

C&C LAND SURVEYING

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JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947



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

POINT LEGEND

☐	R/W MONUMENT FOUND
⊙	SET 1/2" REBAR
⊙	1/2" REBAR CAP#
⊙	3970 FOUND
●	1/2" REBAR CAP#
●	3947 FOUND

SOUTH MAIN STREET
66 FT. R/W 33 FT. FROM CENTERLINE

N 36°50'16" E
64.42'

TRACT #1
0.496 ACRES +/-
(21592.17 SQ. FT.)

LONGS
AUTO SALES
OLD ANIMAL
HOSPITAL

JESSICA MAE GRIDER
DEED BOOK 168 PAGE 363
PLAT CABINET 2 SLIDE 185 A

TOTAL AREA: 0.627 ACRES +/-

NOTE

UNNAMED ALLEY IS TO BE DEDICATED TO THE JAMES
LONG HEIRS THROUGH THE CITY OF BURKESVILLE BY
VOTE OF CITY COUNCIL AND SIGNED BY MAYOR BILLY
GUFFEY. THAT THE CITY HAS NO RECORD OF AND HAVE
NEVER MAINTAINED SAID STREET DUE HERE BY
DEDICATE AND RELINQUISH ANY CLAIM OR OWNERSHIP
IN UNNAMED STREET AND IS TO BE PUT ADDED TO THE
PROPERTY SHOWN HEREON.

MAYOR: BILLY GUFFEY DATE UNNAMED ALLEY: 0.068 ACRES +/-
(INCLUDED IN SURVEY ACREAGE)

NOTES:

SUBJECT TO ANY HIGHWAY
RIGHT-OF-WAYS

RIGHT-OF-WAY SOURCE NOT FOUND

BEARING USED TO BEGIN SURVEY BASED ON GRID NORTH
TAKEN STATE PLANE (12) COORDINATE SYSTEM BY G.P.S.
OBSERVATION ON: 04-28-21.

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

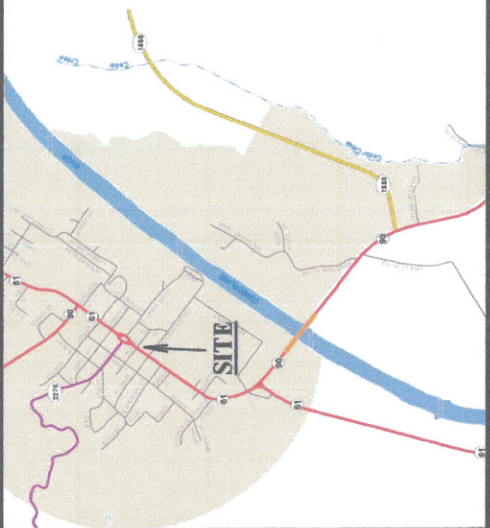
THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY
BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

JAMES LONG ESTATE

TRACT #1
DEED BOOK 90 PAGE 651
DEED BOOK 75 PAGE 417
DEED BOOK 71 PAGE 531
ALL OF DEED BOOK 71 PAGE 209
A PORTION OF DEED BOOK 73 PAGE 4

TRACT #2
DEED BOOK 90 PAGE 651
DEED BOOK 75 PAGE 417
DEED BOOK 71 PAGE 531
A PORTION OF DEED BOOK 73 PAGE 4

Id	Bearing	Distance
L1	N 36°50'15" E	15.00'
L2	S 38°43'23" W	14.99'



VICINITY MAP

G.P.S. NOTE

THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH
STATIC AND RTK METHODS WITH SPECTRA SP80 RECEIVERS (L1,L2,L5 -NOPS,
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
SITE FEATURES. ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS
COLLECTED IN STATIC MODE WITH AN RMS 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 PLAN
WITH NO PROJECTION AND A GRID SCALE OF (1).

PREPARED FOR:
JAMES LONG ESTATE
C/O JIMMY LONG
2272 RED BANKS RD.
BURKESVILLE, KY 42717

GLENN'S AUTO PARTS

GLENN GARNER
DEED BOOK 100 PAGE 396

EAST ALLEY STREET (16 FT. R/W)
S 52°57'18" E 154.00'

TRACT #2
0.131 ACRES +/-
(5708.30 SQ. FT.)

WILLIE MAE
LONG
DEED BOOK 73
PAGE 4

JIMMY LONG
DEED BOOK 154
PAGE 182

WILLIE MAE LONG
DEED BOOK 74 PAGE 209

**BOUNDARY SURVEY AND SUBDIVISION
FOR THE PROPERTY OF THE**

JAMES LONG ESTATE

DEED BOOK 71 PAGE 209 DEED BOOK 71 PAGE 531
DEED BOOK 73 PAGE 4 DEED BOOK 75 PAGE 417
DEED BOOK 90 PAGE 651 WILL BOOK "U" PAGE 584
WILL BOOK "V" PAGE 46

LOCATED AT 117 SOUTH MAIN STREET IN THE CITY LIMITS OF
BURKESVILLE, 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
SURVEY DATE: 12-12-22 PLAT DATE: 12-12-22 SCALE: 1"=40' FILE: 22-219.PCS
DATE