

C&C LAND SURVEYING

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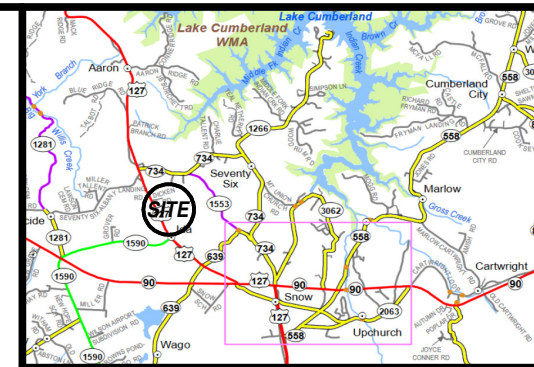
JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947

G.P.S. NOTE

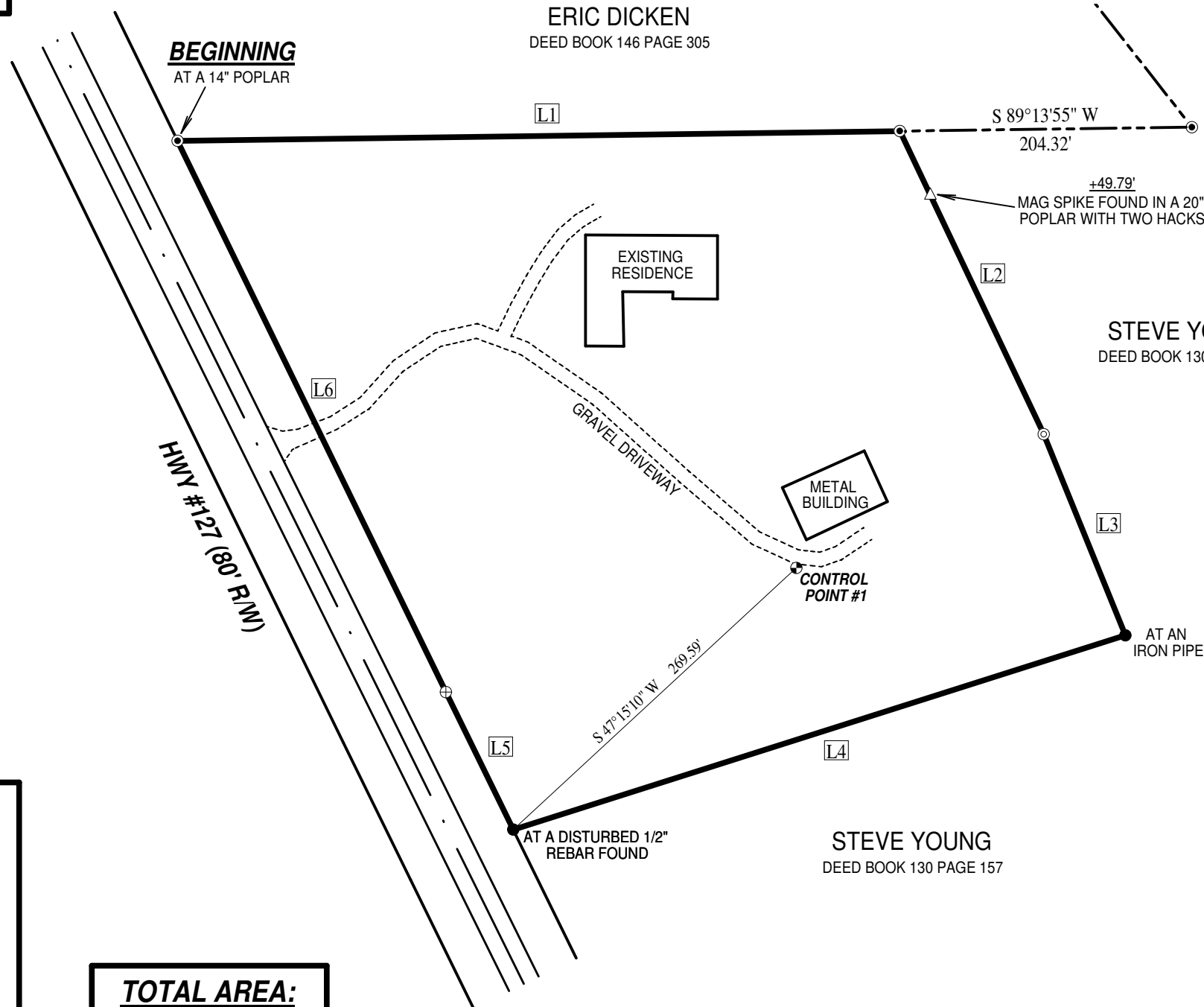
THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH TREMBLE R-12 RECEIVERS (L1, L2, L5 -IGPS, GLONASS, BEIDOU, GALILEO, QZSS, SBAS). THE ENTIRETY OF THE DATA COLLECTED FOR THE BOUNDARY OF THIS SURVEY WAS COLLECTED BY EITHER RTK OR STATIC GPS OBSERVATION WHEN 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.

G.P.S. CONTROL NOTE

CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN AUTONOMOUS SOLUTION ON: 8-26-24.
 LATITUDE: 36°46'34.714" N LONGITUDE: 85°10'19.313" W ELEVATION: 870.982'
 SPC (1600 KY1Z) (GROUND) NORTHING: 3442659.579' EASTING: 5090541.860'
 GROUND SCALE FACTOR: 0.9999539761 HORIZONTAL DATUM NAD83
 VERTICAL DATUM NAVD88 (GEOID18).



VICINITY MAP



ERIC DICKEN
 DEED BOOK 146 PAGE 305

STEVE YOUNG
 DEED BOOK 130 PAGE 157

STEVE YOUNG
 DEED BOOK 130 PAGE 157

| LINE TABLE | | |
|------------|---------------|----------|
| Id | Bearing | Distance |
| L1 | N 89°13'55" E | 505.30' |
| L2 | S 25°24'17" E | 234.59' |
| L3 | S 22°06'42" E | 151.87' |
| L4 | S 72°24'02" W | 449.27' |
| L5 | N 26°06'35" W | 107.03' |
| L6 | N 25°57'35" W | 428.83' |

PREPARED FOR:
AMONETT'S EAGLE REALTY & AUCTION, LLC
 117 S. JEFFERSON AVENUE
 COOKEVILLE, TN 38501
 AGENT - NATHAN GROCE

POINT LEGEND

- SET 1/2" REBAR CAP #3970
- ⊙ 5/8" REBAR CAP #3914 FOUND
- ⊙ 1/2" REBAR CAP #2603 FOUND
- ⊕ 1/2" REBAR FOUND
- MEANDER POINT

FLOOD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21053C0045 C. EFFECTIVE DATE: JULY 22, 2010.

SUBJECT TO ANY HIGHWAY RIGHTS-OF-WAY

RIGHT-OF-WAY SOURCE NOT FOUND

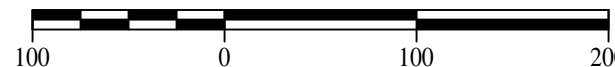
BEARING USED TO BEGIN SURVEY TAKEN FROM KY SINGLE ZONE S.P.C. ON 8-26-24

SET 1/2" X 18" REBAR WITH ORANGE PLASTIC CAP ID - PLS #3970 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:
4.816 ACRES +/-



BOUNDARY SURVEY OF THE PROPERTY OF THE GAY THOMAS AGE ESTATE

DEED BOOK 42 PAGE 102
 DEED BOOK 55 PAGE 562
 WILL BOOK 6 PAGE 573
 WILL BOOK 8 PAGE 426
 WILL BOOK 9 PAGE 599

LOCATED AT 7604 N. HWY. #127 IN THE IDA 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.

JOHN S. CAPPS P.L.S. # 3970 DATE

SURVEY DATE: 08-26-24 PLAT DATE: 08-29-24

SCALE: 1" = 50' FILE: 24-137.PCS