.P.S. Observation on: 10-01-25

Recorded in Plat Cabinet ____ Slide ____

Being a certain tract of land lying on East right-of-way of a Private Road and off the South right-of-way of Olympus Drive. Located in the Spring Creek community of Clinton County, KY.

Beginning at a set $\frac{1}{2}$ " rebar on the East right-of-way of a 20ft. Private Road, being a new corner to Tract #4;

Thence leaving said right-of-way and severing the lands of Jenkins along the centerline of a paved drive and 20ft. access easement for four calls:

S 38 deg 59 min 50 sec E 35.08 ft.

S 62 deg 25 min 32 sec E 20.56 ft.

S 84 deg 33 min 21 sec E 41.38 ft.

N 86 deg 09 min 41 sec E 25.18 ft. to a PK nail cap #3149 found, being a new corner to Tract #3 and Frank Schaefer, Jr. (Deed Book 109 Page 186);

Thence leaving said paved drive and access easement with Schaefer, Jr. **S 13 deg 43 min 04 sec E**, passing a 5/8" rebar cap #3149 found at **25.03 ft.**, for a total distance of **81.93 ft.** to a set 1/2" rebar in the line of Schaefer Jr., being a corner to J.P. Silverton Industries, Inc. (Deed Book 115 Page 3);

Thence with J.P. Silverton Industries, Inc. **S 81 deg 38 min 11 sec W 72.77 ft.** to a 5/8" rebar found; thence **N 41 deg 33 min 33 sec W 105.09 ft.** to a set 1/2" rebar on the East right-of-way of a 20 ft. Private Road, being a corner to J.P. Silverton Industries, Inc;

Thence with said right-of-way **N 17 deg 12 min 13 sec E 52.94 ft.** to the beginning containing **0.224 Acres**. more or less, as surveyed by Jeremiah Cooksey, PLS #3947 with C&C Land Surveying Inc. on October 1st, 2025. This survey meets all specifications set forth by 201KAR 18:150. This property is subject to any existing r/w's or easements.



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