

# C&C LAND SURVEYING

516 COURTHOUSE SQUARE P.O. BOX 7130 BURKESVILLE, KY 42717

EMAIL: info@candclandsurveying.com

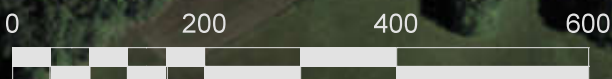
PHONE: 270-864-1274 FAX: 270-864-3189

JOHN CAPPS PLS #3970

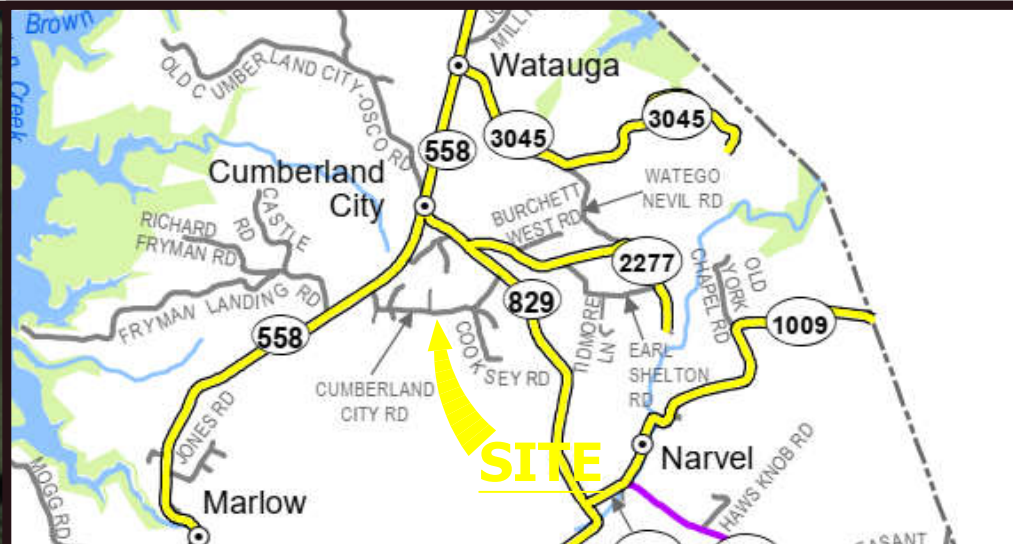
JEREMY COOKSEY PLS #3947

## GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH SPECTRA SP85 RECEIVERS (L1,L2,L5 -WGPS, 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).



SCALE: 1" = 200'



## VICINITY MAP

## FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21053C 0065 C. EFFECTIVE DATE: JULY 22, 2010

## TRACT #15

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	298.56'	26.20'	26.19'	N 49°17'34" E	5°01'39"
C2	186.65'	146.61'	142.81'	N 21°12'38" E	45°00'15"
C3	207.04'	81.01'	80.49'	N 21°02'40" E	22°25'04"
C4	163.44'	72.26'	71.67'	N 18°30'29" E	25°19'48"

## TRACT #16

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	194.96'	49.98'	49.84'	N 83°17'57" E	14°41'12"
C2	67.00'	120.32'	104.79'	S 50°46'46" E	102°54'09"
C3	137.03'	67.15'	66.48'	S 20°02'41" W	28°04'37"

## TRACT #17

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	97.00'	175.42'	152.47'	N 50°25'11" W	103°37'20"

## TRACT #18

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	164.96'	111.28'	109.18'	N 84°37'53" W	38°38'54"
C2	213.41'	98.95'	98.07'	N 49°16'38" W	26°33'58"
C3	127.09'	79.45'	78.17'	N 50°50'20" W	35°49'14"
C4	805.97'	107.87'	107.79'	N 38°56'09" W	7°40'07"

## LEGEND

These standard symbols will be found in the drawing.

- POWER POLE
- MEANDER POINT
- SET 1/2" REBAR

## B. CUMBERLAND CITY METHODIST CHURCH TRUSTEE DEED BOOK 77 PAGE 212

## CUMBERLAND CITY CHURCH RD. (30' R/W)

TIE: N 69°31'48" E 30.39'

## CUMBERLAND CITY ROAD (30' R/W)

## A. DEBBIE GUFFEY DEED BOOK 155 PAGE 1

## TRACT #1 = 1.156 ACRES +/-

LINE	BEARING	DISTANCE
L1	S 12°46'14" W	169.84'
L2	N 88°27'23" W	266.80'
L3	N 01°32'37" E	182.63'
L4	S 87°13'46" E	33.21'
L5	S 86°35'33" E	181.38'
L6	S 82°09'20" E	85.90'

## TRACT #2 = 0.822 ACRES +/-

LINE	BEARING	DISTANCE
L1	S 01°32'37" W	182.63'
L2	N 88°27'23" W	193.74'
L3	N 01°32'37" E	186.85'
L4	S 87°12'28" E	193.79'

## TRACT #3 = 0.877 ACRES +/-

LINE	BEARING	DISTANCE
L1	S 01°32'37" W	186.85'
L2	N 88°27'23" W	201.42'
L3	N 01°32'37" E	192.47'
L4	S 86°51'44" E	200.25'

## TRACT #4 = 0.655 ACRES +/-

LINE	BEARING	DISTANCE
L1	S 01°32'37" W	192.47'
L2	N 88°27'23" W	146.24'
L3	N 01°32'37" E	197.81'
L4	S 86°21'58" E	146.34'

## TRACT #5 = 0.834 ACRES +/-

LINE	BEARING	DISTANCE
L1	S 01°32'37" W	197.81'
L2	N 88°27'23" W	156.72'
L3	N 11°56'22" W	156.08'
L4	N 07°45'42" E	54.10'
L5	S 86°21'58" E	201.99'

## TRACT #6 = 0.764 ACRES +/-

LINE	BEARING	DISTANCE
L1	N 45°35'34" W	101.82'
L2	N 10°46'47" W	93.73'
L3	N 11°13'27" W	58.58'
L4	S 88°27'23" E	156.72'
L5	S 00°10'42" W	309.15'

## TRACT #6

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.04'	108.52'	107.19'	N 30°15'54" W	31°04'58"

## TRACT #7

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1230.04'	125.82'	124.26'	S 30°07'23" E	31°20'16"

## TRACT #8

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	775.97'	77.11'	77.08'	S 39°52'09" E	5°41'37"

## TRACT #9

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	775.97'	24.65'	24.65'	S 36°06'45" E	1°49'13"
C2	157.09'	96.77'	95.25'	S 50°15'59" E	35°17'47"
C3	183.41'	40.50'	40.42'	S 56°23'58" E	12°39'07"

## TRACT #10

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	183.41'	45.67'	45.55'	S 42°56'24" E	14°16'01"
C2	104.96'	64.61'	64.31'	S 73°18'18" E	18°59'12"

## TRACT #11

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	194.96'	22.32'	22.31'	S 86°04'40" E	6°33'33"
C2	237.04'	61.76'	61.58'	S 22°41'05" W	14°55'39"

## TRACT #12

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	237.04'	24.07'	24.06'	S 12°18'42" W	5°49'06"
C2	156.65'	122.71'	119.59'	S 20°44'08" W	44°52'53"
C3	328.56'	182.60'	180.26'	S 35°46'47" W	31°50'37"

## TRACT #14

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	298.56'	138.28'	137.04'	N 33°30'39" E	26°32'11"

UTILITY NOTE:  
NO REPRESENTATION IS MADE AS TO THE ACCESSIBILITY AND OR COST OF PROVIDING UTILITIES TO ANY TRACT.

## 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: 01-04-23

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

## TONY SLOAN, LLC. DEED BOOK 167 PAGE 187

## TONY SLOAN, LLC. DEED BOOK 167 PAGE 187

## STEPHEN GUTHRIE DEED BOOK 67 PAGE 343

## HICKS HIDEAWAY SUBDIVISION BOUNDARY SURVEY AND SUBDIVISION

FOR A PORTION OF THE PROPERTY OF

ROBERT HICKS

DEED BOOK 169 PAGE 621

LOCATED IN THE CUMBERLAND CITY COMMUNITY OF CLINTON 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: 01-04-23 FINISH: 01-23-23  
PLAT DATE: 02-08-23 SCALE: 1"=200'

FILE: 22-214.DWG

AREA OF 30' R/W = 1.741 ACRES +/-

TOTAL AREA OF SURVEY: 47.050 ACRES +/-