

C&C LAND SURVEYING

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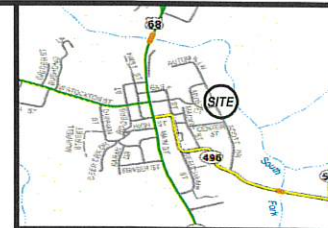
JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947

G.P.S. NOTE

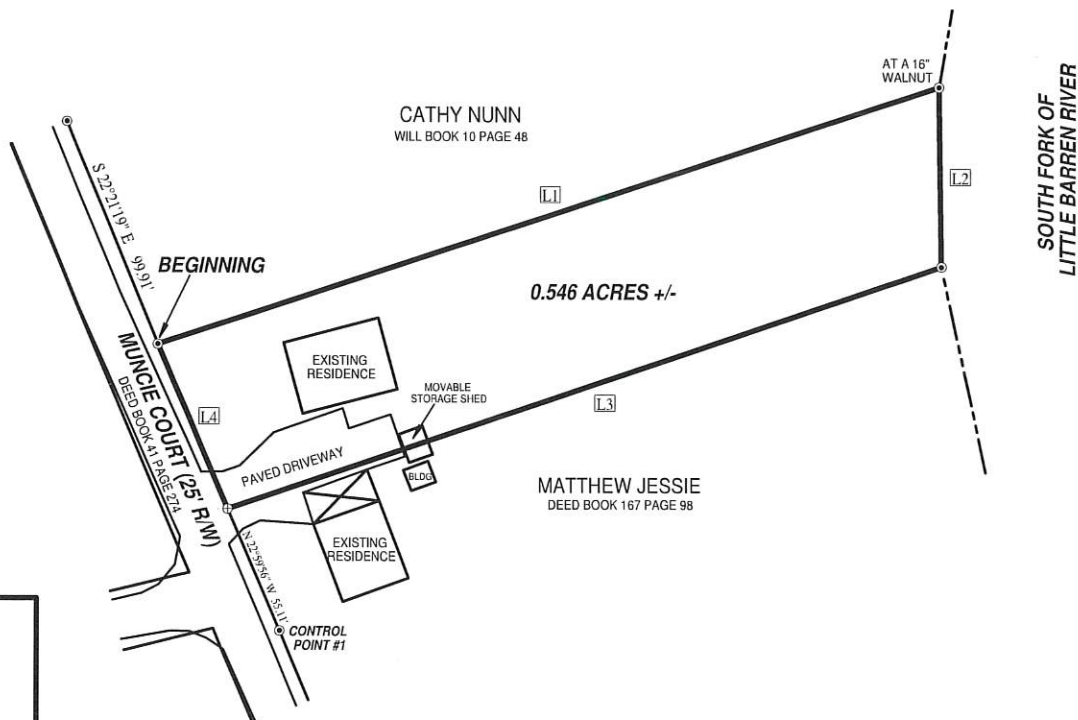
THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH TREMBLE R-12 RECEIVERS (L1/L2/L3-GPS, GLONASS, BEIBOU, GALILEO, QZSS, SBAS); THE ENTIRETY OF THE DATA COLLECTED FOR THE BOUNDARY OF THIS SURVEY WAS COLLECTED BY EITHER RTK OR STATIC GPS OBSERVATION WHEN APPROPRIATE 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 4 BY 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 CORNER SCALE FACTOR. DATA WAS COLLECTED WITH ASSUMED COORDINATES IN MAPPING PLANE KENTUCKY SINGLE ZONE (KY 1600) COORDINATES.

G.P.S. CONTROL NOTE

CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN AUTONOMOUS SOLUTION ON: 2-18-25.
 LATITUDE: 36°59'46" N LONGITUDE: 85°36'28" W ELEVATION: 863.76'
 SPC (1600 KY12) (GROUND) NORTHING: 3516116.98' EASTING: 4952812.52'
 GROUND SCALE FACTOR: 0.99998517 HORIZONTAL DATUM NAD83
 VERTICAL DATUM NAVD88 (GEOID18).



VICINITY MAP



LINE TABLE		
Id	Bearing	Distance
L1	N 71°43'27" E	342.06'
L2	S 00°46'10" E	74.77'
L3	S 71°14'03" W	313.47'
L4	N 22°59'55" W	74.24'

POINT LEGEND

- ⊙ 1/2" REBAR CAP #3014 FOUND
- ⊕ SET MAG SPIKE

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21185C0160 C. EFFECTIVE DATE: MAY 3, 2010.

SUBJECT TO ANY HIGHWAY RIGHTS-OF-WAY

RIGHT-OF-WAY SOURCE NOT FOUND

BEARING USED TO BEGIN SURVEY TAKEN FROM KY SINGLE ZONE S.P.C. ON 2-18-25

SET 1/2" X 18" REBAR WITH ORANGE PLASTIC CAP ID - PLS #3970 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 OF THE PROPERTY OF THE
DANNY JESSIE ESTATE
 DEED BOOK 178 PAGE 219
 DEED BOOK 41 PAGE 274 (MUNCIE COURT PLAT)
 LOTS #27, #28 AND #29
 LOTS #57, #58 AND #59
 LOCATED AT 200 MUNCIE COURT, EDMONTON,
 METCALFE 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 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 GEODESIC NORTH AS ESTABLISHED BY STATIC G.P.S. OBSERVATION.

JOHN S. CAPPS PLS # 3970 DATE
 SURVEY DATE: 02-18-25 PLAT DATE: 03-03-25
 SCALE: 1" = 50' FILE: 25-025 PCS