

C&C LAND SURVEYING

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JOHN CAPPS PLS #3970

JEREMY COOKSEY PLS #3947

PREPARED FOR:

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

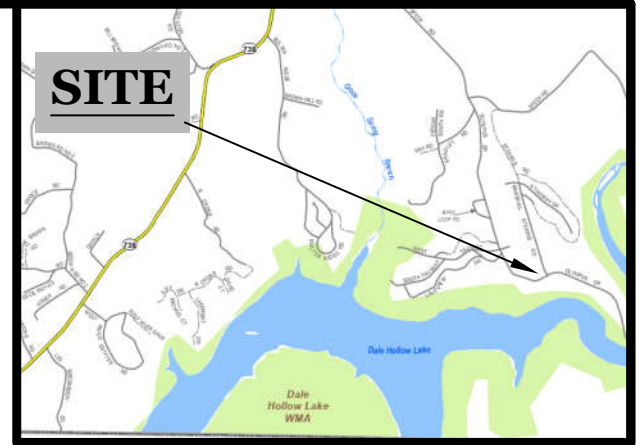
0 100 200 300



SCALE: 1" = 100'

GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH TREMBLE 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.



VICINITY MAP

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

LINE TABLE TRACT #1		
LINE	BEARING	DISTANCE
L1	S 14°02'49" E	18.76'

LINE TABLE TRACT #2		
LINE	BEARING	DISTANCE
L1	S 14°02'49" E	38.02'
L2	S 10°37'39" E	64.68'

LINE TABLE TRACT #3		
LINE	BEARING	DISTANCE
L1	S 11°31'54" E	72.02'
L2	S 31°24'52" E	28.39'

LINE TABLE TRACT #4		
LINE	BEARING	DISTANCE
L1	S 64°03'54" W	55.44'

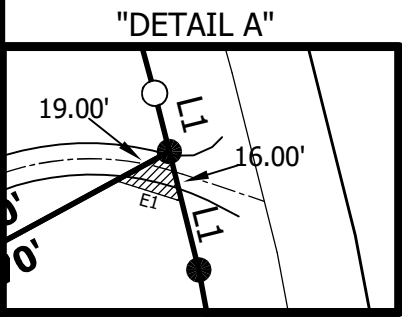
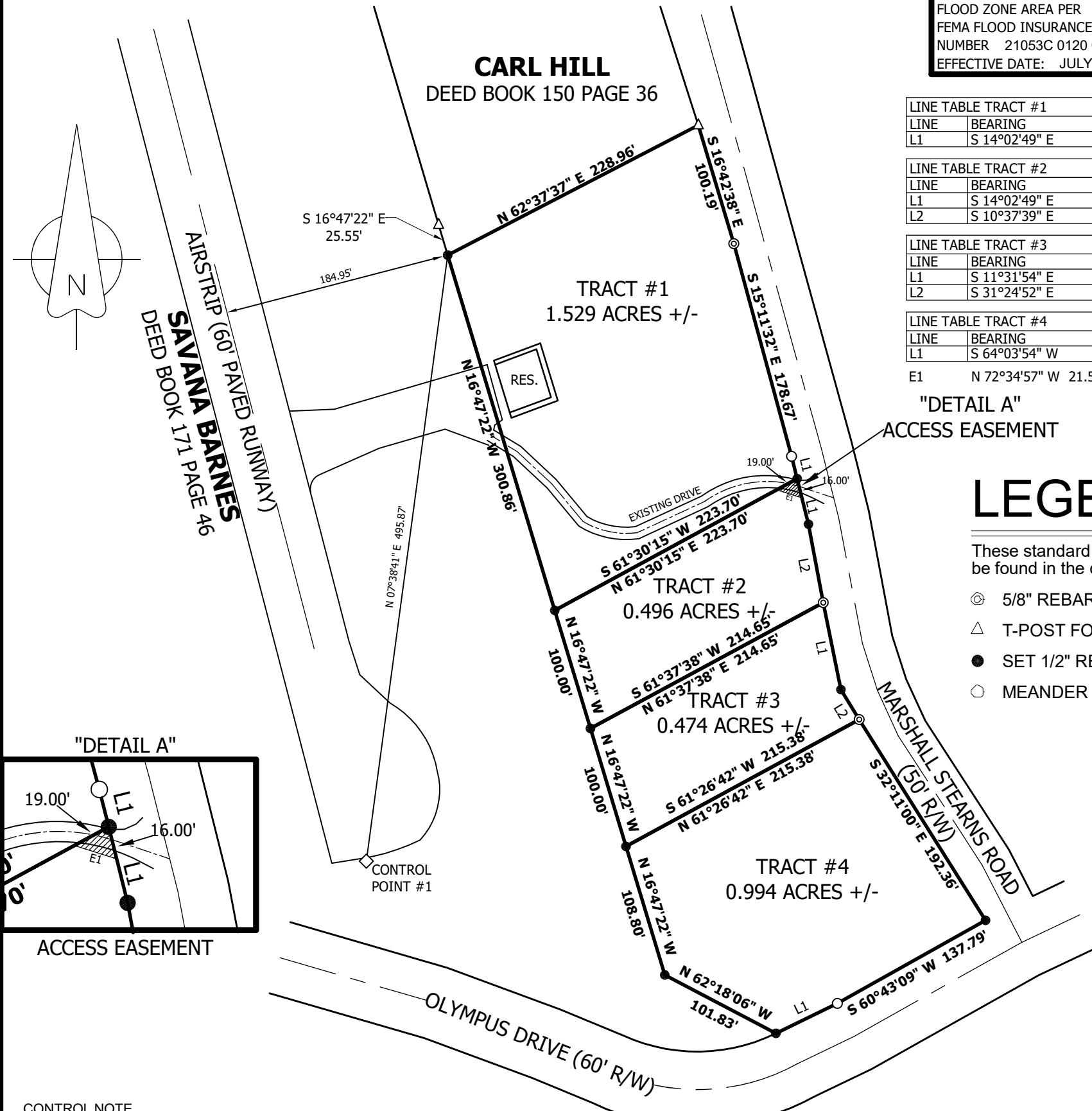
E1 N 72°34'57" W 21.57'

"DETAIL A"
ACCESS EASEMENT

LEGEND

These standard symbols will be found in the drawing.

- ⊙ 5/8" REBAR FOUND
- △ T-POST FOUND
- SET 1/2" REBAR
- MEANDER POINT



ACCESS EASEMENT

CONTROL NOTE

CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN AUTONOMOUS SOLUTION ON: 01-08-24.
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)

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: 01-08-24.

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

TOTAL AREA OF SURVEY: 3.493 ACRES +/-

BOUNDARY SURVEY

FOR THE PROPERTY OF THE
DR. CHARLES KINCAID ET. AL.
TRACT #1 DEED BOOK 86 PAGE 736 (LOTS #4, #5 & #6)
TRACT #2 DEED BOOK 96 PAGE 391 (LOT #3)
TRACT #3 DEED BOOK 66 PAGE 498 (LOT #2)
TRACT #4 DEED BOOK 100 PAGE 508 (LOT #1)
CABINET BOOK 1 PAGE 142
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: 01-08-24 FINISH: 02-19-24
PLAT DATE: 02-28-24 SCALE: 1"=100' FILE: 24-007.DWG