

C&C LAND SURVEYING

516 COURTHOUSE SQUARE P.O. BOX 7130 BURKESVILLE, KY 42717
 EMAIL: info@candclandsurveying.com
 PHONE: 270-864-1274 FAX: 270-864-3189
 JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947

LINE	BEARING	DISTANCE
L1	N 55°36'10" E	85.17'
L2	N 55°36'10" E	148.55'
L3	S 55°40'10" W	231.28'
L4	N 39°37'29" W	26.02'

LINE	BEARING	DISTANCE
E1	N 35°05'27" E	108.44'
E2	N 13°38'31" E	66.24'
E3	S 32°48'50" E	82.32'
E4	S 34°14'48" E	26.18'



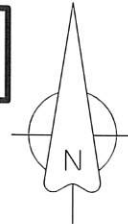
VICINITY MAP

FLOOD NOTE
 A PORTION OF THIS PROPERTY DOES LIE
 WITHIN A FLOOD ZONE AREA PER
 FEMA FLOOD INSURANCE RATE MAP
 NUMBER 21171 C0160 A
 EFFECTIVE DATE: JULY 12, 2012

LEGEND

These standard symbols will be found in the drawing.

- SET 1/2" REBAR
- ⊕ SET MAG SPIKE
- MEANDER POINT



GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH TREMBLE R-12 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 KENTUCKY SINGLE ZONE (KY 1000) COORDINATES.

CONTROL NOTE FROM CONTROL POINT 1 TO BEGINNING: S 26°52'05" W 361.71'

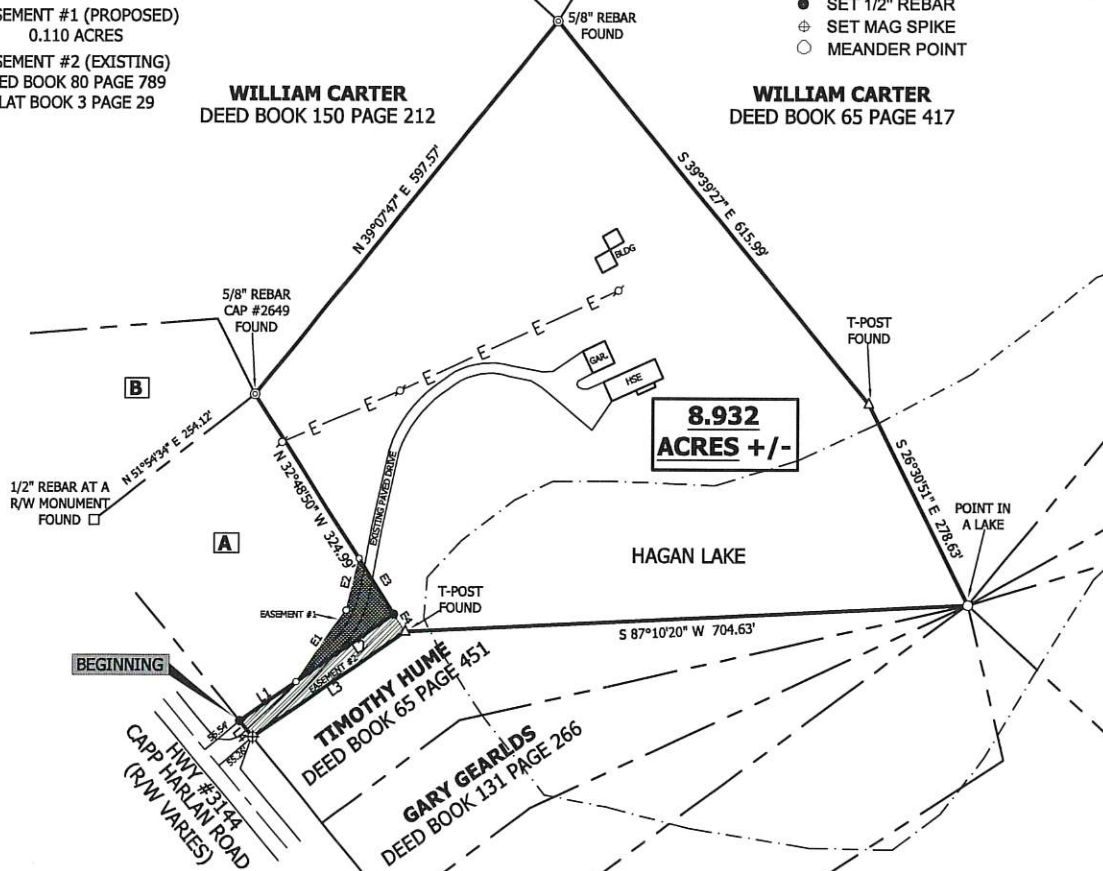
CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN AUTONOMOUS SOLUTION ON: 12-30-24
 LATITUDE: 85° 40' 48.11" N LONGITUDE: 85° 40' 09.03" W ELEVATION: 847.15'
 SPO (1600 KY12) (GROUND) NORTHING: 3415272.144' EASTING: 4841927.171'
 GROUND SCALE FACTOR: 0.9999275788 HORIZONTAL DATUM: NAD83
 VERTICAL DATUM: NAVD83 (GEOID18)

EASEMENT #1 (PROPOSED)
 0.110 ACRES

EASEMENT #2 (EXISTING)
 DEED BOOK 80 PAGE 789
 PLAT BOOK 3 PAGE 29

WILLIAM CARTER
 DEED BOOK 150 PAGE 212

WILLIAM CARTER
 DEED BOOK 65 PAGE 417



A MONROE WATER DISTRICT
 DEED BOOK 80 PAGE 786
 PLAT BOOK 3 PAGE 29

B WILLIAM RICHARDSON
 DEED BOOK 48 PAGE 15

NOTES:

SUBJECT TO ANY HIGHWAY
 RIGHT-OF-WAYS

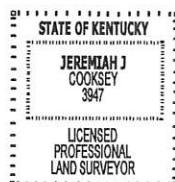
RIGHT-OF-WAY SOURCE NOT FOUND

BEARING USED TO BEGIN SURVEY BASED ON GRID NORTH
 BASED ON KY SINGLE ZONE STATE PLANE COORDINATE SYSTEM
 TAKEN FROM G.P.S. OBSERVATION ON: 12-30-24

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



BOUNDARY SURVEY

FOR THE PROPERTY OF THE
GARY GEARLDS
 DEED BOOK 93 PAGE 824
 HAGAN LAKE SUBDIVISION (PLAT BOOK 2 PAGE 2)
 LOTS 1,2 AND 13
 LOCATED AT 207 CAPP HARLAN ROAD IN THE CITY OF
 TOMPKINSVILLE MONROE 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 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 01-07-25
 DATE

SURVEY DATE START: 12-30-24 FINISH: 1-6-25
 PLAT DATE: 1-7-25 SCALE: 1"=150'

FILE: 24-194.DWG