

C&C LAND SURVEYING

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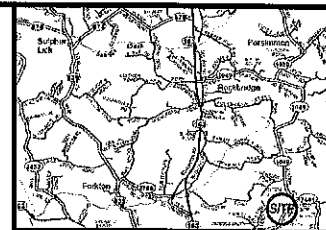
JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947

G.P.S. NOTE

THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH STATIC AND REAL TIME METHODS WITH TRIMBLE R4+10 RECEIVERS & LEICA-ACGPS. 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 USING 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 STATION 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 HAPPING 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: 5-5-25.
LATITUDE: 36°44'30.830" N LONGITUDE: 82°36'58.850" W ELEVATION: 912.566'
SPC (1600 KY12) (GROUND) NORTHING: 3429622.490' EASTING: 4950810.210'
GROUND SCALE FACTOR: 0.9998443856 HORIZONTAL DATUM NAD83
VERTICAL DATUM NAVD83 (GEOID16).



VICINITY MAP

STEVEN AND SANDRA CLEMENTS

DEED BOOK 143 PAGE 548
TRACT #1

STEVEN AND SANDRA CLEMENTS

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LINE TABLE		
Id	Bearing	Distance
L1	N 72°08'22" W	181.27'
L2	N 26°09'50" E	258.22'
L3	S 62°59'07" E	179.54'
L4	S 27°00'53" W	66.39'
L5	S 28°43'56" W	62.78'
L6	S 25°20'04" W	100.24'

POINT LEGEND

- SET 1/2" REBAR CAP #3970
- ⊙ 1/2" REBAR CAP #3013 FOUND
- MEANDER POINT

FLOOD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21171C0180 A, EFFECTIVE DATE: JULY 12, 2012.

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 5-5-25

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

JAMES STRODE ET. AL.

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BEGINNING

N - 3428840.77
E - 4950345.98
(REF: S 30°42'00" W 909.06' FROM CONTROL POINT #1)



BOUNDARY SURVEY OF A PORTION OF THE PROPERTY OF

STEVEN AND SANDRA CLEMENTS

DEED BOOK 143 PAGE 548
TRACT #1

LOCATED AT OR NEAR 2801 RADIO STATION ROAD,
TOMPKINSVILLE, MONROE 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 TRAVERSES 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 MONUMENTAL LAND SURVEYS 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 MONTH AS ESTABLISHED BY STATIC G.P.S. OBSERVATION.

JOHN B. CAPPS PLS # 3970 DATE

SURVEY DATE: 05-05-25 PLAT DATE: 05-05-25

SCALE: 1" = 60'

PLS: 25-006 PCS