

C&C LAND SURVEYING

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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

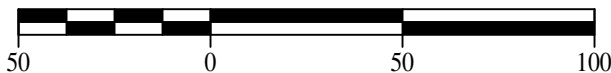
JOSEPH THURMAN
DEED BOOK 115 PAGE 146

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

BILLY GUFFEY
DEED BOOK 122 PAGE 10

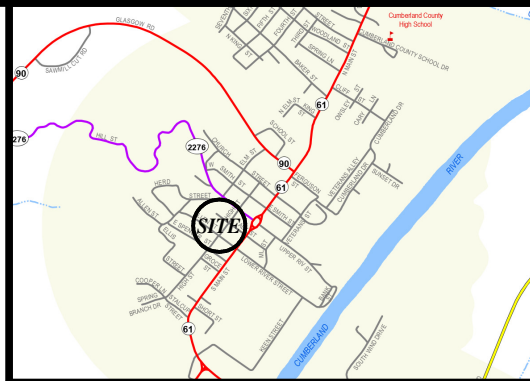
RICKY SMITH
DEED BOOK 155 PAGE 37

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 -A) 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

P.L.S. # 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