C&C LAND SURVEYING

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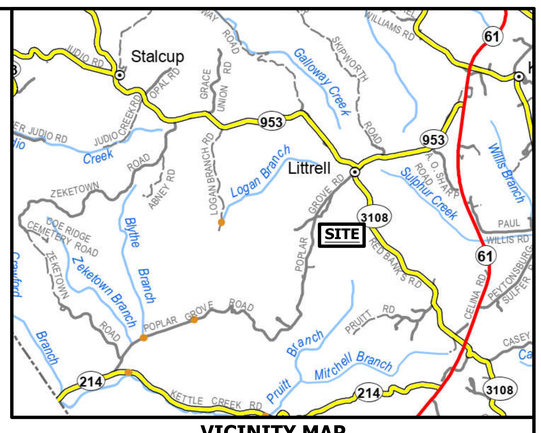
JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947

GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH SPECTRA SP80 RECEIVERS (L1,L2,L5 -\GPS, 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 WITH NO PROJECTION AND A GRID SCALE OF (1).

FLOOD NOTE

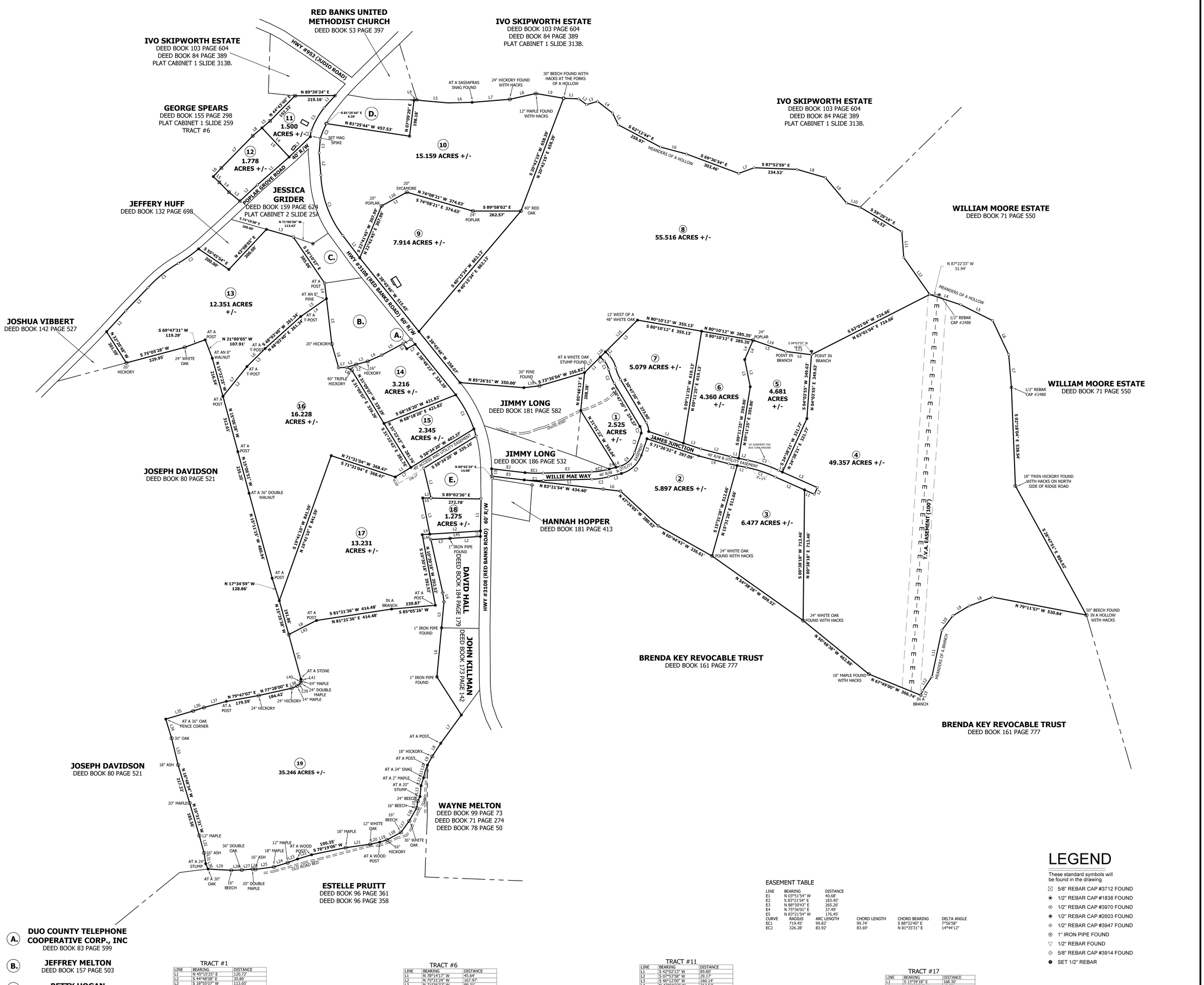
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21057C 0220 D. EFFECTIVE DATE: SEPT 19, 2012



VICINITY MAP

0 200 400 600

SCALE: 1" = 200'



A. DUO COUNTY TELEPHONE COOPERATIVE CORP., INC
DEED BOOK 83 PAGE 599

B. JEFFREY MELTON
DEED BOOK 157 PAGE 503

C. BETTY HOGAN
DEED BOOK 71 PAGE 582

D. IVO LEE HURT ESTATE
DEED BOOK 71 PAGE 298
DEED BOOK 154 PAGE 163
PLAT CABINET 2 SLIDE 24B

E. ANTHONY WEISS
DEED BOOK 175 PAGE 639

NOTES:

SUBJECT TO ANY HIGHWAY RIGHT-OF-WAYS

RIGHT-OF-WAY SOURCE NOT FOUND

BEARING USED TO BEGIN SURVEY BASED ON TRUE NORTH TAKEN FROM G.P.S. OBSERVATION ON: 04-09-22

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

PREPARED FOR:
UNITED COUNTRY
LAKES AND LAND
AGENT: HUNTER SHEARER
112 CUMBERLAND STREET
ALBANY, KY 42602

TOTAL AREA OF SURVEY: 244.135 ACRES +/-

EASEMENT TABLE

LINE	BEARING	DISTANCE
E1	N 03°51'54" W	40.68'
E2	S 83°21'54" E	183.45'
E3	N 88°30'43" E	265.26'
E4	N 75°36'01" E	37.49'
E5	N 83°21'54" W	176.45'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	719.45'	99.82'	99.74'	S 88°32'40" E	7°56'58"
EC2	326.28'	83.92'	83.69'	N 81°35'31" E	14°44'12"

LEGEND

These standard symbols will be found in the drawing.

- 5/8" REBAR CAP #3712 FOUND
- 1/2" REBAR CAP #1838 FOUND
- 1/2" REBAR CAP #3970 FOUND
- 1/2" REBAR CAP #2603 FOUND
- 1/2" REBAR CAP #3947 FOUND
- 1" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 5/8" REBAR CAP #3914 FOUND
- SET 1/2" REBAR

TRACT #1

LINE	BEARING	DISTANCE
L1	N 45°15'25" E	120.72'
L2	S 44°48'08" E	30.86'
L3	S 18°55'07" W	113.65'
L4	S 76°36'01" W	22.73'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	97.81'	51.83'	51.22'	S 27°11'20" E	30°21'33"
C2	282.94'	82.83'	82.54'	S 22°02'20" E	16°46'24"
C3	50.48'	37.74'	36.87'	S 10°32'10" E	42°49'50"
C4	122.00'	111.22'	107.41'	S 46°57'55" W	52°14'04"

TRACT #2

LINE	BEARING	DISTANCE
L1	N 88°30'43" E	264.75'
L2	N 75°36'01" E	70.93'
L3	N 18°55'07" E	95.74'
L4	S 75°21'24" E	170.28'
L5	S 78°14'17" E	46.77'
L6	N 83°20'53" W	95.09'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	759.45'	105.43'	105.35'	S 88°30'53" E	7°57'15"
C2	366.28'	93.55'	93.30'	N 81°37'05" E	14°38'03"
C3	161.60'	152.52'	146.93'	N 47°35'56" E	54°04'46"

TRACT #3

LINE	BEARING	DISTANCE
L1	S 78°14'17" E	51.35'
L2	S 66°07'42" E	174.60'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	654.56'	166.73'	166.28'	S 71°43'20" E	14°35'39"

TRACT #4

LINE	BEARING	DISTANCE
L1	S 66°07'42" E	58.66'
L2	N 23°52'18" E	40.00'
L3	N 66°07'42" W	208.99'
L4	S 71°36'30" E	178.76'
L5	S 63°35'54" E	194.42'
L6	S 25°13'23" E	204.67'
L7	S 04°47'41" E	180.12'
L8	S 69°37'15" W	136.53'
L9	S 59°09'37" W	104.33'
L10	S 37°16'11" W	99.03'
L11	S 12°04'56" W	259.56'
L12	S 33°31'46" W	91.22'
L13	S 21°12'16" W	27.99'

TRACT #5

LINE	BEARING	DISTANCE
L1	N 66°07'42" W	23.67'
L2	N 78°14'17" W	51.20'
L3	N 11°28'54" W	151.88'
L4	N 23°17'48" E	115.34'
L5	N 70°51'04" E	189.04'
L6	S 82°50'27" E	141.32'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	694.56'	176.03'	175.56'	N 71°44'09" W	14°31'17"

TRACT #6

LINE	BEARING	DISTANCE
L1	N 78°14'17" W	45.64'
L2	N 75°21'24" W	167.69'
L3	N 71°36'32" W	99.31'
L4	S 23°17'48" W	115.34'
L5	S 11°28'54" E	151.88'

TRACT #7

LINE	BEARING	DISTANCE
L1	N 71°36'32" W	200.21'
L2	N 44°48'08" W	31.60'
L3	N 45°15'25" E	246.09'

TRACT #8

LINE	BEARING	DISTANCE
L1	S 87°51'29" E	83.33'
L2	S 53°25'32" E	52.72'
L3	N 73°39'58" E	62.48'
L4	S 52°10'51" E	103.77'
L5	S 26°09'36" E	71.52'
L6	S 74°57'16" E	147.45'
L7	N 69°59'56" E	89.88'
L8	S 73°49'33" E	160.88'
L9	S 39°49'20" E	180.53'
L10	S 72°37'23" E	77.58'
L11	S 04°16'03" E	140.79'
L12	S 35°05'35" E	246.91'
L13	N 82°56'27" W	141.32'
L14	N 70°51'04" W	189.04'
L15	S 45°15'25" W	246.09'
L16	S 45°15'25" W	40.00'
L17	S 45°15'25" W	120.72'
L18	S 83°09'56" W	85.76'

TRACT #9

LINE	BEARING	DISTANCE
L1	N 61°41'25" E	156.87'

TRACT #10

LINE	BEARING	DISTANCE
L1	N 37°13'39" W	152.82'
L2	N 04°22'20" W	122.49'
L3	N 04°39'43" E	78.03'
L4	N 85°28'40" E	15.88'
L5	S 84°57'04" E	135.43'
L6	N 88°42'43" E	133.73'
L7	N 85°25'31" E	206.36'
L8	N 77°24'30" E	145.61'
L9	S 80°17'26" E	153.48'
L10	S 61°41'25" W	156.87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	577.49'	357.12'	351.46'	N 19°58'09" W	35°25'55"
C2	397.27'	88.52'	88.34'	N 23°05'46" E	12°46'02"

TRACT #11

LINE	BEARING	DISTANCE
L1	S 42°02'13" W	89.80'
L2	S 07°53'58" W	29.17'
L3	S 46°12'00" W	160.14'
L4	N 43°04'33" W	217.52'
L5	N 49°11'33" E	59.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	457.27'	147.81'	147.17'	S 28°50'06" W	18°31'15"

TRACT #12

LINE	BEARING	DISTANCE
L1	S 48°47'57" W	230.22'
L2	S 47°09'24" W	130.96'
L3	N 50°51'27" W	76.80'
L4	N 44°16'51" W	75.48'
L5	N 46°31'25" W	45.25'
L6	N 42°54'57" E	64.82'
L7	N 44°21'37" E	244.86'
L8	N 49°11'33" E	66.55'
L9	S 43°04'33" E	217.52'

TRACT #13

LINE	BEARING	DISTANCE
L1	N 42°32'49" E	154.50'
L2	N 43°49'08" E	175.15'
L3	S 74°10'38" E	151.97'
L4	S 06°41'19" E	85.12'
L5	S 55°08'35" W	170.80'
L6	S 45°14'38" W	140.03'
L7	S 38°46'13" W	209.23'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	729.25'	214.02'	213.28'	N 51°04'21" E	16°48'56"
C2	843.33'	135.68'	135.53'	N 54°47'09" E	9°13'05"

TRACT #14

LINE	BEARING	DISTANCE
L1	N 61°27'39" W	31.84'
L2	N 71°54'09" E	54.21'
L3	N 75°23'33" E	65.06'
L4	N 65°50'23" E	83.49'
L5	N 61°42'16" E	132.40'
L6	S 35°48'49" E	34.85'
L7	N 61°38'27" E	52.30'

TRACT #15

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	684.36'	211.67'	210.83'	S 27°58'03" E	17°43'19"

TRACT #16

LINE	BEARING	DISTANCE
L1	S 58°34'20" W	100.00'
L2	N 38°46'13" E	209.23'
L3	N 45°14'38" E	140.03'
L4	N 55°08'35" E	170.80'
L5	S 06°41'19" E	249.46'
L6	S 16°13'52" E	134.31'
L7	N 89°03'57" E	44.23'
L8	S 61°27'39" E	31.84'

TRACT #17

LINE	BEARING	DISTANCE
L1	S 13°39'18" E	168.30'
L2	N 89°02'36" W	45.73'
L3	S 11°07'16" E	201.38'
L4	S 86°24'44" W	41.32'
L6	S 63°04'05" W	170.07'
L7	N 58°34'20" E	100.00'

TRACT #18

LINE	BEARING	DISTANCE
L1	S 00°55'06" W	174.90'
L2	S 86°24'08" W	277.36'
L3	N 11°07'16" W	201.38'
L6	S 89°02'36" E	45.73'

TRACT #19

LINE	BEARING	DISTANCE
L1	S 00°55'06" W	30.09'
L2	S 86°23'45" W	166.09'
L3	S 86°24'44" W	104.94'
L4	S 08°08'50" E	50.16'
L5	S 05°21'55" W	143.16'
L6	S 05°23'20" W	269.05'
L7	S 36°06'01" W	191.34'
L8	S 33°08'07" W	84.65'
L9	S 28°35'12" W	54.58'
L10	S 21°14'39" W	35.25'
L11	S 12°52'41" W	37.59'
L12	S 17°49'43" W	44.85'
L13	S 05°42'13" W	59.91'
L14	S 25°20'52" W	27.68'
L15	S 09°40'39" W	38.35'
L16	S 29°44'00" W	81.38'
L17	S 36°11'48" W	77.00'
L18	S 61°38'35" W	85.99'
L19	S 71°56'33" W	42.47'
L20	S 78°00'12" W	53.54'
L21	S 81°57'28" W	134.26'
L22	S 72°59'01" W	80.20'
L23	S 69°35'45" W	57.61'
L24	S 73°01'48" W	78.53'
L25	S 82°28'33" W	101.55'
L26	N 83°59'34" W	16.14'
L27	S 84°45'57" W	58.78'
L28	S 88°29'24" W	57.84'
L29	S 86°56'36" E	126.23'
L30	N 24°11'19" W	31.86'
L31	N 08°44'27" W	99.96'
L32	N 15°23'08" W	98.11'
L33	N 13°42'31" W	149.76'
L34	N 17°02'36" W	109.59'
L35	N 73°28'02" E	155.90'
L36	N 72°14'33" E	62.19'
L37	N 74°39'49" E	126.55'
L38	N 67°52'03" E	32.62'
L39	N 48°05'30" E	25.93'
L40	N 17°01'12" E	12.17'
L41	N 16°16'28" W	8.68'
L42	N 15°15'15" W	252.46'
L43	N 63°04'05" E	170.07'
L44	N 86°24'44" E	41.32'
L45	N 86°23'45" E	168.46'

BOUNDARY SURVEY AND SUBDIVISION

FOR THE PROPERTY OF THE

JAMES AND WILLIE MAE LONG ESTATE

DEED BOOK 134 PAGE 406
DEED BOOK 71 PAGE 231
DEED BOOK 77 PAGE 619
WILL BOOK "U" PAGE 584
WILL BOOK "V" PAGE 46
DEED BOOK 184 PAGE 238 (AOD)

FOR A PORTION OF THE PROPERTY OF

JIMMY LONG

DEED BOOK 186 PAGE 532

LOCATED AT 2272 RED BANKS RD. IN THE LITTRELL COMMUNITY OF CUMBERLAND 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 DATE

SURVEY DATE START: 04-09-22 FINISH: 08-01-22
PLAT DATE: 08-15-22 SCALE: 1"=200' FILE: 22-056.DWG