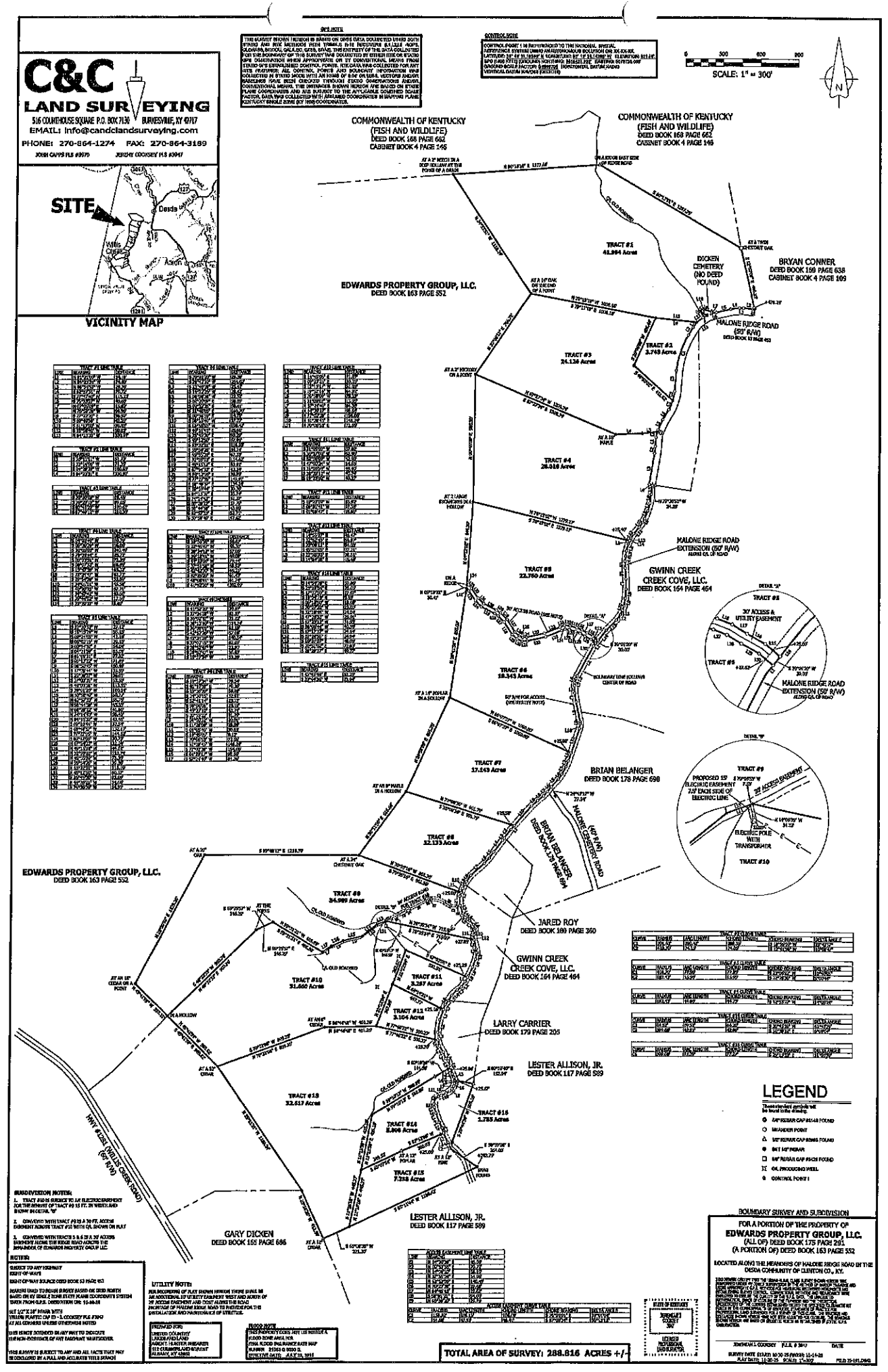
C&C
LAND SURVEYING
516 COURTHOUSE SQUARE P.O. BOX 7130 BURKESVILLE, KY 42717
EMAIL: info@candclandsurveying.com
PHONE: 270-864-1274 FAX: 270-864-3189
JOSH CAPPS PLS #3970 JEREMY COOKSEY PLS #3947
SITE
VICINITY MAP
SCALE: 1" = 300'
COMMONWEALTH OF KENTUCKY (FISH AND WILDLIFE) DEED BOOK 168 PAGE 662 CABINET BOOK 4 PAGE 146
EDWARDS PROPERTY GROUP, LLC. DEED BOOK 163 PAGE 552
BRYAN CONNER DEED BOOK 199 PAGE 638 CABINET BOOK 4 PAGE 109
DICKEN CEMETERY (NO DEED FOUND)
MALONE RIDGE ROAD (50' R/W)
MALONE RIDGE ROAD EXTENSION (50' R/W)
GWINN CREEK CREEK COVE, LLC. DEED BOOK 164 PAGE 464
BRIAN BELANGER DEED BOOK 178 PAGE 698
BRIAN BELANGER DEED BOOK 178 PAGE 694
MALONE CEMETERY ROAD (40' R/W)
JARED ROY DEED BOOK 180 PAGE 360
LARRY CARRIER DEED BOOK 179 PAGE 205
LESTER ALLISON, JR. DEED BOOK 117 PAGE 589
GARY DICKEN DEED BOOK 155 PAGE 686
HWY #235 (WILLS CREEK ROAD) (50' R/W)
TRACT #1 41.994 Acres
TRACT #2 3.745 Acres
TRACT #3 24.126 Acres
TRACT #4 28.010 Acres
TRACT #5 22.760 Acres
TRACT #6 18.345 Acres
TRACT #7 17.243 Acres
TRACT #8 32.135 Acres
TRACT #9 24.989 Acres
TRACT #10 31.660 Acres
TRACT #11 9.287 Acres
TRACT #12 3.104 Acres
TRACT #13 32.619 Acres
TRACT #14 8.066 Acres
TRACT #15 1.785 Acres
TRACT #16 7.255 Acres
30' ACCESS & UTILITY EASEMENT
PROPOSED 15' ELECTRIC EASEMENT 7.5' FROM EDGE OF ELECTRIC LINE
ELECTRIC POLE WITH TRANSFORMER
LEGEND
FOUND 5/8" REBAR CAP #3148
MEANDER POINT
SET 5/8" REBAR CAP #3947
SET 1/2" REBAR
FOUND 1/2" REBAR CAP #3970
OIL PRODUCING WELL
CONTROL POINT 1
SUBDIVISION NOTES:
NOTES:
UTILITY NOTE:
FLOOD NOTE:
TOTAL AREA OF SURVEY: 288.816 ACRES +/-
BOUNDARY SURVEY AND SUBDIVISION
FOR A PORTION OF THE PROPERTY OF
EDWARDS PROPERTY GROUP, LLC.
(ALL OF) DEED BOOK 175 PAGE 291
(A PORTION OF) DEED BOOK 163 PAGE 552
LOCATED ALONG THE MEANDERS OF MALONE RIDGE ROAD IN THE DIXON COMMUNITY OF CLINTON CO., KY.
JEREMIAH J. COOKSEY P.L.S. # 3947
DATE
SURVEY DATE STARTED: 10-30-25 FINISHED: 11-14-25
PLAT DATE: 11-20-25 SCALE: 1"=300'
FILE: 25-191.DWG