

C&C LAND SURVEYING

516 COURTHOUSE SQUARE P.O. BOX 7130 BURKESVILLE, KY 42717
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 PHONE: 270-864-1274
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 JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947

NON-CONFORMING LOT
 TRACT #1 IS AN EXISTING
 NON-CONFORMING LOT

SETBACKS
 FRONT YARD - 30'
 SIDE YARD - 10'
 REAR YARD - 20'

POINT LEGEND

- SET 1/2" REBAR CAP #3947
- ⊙ 1/2" REBAR CAP #3947 FOUND
- MEANDER POINT

FLOOD NOTE
 THIS PROPERTY DOES NOT LIE WITHIN A
 FLOOD ZONE AREA PER
 FEMA FLOOD INSURANCE RATE MAP
 NUMBER 21057C0136 D.
 EFFECTIVE DATE: SEPTEMBER 19, 2012.

NOTES:

SUBJECT TO ANY HIGHWAY
 RIGHT-OF-WAYS

RIGHT-OF-WAY SOURCE NOT FOUND

BEARING USED TO BEGIN SURVEY
 TAKEN FROM KENTUCKY SINGLE ZONE S.P.C.

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

CARL SCOTT
 DEED BOOK 139 PAGE 679
 PLAT CABINET 3 SLIDE 17A

JOSEPH THURMAN
 DEED BOOK 115 PAGE 146

CARL SCOTT
 DEED BOOK 139 PAGE 679
 PLAT CABINET 3 SLIDE 17A

BILLY GUFFEY
 DEED BOOK 122 PAGE 10

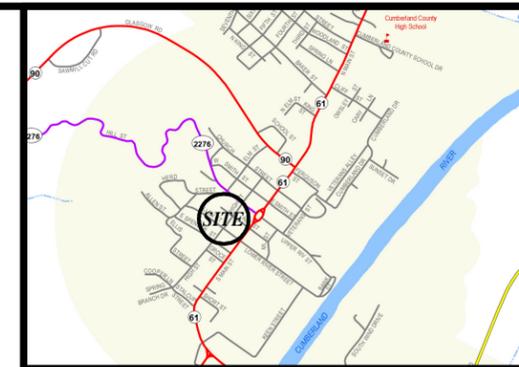
RICKY SMITH
 DEED BOOK 155 PAGE 37

TOTAL AREA:
1.024 ACRES +/-



G.P.S. NOTE

THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH
 STATIC AND RTK METHODS WITH SPECTRA SP85 AND TRIMBLE R12 RECEIVERS (BASE
 AND ROVER) (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 USING KENTUCKY SINGLE ZONE
 STATE PLANE COORDINATE SYSTEM (NAD83-2011) GEOID 18B-NAVD88



VICINITY MAP



LINE TABLE - TRACT #1

Id	Bearing	Distance
L1	N 52°10'41" W	120.03'
L2	N 37°39'53" E	128.72'
L3	S 52°34'13" E	53.62'
L4	S 55°06'32" E	62.57'
L5	S 35°58'07" W	132.35'

LINE TABLE - TRACT #2

Id	Bearing	Distance
L2	S 37°39'53" W	128.72'
L6	N 52°10'41" W	64.74'
L7	N 53°36'51" W	38.67'
L8	N 38°33'16" E	125.59'
L9	S 56°15'15" E	53.12'
L10	S 52°34'13" E	48.46'

LINE TABLE - TRACT #3

Id	Bearing	Distance
L8	S 38°33'16" W	125.59'
L11	N 53°36'51" W	80.12'
L12	N 55°00'18" W	52.55'
L13	N 34°47'21" E	107.35'
L14	S 64°37'26" E	83.31'
L15	S 61°10'45" E	23.02'
L16	S 53°33'26" E	23.89'
L17	S 56°15'15" E	11.93'

BOUNDARY SURVEY AND SUBDIVISION OF THE PROPERTY OF

TRACEY FINLEY

DEED BOOK 176 PAGE 269
 WILL BOOK "S" PAGE 14
 WILL BOOK "N" PAGE 284
 WILL BOOK "L" PAGE 560
 DEED BOOK 69 PAGE 48
 DEED BOOK 75 PAGE 69A
 PLAT CABINET 2 SLIDE 37B

LOCATED AT 126 SOUTH HIGH STREET, BURKESVILLE,
 CUMBERLAND 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 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 PLS. # 3947 DATE

SURVEY DATE: 05-05-23 PLAT DATE: 05-16-23
 SCALE: 1"=50'

FILE: 23-106.PCS

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