

C&C

LAND SURVEYING

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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: 09-16-24. LATITUDE: 36° 47' 18.330" N LONGITUDE: 84° 56' 36.188" W ELEVATION: 896.69'. SPC (1600 KY1Z) (GROUND) NORTHING: 3447567.980' EASTING: 5157475.627' GROUND SCALE FACTOR: 0.99995419 HORIZONTAL DATUM_NAD83 VERTICAL DATUM NAVD88 (GEOID18)

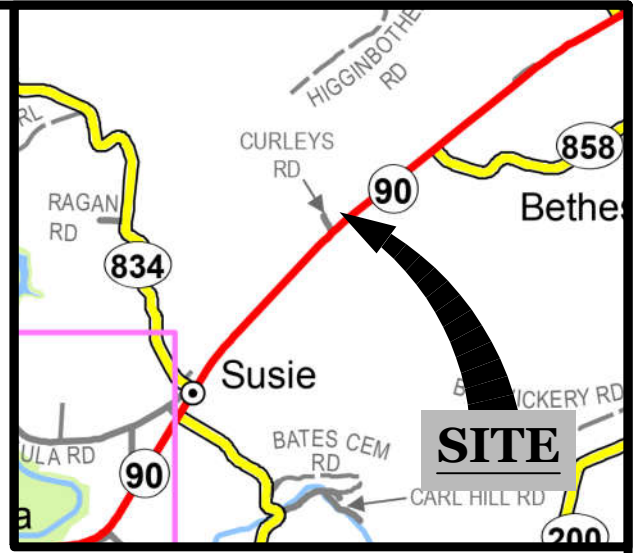
OWNER:
 FLOYD YODER
 6714 WEST HWY #90
 MONTICELLO, KY 42633



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

FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21231C 0165 C. EFFECTIVE DATE: SEPT. 2, 2009



VICINITY MAP

HELEN HIGGINBOTHAM
 DEED BOOK 357 PAGE 535

DONNIE ATKINSON
 DEED BOOK 354 PAGE 467

PROMISE LAND ENTERPRISES, INC.
 DEED BOOK 335 PAGE 433

JOE HANCOCK
 DEED BOOK 246 PAGE 560

MONTANA RAGAN
 DEED BOOK 324 PAGE 568

COURTNEY LEE
 DEED BOOK 410 PAGE 1

3.765 ACRES +/-

N 80°16'41" E 371.45'

S 49°31'02" W 100.49'

N 22°58'28" W 296.12'

S 23°16'59" E 300.27'

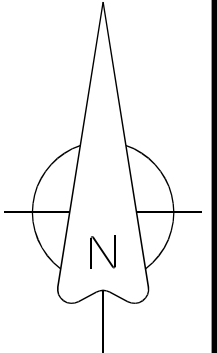
N 24°58'18" W 257.11'

S 48°02'38" W 335.23'

N 47°42'04" E 113.47'

WEST HWY #90 (R/W VARIES)

BEGINNING



LEGEND

These standard symbols will be found in the drawing.

- 5/8 REBAR CAP #2086 FOUND AT A POST
- △ IRON POST FOUND
- ⊗ 1/2" REBAR CAP #3802 FOUND
- SET 1/2" REBAR

BOUNDARY SURVEY

FOR THE PROPERTY OF THE
FLOYD AND MIRIAM YODER FAMILY TRUST
 DEED BOOK 363 PAGE 781

LOCATED AT 6714 WEST HWY #90 IN THE SUSIE COMMUNITY OF WAYNE 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 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.

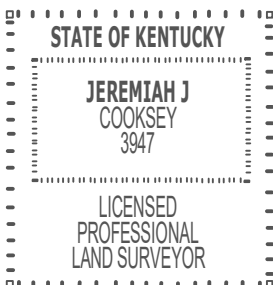
JEREMIAH J. COOKSEY / P.L.S. # 3947

09-23-24
 DATE

SURVEY DATE START: 09-16-24 FINISH: 09-19-24

PLAT DATE: 09-20-24 SCALE: 1"=100'

FILE: 24-148.DWG



LINE	BEARING	DISTANCE
L1	S 22°47'07" E	51.18'
L2	S 55°41'33" W	37.78'

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 -IIGPS, 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.

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: 09-16-24.

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