

C&C LAND SURVEYING

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JOHN CAPPS PLS #3970

JEREMY COOKSEY PLS #3947

A. MICHAEL COUGHLIN

DEED BOOK 172 PAGE 633
PLAT BOOK 1 PAGE 176

BRAD FARMER

DEED BOOK 131 PAGE 681

JAMES SHELTON

DEED BOOK 171 PAGE 821
DEED BOOK 108 PAGE 662
PLAT CABINET 3 SLIDE 50

B. LINDA BULLARD

DEED BOOK 132 PAGE 338

EWING BRANCH ROAD
30' R/W

TRACT #1

2.020 ACRES +/-

TRACT #2

2.624 ACRES +/-

DYLAN REIS

DEED BOOK 169 PAGE 494
PLAT CABINET 3 SLIDE 50

C. MIKE GILL

DEED BOOK 169 PAGE 75

LEGEND

These standard symbols will be found in the drawing.

5/8" REBAR CAP# 3149 FOUND

SET 1/2" REBAR

MEANDER POINT

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: 07-21-23

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

GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH
STATIC AND RTK METHODS WITH TREMBLE R12 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).

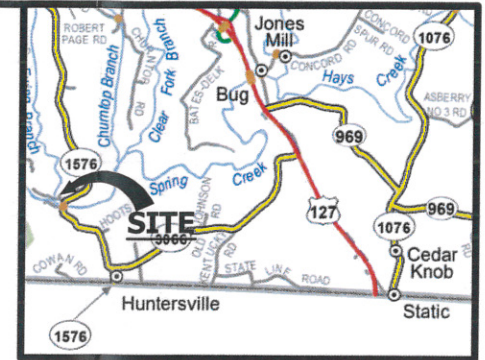
PREPARED FOR:

MICHAEL GILL
5803 DUVALL VALLEY ROAD
ALBANY KY. 42602

TRACT #2

LINE	BEARING	DISTANCE
L1	N 75°07'29" E	59.36'
L2	S 77°41'44" E	92.72'
L3	S 70°49'52" E	21.21'
L4	S 42°00'20" W	48.96'
L5	N 79°06'22" W	65.02'
L6	N 30°06'50" E	37.08'
L7	N 33°45'21" E	44.69'
L8	N 27°54'49" E	28.35'
L9	N 32°11'00" E	51.14'
L10	S 79°55'15" E	17.82'
L11	S 84°22'31" E	49.33'
L12	N 47°15'09" E	21.09'
L13	N 43°59'39" E	9.93'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	210.06'	99.64'	98.71'	N 88°42'47" E	27°10'44"



VICINITY MAP



FLOOD NOTE

A PORTION OF THIS PROPERTY DOES LIE
WITHIN A FLOOD ZONE AREA PER
FEMA FLOOD INSURANCE RATE MAP
NUMBER 21053C 0120 C.
EFFECTIVE DATE: JULY 22, 2010

BOUNDARY SURVEY

FOR A PORTION OF THE PROPERTY OF
MICHAEL AND KATI GILL

DEED BOOK 169 PAGE 75

LOCATED AT 45 EWING BRANCH ROAD IN THE
HUNTERSVILLE 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 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: 07-21-23 FINISH: 07-27-23

PLAT DATE: 08-04-23 SCALE: 1"=100'

FILE: 23-126.DWG

TOTAL AREA OF SURVEY: 4.644 ACRES +/-