

C&C LAND SURVEYING

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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 -WGPS, 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 KENTUCKY SINGLE ZONE (KY 1600) COORDINATES.

CONTROL NOTE CONTROL POINT 1 TO BEGINNING N 61° 24' 37" W 486.93'

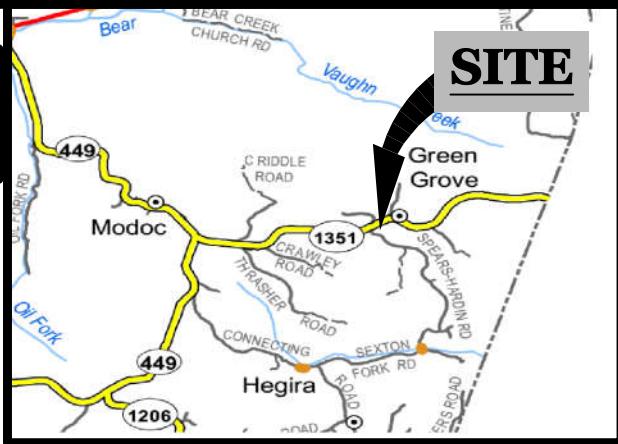
CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN AUTONOMOUS SOLUTION ON: 07-03-25. LATITUDE: 36° 43' 54.67807" N LONGITUDE: 85° 16' 19.33600" W ELEVATION: 941.47'. SPC (1600 KY12) (GROUND) NORTHING: 3426307.806' EASTING: 506.1332.754' GROUND SCALE FACTOR: 0.99994231 HORIZONTAL DATUM_NAD83 VERTICAL DATUM NAVD88 (GEOID18)



SCALE: 1" = 120'

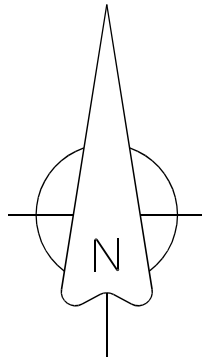
FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21057C 0235 D. EFFECTIVE DATE: SEPT. 19, 2012



VICINITY MAP

RAYMOND CARVER EST.
DEED BOOK 67 PAGE 144
DEED BOOK 87 PAGE 730
WILL BOOK "Q" PAGE 436 & 441



BEGINNING
N: 3426540.818
E: 5060905.196

60' R/W
HWY #1351 (GREEN GROVE RD.)

S 86°22'40" E 266.54'

108.39' S 89°06'54" E N 89°19'35" E 184.35'

24" POPLAR FOUND

24" HICKORY FOUND

9.35 ACRES +/-

JOHN CARVER
DEED BOOK 89 PAGE 730

RONALD SELL EST.
DEED BOOK 66 PAGE 410
PLAT BOOK 1 PAGE 86

PREPARED FOR:
UNITED COUNTRY
LAKES AND LAND
AGENT: T.J. STEARNS
112 CUMBERLAND STREET
ALBANY, KY 42602

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 78°04'24" E	31.44'
L2	S 35°07'41" E	45.52'
L3	S 05°02'40" W	82.66'
L4	S 11°45'17" E	21.26'
L5	N 87°37'57" W	11.89'
L6	N 56°44'17" W	25.19'
L7	N 33°49'06" W	45.64'
L8	N 31°20'36" W	59.55'
L9	N 29°19'51" W	75.58'
L10	N 31°55'28" W	45.65'
L11	N 75°53'21" W	34.99'
L12	N 77°55'03" W	148.50'
L13	N 74°15'44" W	41.20'
L14	N 40°54'22" W	25.36'
L15	N 31°04'21" W	26.79'
L16	N 06°30'29" E	68.86'
L17	N 00°54'12" E	67.14'

LEGEND

These standard symbols will be found in the drawing.

- CONTROL POINT 1
- TREE SIZE AND SPECIES NOTED
- MEANDER POINT
- 1/2" REBAR CAP #2603 FOUND
- SET 1/2" REBAR

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	426.63'	127.48'	127.00'	N 44°46'29" W	17°07'11"
C2	198.65'	136.10'	133.46'	N 52°19'46" W	39°15'22"
C3	195.85'	84.63'	83.97'	N 60°09'46" W	24°45'29"
C4	181.82'	95.97'	94.86'	N 10°10'12" W	30°14'39"

NOTES:

SUBJECT TO ANY HIGHWAY RIGHT-OF-WAYS

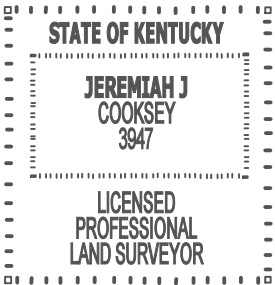
RIGHT-OF-WAY SOURCE NOT FOUND

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: 07-03-25

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
JIMMY & REBECCA THRASHER
DEED BOOK 155 PAGE 152

LOCATED AT 100 SPEARS-HARDIN ROAD IN THE GREEN GROVE COMMUNITY OF CUMBERLAND 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: 07-03-25 FINISH: 07-13-25
PLAT DATE: 07-16-25 SCALE: 1"=120'

FILE: 25-109.DWG