

# C&C LAND SURVEYING

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JOHN CAPPS PLS #3970

JEREMY COOKSEY PLS #3947

## LEGEND

These standard symbols will be found in the drawing.

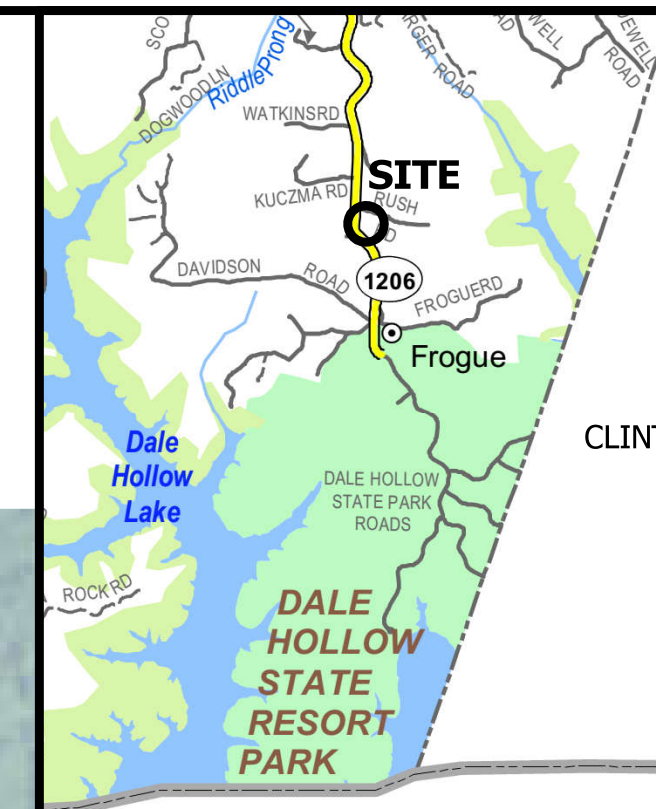
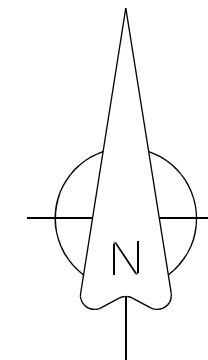
- 5/8" REBAR CAP #3914 FOUND
- 1/2" REBAR CAP #3947 FOUND
- 5/8" REBAR CAP #3712 FOUND
- 1/2" REBAR CAP #2603 FOUND
- 1/2" REBAR CAP #3970 FOUND
- 5/8" REBAR FOUND
- MEANDER POINT
- SET 1/2" REBAR
- 2" IRON PIPE FOUND

### DAVID MOONS ET. AL.

DEED BOOK 95 PAGE 735  
DEED BOOK 92 PAGE 327  
DEED BOOK 79 PAGE 611

#### 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).



CLINTON CO.

## VICINITY MAP

### TRACT #1

LINE	BEARING	DISTANCE
L1	N 76°04'12" W	48.07'
L2	N 20°34'49" E	72.67'
L3	S 70°01'59" E	95.23'

### TRACT #2

LINE	BEARING	DISTANCE
L1	S 17°59'45" E	71.60'
L2	S 30°01'16" W	44.91'
L3	S 42°38'48" W	87.39'
L4	S 45°12'09" W	64.22'
L5	S 44°52'06" W	85.90'
L6	S 47°14'11" W	43.56'
L7	S 39°45'48" W	47.14'
L8	S 32°20'40" W	40.75'
L9	S 37°27'00" W	45.64'
L10	S 42°31'28" W	26.67'
L11	S 25°03'54" W	24.46'
L12	S 42°53'58" W	42.56'
L13	S 00°54'21" W	24.74'
L14	S 30°18'49" W	8.87'
L15	N 61°41'27" W	94.64'
L16	N 58°17'20" W	28.25'
L17	N 52°43'13" W	76.01'

### TRACT #3

LINE	BEARING	DISTANCE
L1	S 64°29'36" E	168.14'
L2	S 72°15'51" E	80.54'
L3	S 00°49'07" E	89.48'
L4	S 18°50'36" E	26.98'
L5	S 35°38'47" E	104.06'

### TRACT #4

LINE	BEARING	DISTANCE
L1	N 46°28'24" W	57.64'
L2	N 38°41'37" W	59.26'
L3	S 40°02'11" E	134.43'
L4	S 65°35'05" E	90.91'
L5	N 76°49'26" W	101.29'
L6	S 64°11'49" W	88.94'
L7	S 56°04'10" W	65.40'
L8	S 84°26'58" W	114.58'

### TRACT #5

LINE	BEARING	DISTANCE
L1	S 72°15'51" E	113.19'
L2	S 53°30'30" E	53.59'
L3	S 58°17'20" E	30.39'
L4	S 61°42'31" E	100.49'

## SUBDIVISION

FOR THE PROPERTY OF  
**C & C PROPERTY INVESTMENTS, LLC.**  
DEED BOOK 184 PAGE 669  
PLAT CABINET 3 SLIDE 84 A.

LOCATED IN THE FROGUE 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: 03-10-22 FINISH: 03-10-22  
PLAT DATE: 03-12-22 SCALE: 1"=150' FILE: 22-045.DWG

## 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: 1-24-22

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

TRACT #1	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
	C1	313.85'	152.69'	151.19'	N 64°15'01" W	27°52'27"

TRACT #3	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
	C1	338.72'	179.87'	177.76'	N 08°57'34" W	30°25'32"
	C2	2014.27'	220.69'	220.58'	S 68°23'51" E	6°16'39"

#### FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN A  
FLOOD ZONE AREA PER  
FEMA FLOOD INSURANCE RATE MAP  
NUMBER 21057 C 0245 D  
EFFECTIVE DATE: SEPT. 19, 2012

PREPARED FOR:  
C AND C PROPERTY INVESTMENTS  
P.O. BOX 7130  
BURKESVILLE, KY 42717

**TOTAL AREA OF SURVEY: 31.956 ACRES +/-**