

C&C LAND SURVEYING

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JOHN CAPPS PLS #3970

JEREMY COOKSEY PLS #3947

PREPARED FOR:

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

GPS NOTE

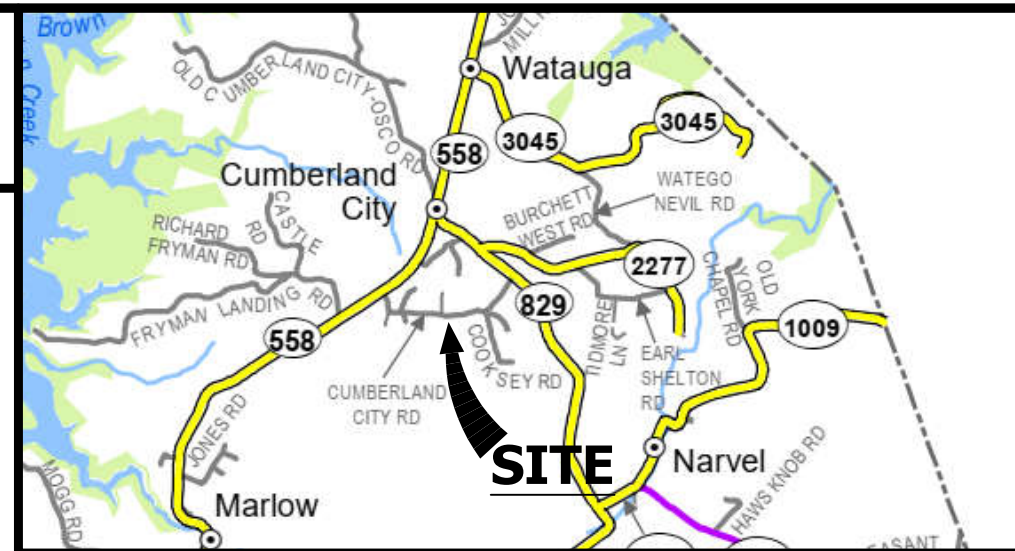
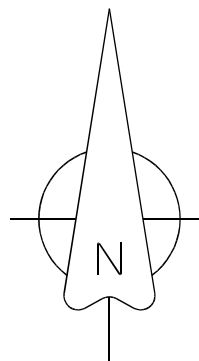
THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH SPECTRA SP85 RECEIVERS (L1,L2,L5 -WGPS, GLONASS, BEIDOU, GALILEO, QZSS, SBAS). THE ENTIRETY OF THE DATA COLLECTED FOR THE BOUNDARY OF THIS SURVEY WAS COLLECTED BY EITHER RTK OR STATIC GPS OBSERVATION WHEN APPROPRIATE 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).

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

0 100 200 300

SCALE: 1" = 100'



VICINITY MAP

AREA OF 30' R/W = 0.563 ACRES +/-

TOTAL AREA OF SURVEY: 14.335 ACRES +/-

CONNIE WALLEN
DEED BOOK 153 PAGE 236

RUSSELL MARCUM
DEED BOOK 46 PAGE 252

RAYMOND JONES
DEED BOOK 134 PAGE 167

LEGEND

These standard symbols will
be found in the drawing.

- SET 1/2" REBAR
- MEANDER POINT
- ⊗ TREE SIZE AND SPECIES NOTED

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

TRACT #1 = 2.238 ACRES +/-

LINE	BEARING	DISTANCE
L1	N 15°39'04" W	102.41'
L2	N 61°37'02" E	136.01'
L3	S 14°44'56" E	127.46'
L4	S 72°59'43" W	99.93'
L5	S 75°03'42" W	55.64'
L6	S 79°38'58" W	28.81'

TRACT #2 = 1.741 ACRES +/-

LINE	BEARING	DISTANCE
L1	N 14°44'56" W	127.46'
L2	S 72°59'43" W	76.77'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	529.57'	236.60'	234.64'	S 83°25'25" W	25°35'55"

TRACT #3 = 1.104 ACRES +/-

LINE	BEARING	DISTANCE
L1	N 85°12'43" E	122.74'
L2	S 46°17'47" W	127.53'
L3	S 51°58'07" W	51.93'
L4	S 80°50'51" W	44.98'
L5	N 78°14'51" W	79.37'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	529.57'	54.23'	54.20'	N 80°50'37" W	5°52'01"

TRACT #4 = 1.980 ACRES +/-

LINE	BEARING	DISTANCE
L1	S 85°12'43" W	122.74'
L2	S 29°07'42" E	77.36'
L3	S 42°03'52" W	16.07'
L4	S 42°03'52" W	48.00'
L5	S 46°17'47" W	39.31'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.75'	167.85'	165.17'	S 56°33'11" E	35°31'12"

TRACT #5 = 1.474 ACRES +/-

LINE	BEARING	DISTANCE
L1	S 74°05'58" E	105.75'
CURVE	RADIUS	ARC LENGTH
C1	40.00'	78.67'
C2	15.00'	14.91'

CHORD LENGTH	CHORD BEARING	DELTA ANGLE
66.59'	S 74°42'07" E	112°41'01"
14.30'	N 77°25'42" E	56°56'39"

TRACT #6 = 2.176 ACRES +/-

LINE	BEARING	DISTANCE
L1	S 61°37'02" W	136.01'
CURVE	RADIUS	ARC LENGTH
C1	40.00'	50.88'

CHORD LENGTH	CHORD BEARING	DELTA ANGLE
47.52'	S 18°04'59" W	72°53'11"

TRACT #7 = 1.155 ACRES +/-

LINE	BEARING	DISTANCE
L1	S 82°42'51" E	52.74'
L2	S 76°36'10" E	46.83'
L3	S 13°41'23" W	144.22'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	14.91'	14.30'	N 45°37'39" W	56°56'39"
C2	40.00'	75.62'	64.85'	N 71°18'52" W	108°19'06"

TRACT #8 = 0.622 ACRES +/-

LINE	BEARING	DISTANCE
L1	N 13°41'23" E	144.22'
L2	S 63°09'04" E	91.32'
L3	S 76°52'11" E	115.12'
L4	S 12°47'28" W	132.53'

TRACT #9 = 1.281 ACRES +/-

LINE	BEARING	DISTANCE
L1	N 12°47'28" E	132.53'
L2	S 76°18'25" E	27.46'
L3	S 80°22'34" E	96.24'
L4	S 39°21'55" W	27.01'
L5	S 42°03'52" W	16.07'
L6	N 29°07'42" W	72.32'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	303.94'	188.42'	185.42'	N 56°44'32" W	35°31'12"

PAIGE PLACE 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 EXCEEDED 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: 02-09-23 SCALE: 1"=100'

FILE: 22-214B.DWG