

# C&C LAND SURVEYING

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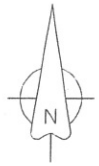
JOHN CAPPS PLS #3970

JEREMY COOKSEY PLS #3947

## FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21053C 0065 C. EFFECTIVE DATE: JULY 22, 2010

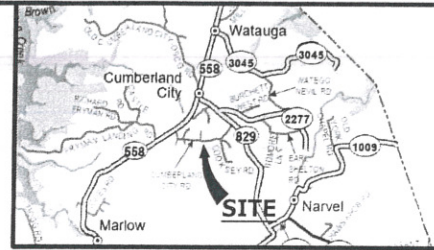
**B. CUMBERLAND CITY METHODIST CHURCH TRUSTEE**  
DEED BOOK 77 PAGE 212



CUMBERLAND CITY CHURCH RD. (30' R/W)  
TIE: N 69°31'48" E 30.39'

THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH SPECTRA SP85 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 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 PLANE WITH NO PROJECTION AND A GRID SCALE OF (1).

0 200 400 600  
SCALE: 1" = 200'



## VICINITY MAP

TRACT #15						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
C1	228.55	15.20	26.19	N 49°17'54" E	5°01'59"	
C2	186.65	146.61	142.87	N 21°12'38" E	6°50'15"	
C3	207.04	81.01	80.49	N 21°02'40" E	2°37'50"	
C4	163.44	72.26	71.67	N 18°30'29" E	2°51'14"	

TRACT #16						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
C1	194.96	49.98	66.84	S 83°17'57" E	144°11'24"	
C2	120.32	120.32	109.79	S 59°46'23" E	120°00'00"	
C3	137.03	67.12	69.48	S 20°21'41" W	28°03'34"	

TRACT #16						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
C1	194.96	49.58	49.84	N 83°17'57" E	14°11'12"	
C2	67.07	120.32	104.79	S 50°46'46" E	10°25'49"	
C3	137.03	67.15	66.48	S 20°02'41" W	28°04'37"	

TRACT #17						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
C1	97.00	175.42	152.47	N 50°25'11" W	103°37'20"	

TRACT #18						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
C1	166.12	111.13	109.18	N 50°17'57" W	28°38'14"	
C2	213.41	98.92	98.07	N 59°16'37" W	28°38'14"	
C3	122.09	79.45	78.17	N 50°50'22" W	35°49'14"	
C4	805.97	107.87	107.79	N 38°56'09" W	74°40'07"	

TRACT #18						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
C1	164.96'	111.28'	109.18'	N 84°37'53" W	38°38'54"	
C2	213.41'	98.95'	98.07'	N 49°16'38" W	26°33'58"	
C3	127.09'	79.45'	78.17'	N 50°50'20" W	35°49'14"	
C4	805.97'	107.87'	107.79'	N 38°56'09" W	7°40'07"	

## LEGEND

These standard symbols will be found in the drawing.

- POWER POLE
- MEANDER POINT
- SET 1/2" REBAR

**A. DEBBIE GUFFEY**  
DEED BOOK 155 PAGE 1

TRACT #7 = 0.585 ACRES +/-		
LINE	BEARING	DISTANCE
L1	S 77°09'30" W	189.62'
L2	N 04°35'39" E	91.95'
L3	N 06°37'11" E	142.35'
L4	N 69°31'48" E	67.01'
L5	S 10°45'15" E	89.60'
L6	S 45°35'34" E	26.94'

TRACT #8 = 1.023 ACRES +/-		
LINE	BEARING	DISTANCE
L1	S 51°32'35" W	225.80'
L2	N 43°56'40" W	169.20'
L3	N 04°35'39" E	87.73'
L4	N 77°09'30" E	189.62'

L5	S 45°35'34" E	74.08'
<b>TRACT #9 = 1.425 ACRES +/-</b>		
LINE	BEARING	DISTANCE
L1	S 51°32'35" W	231.84'
L2	N 43°56'40" W	294.87'

L3	S 51°32'35" E	225.80'
L4	S 29°50'32" E	94.91'
L5	S 60°27'40" E	46.77'

**TRACT #10 = 1.415 ACRES +/-**

LINE	BEARING	DISTANCE
L1	S 50°29'26" W	234.00'

L2	N 43°56'40" W	273.64'
L3	N 51°32'35" E	231.84'
L4	S 38°22'44" E	114.06'
L5	S 46°47'30" E	56.07'

**TRACT #11 = 4.307 ACRES +/-**

LINE	BEARING	DISTANCE
L1	S 06°46'18" E	52.41'
L2	N 76°58'09" E	114.25'
L3	N 50°29'26" E	254.00'
TRACT #12 = 3.534 ACRES +/-		
LINE	BEARING	DISTANCE

L1	S 03°13'23" W	86.05'
L2	S 49°33'46" W	153.95'
L3	S 12°01'32" W	58.25'
L4	S 21°19'31" W	32.42'
L5	N 54°15'38" W	19.81'

TRACT #13 = 7.825 ACRES +/-

LINE	BEARING	DISTANCE
L1	S 52°00'22" E	30.02'
L2	S 37°59'38" W	105.87'

**TRACT #14 = 2.530 ACRES +/-**

LINE	BEARING	DISTANCE
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L1	N 37°59'38" E	105.87'
L2	N 23°01'41" E	43.24'
L3	N 12°01'32" E	58.84'

**TRACT #15 = 2.542 ACRES +/-**

LINE	BEARING	DISTANCE
L1	S 04°55'51" W	247.75'
L2	N 49°33'46" E	156.12'
L3	N 03°12'31" W	86.80'

L1	S 74°55'51" W	247.75'
L2	N 49°33'46" E	156.12'
L3	N 03°13'23" E	83.14'
TRACT #16 = 2.580 ACRES +/-		
LINE	BEARING	DISTANCE
L1	N 74°56'23" E	227.91'

L2	N 77° 05' 41" E	52.66'
L3	S 04° 55' 51" W	273.59'
L4	S 76° 58' 09" W	114.25'

**TRACT #17 = 1.212 ACRES +/-**

LINE	BEARING	DISTANCE
L1	S 56° 30' 32" E	149.62'

L1	S 04°55'51" E	149.02'
L2	S 04°55'51" W	124.04'

**TRACT #18 = 11.226 ACRES +/-**

LINE	BEARING	DISTANCE
L1	N 00°10'42" E	309.15'
L2	S 88°27'23" E	146.24'

L3	S 88°27'23" E	201.42'
L4	S 88°27'23" E	193.74'
L5	S 88°27'23" E	266.80'
L6	S 00°57'46" W	215.06'
L7	S 77°05'49" W	53.58'
L8	S 74°56'23" W	228.20'

TRACT #1 = 1.156 ACRES +/-		
LINE	BEARING	DISTANCE
L1	S 12°46'14" W	169.84'
L2	N 88°27'23" W	266.80'
L3	N 01°32'37" E	182.53'
L4	S 87°13'46" E	33.21'
L5	S 86°35'33" E	181.38'

L5	82°09'20" E	85.90'
<b>TRACT #2 = 0.822 ACRES +/-</b>		
LINE	BEARING	DISTANCE
L1	S 01°32'37" W	182.63'
L2	N 88°27'23" W	193.74'
L3	N 01°12'37" E	186.95'

L4	S 87°12'28" E	193.79'
<b>TRACT #3 = 0.877 ACRES +/-</b>		
LINE	BEARING	DISTANCE
L1	S 01°32'37" W	186.85'
L2	N 88°27'23" W	201.42'

L3	N 01°32'37" E	192.47'
L4	S 86°51'44" E	200.25'

**TRACT #4 = 0.655 ACRES +/-**

LINE	BEARING	DISTANCE
L1	S 01°32'37" W	192.47'
L2	N 88°27'23" W	201.42'
L3	N 01°32'37" E	192.47'
L4	S 86°51'44" E	200.25'

L2	N 88° 27' 23" W	146.24'
L3	N 01° 32' 37" E	197.81'
L4	S 86° 21' 58" E	146.34'

**TRACT #5 = 0.834 ACRES +/-**

LINE	BEARING	DISTANCE
L1	S 01° 32' 37" W	197.81'

L2	N 88°27'23" W	156.72'
L3	N 11°56'22" W	156.08'
L4	N 07°45'42" W	54.10'
L5	S 86°21'58" E	201.99'

**TRACT #6 = 0.764 ACRES +/-**

LINE	BEARING	DISTANCE
L1	N 45° 35' 34" W	101.82'
L2	N 10° 46' 47" W	93.73'
L3	N 11° 13' 27" W	58.58'
L4	S 88° 27' 23" E	156.72'
L5	S 00° 10' 42" W	309.15'

TRACT #6			
CURVE	RADIUS	ARC LENGTH	CHORD
C1	200.04'	108.52'	107.52'
TRACT #7			

TRACT #7			
CURVE	RADIUS	ARC LENGTH	CHORD
C1	230.04'	125.82'	124.00'

TRACT #8			
CURVE	RADIUS	ARC LENGTH	CHORD
C1	775.97'	77.11'	77.08'

TRACT #9			
CURVE	RADIUS	ARC LENGTH	CHORD
C1	775.97'	24.65'	24.65'
C2	157.09'	96.77'	95.25'
C3	183.41'	40.50'	40.42'

TRACT #10			
CURVE	RADIUS	ARC LENGTH	CHORD
C1	183.41'	45.67'	45.55'
C2	194.96'	64.61'	64.31'
TRACT #11			

CURVE	RADIUS	ARC LENGTH	CHORD
C1	194.96'	22.32'	22.3
C2	237.04'	61.76'	61.5

**TRACT #12**

CURVE	RADIUS	ARC LENGTH	CHORD
C1	237.04'	24.07'	24.0

C2	156.65'	122.71'	119.
C3	328.56'	182.60'	180.
TRACT #14			
CURVE	RADIUS	ARC LENGTH	CHO
C1	298.56'	138.28'	137.

TRACT #14	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	298.50	119.48	117.34	N 37°30'39" E	28°32'11"	

UTILITY NOTE:  
NO REPRESENTATION IS MADE AS TO THE ACCESSIBILITY AND OR COST OF PROVIDING UTILITIES TO ANY TRACT.

**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: 01-04-23

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

**TONY SLOAN, LLC.**  
DEED BOOK 167 PAGE 187

PREPARED FOR:  
UNITED COUNTRY LAKES AND LAND AGENTS: HUNTER SHEARER  
112 CUMBERLAND STREET  
ALBANY, KY 42002

AREA OF 30' R/W = 1.741 ACRES +/-  
**TOTAL AREA OF SURVEY: 47.050 ACRES +/-**

**STEPHEN GUTHRIE**  
DEED BOOK 67 PAGE 343

## HICKS HIDEAWAY SUBDIVISION

BOUNDARY SURVEY AND SUBDIVISION

FOR A PORTION OF THE PROPERTY OF  
**ROBERT HICKS**  
DEED BOOK 169 PAGE 621

LOCATED IN THE CUMBERLAND CITY 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 EXCEEDED THE SPECIFIED TOLERANCES SET FORTH BY THE COMPTONAL IN 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: 01-04-23 FINISH: 01-23-23  
PLAT DATE: 02-08-23 SCALE: 1"=200' FILE: 22-214.DWG