

# C&C LAND SURVEYING

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JOHN CAPP'S PLS #3970

JEREMY COOKSEY PLS #3947

## CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR HART COUNTY, KY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE PLAT AND/OR IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK OF BARREN COUNTY.

DATE CHAIRMAN OR PLANNING COMMISSION STAFF

DEPARTMENT OF HIGHWAYS APPROVAL

ACCESS TO HIGHWAY **KY 90** WILL REQUIRE A PERMIT FROM THE DEPARTMENT OF HIGHWAYS. LOTS SHOWN ON THIS PLAT THAT ADJACENT HIGHWAY **KY 90** MAY BE GRANTED ACCESS TO HIGHWAY **KY 90** AT LOCATIONS AS SHOWN ON THE PLAT ONLY PROVIDED ALL CONDITIONS AND REQUIREMENTS OF THE DEPARTMENT PERMITS POLICY MANUEL ARE MET. LOT OWNERS SHALL CONTACT THE PERMITS ENGINEER WITH THE DEPARTMENT OF HIGHWAYS, AT THE DISTRICT #3 OFFICE IN BOWLING GREEN, KY AT 270-746-7898.

THE CURRENT ACCESS TO HIGHWAY **KY 90** AS SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE LOCAL DEPARTMENT OF HIGHWAYS.

*Sarah Payton*  
1-7-2020

LARRY T. GLASS REVOCABLE LIVING TRUST  
DEED BOOK 385 PAGE 384  
PLAT CABINET 7 PAGE 278

GARY KERNEY  
DEED BOOK 267 PAGE 848

JUSTON CLARK  
DEED BOOK 413 PAGE 828

JUSTON CLARK  
DEED BOOK 318 PAGE 180

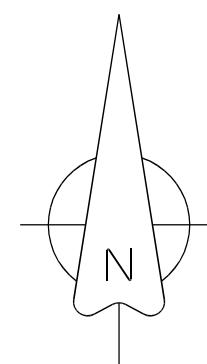
ANTHONY CLEMMONS  
DEED BOOK 423 PAGE 112

**GPS NOTE**  
THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH TRIMBLE R-12 RECEIVERS (L1L2L5 -IGPS, 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.

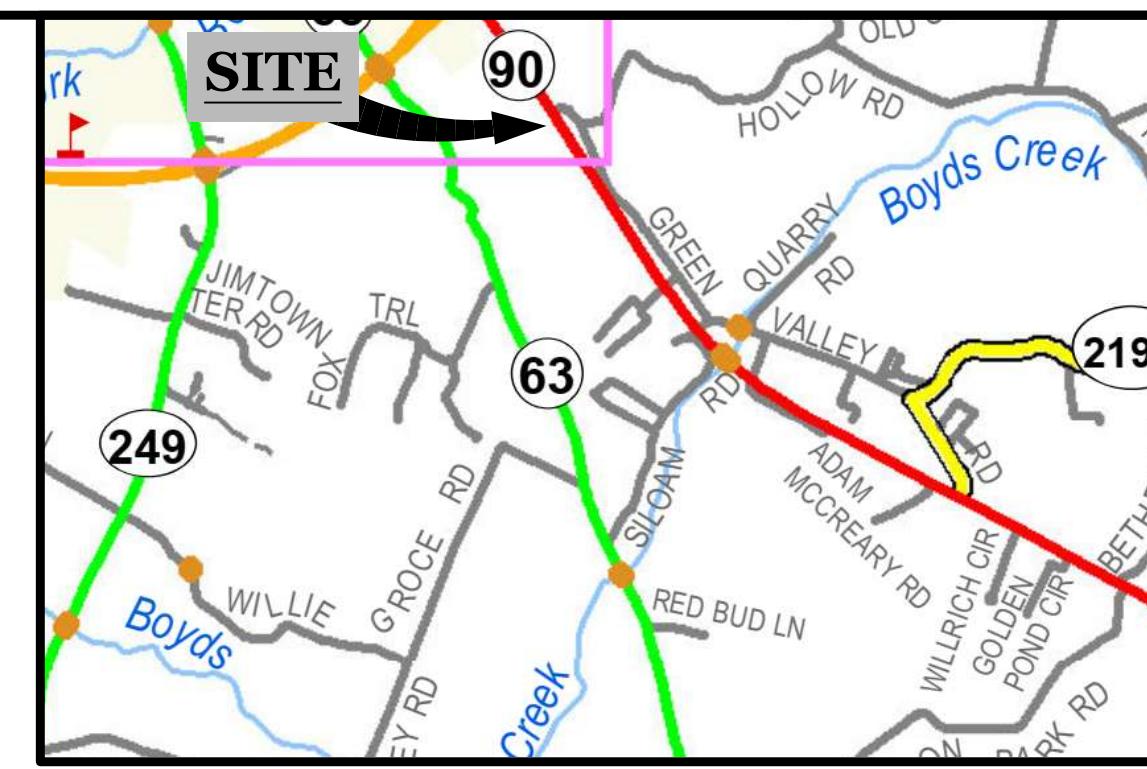
## FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21009 C 0285 C. EFFECTIVE DATE: MAY 3, 2011

0 100 200 300  
SCALE: 1" = 200'



JUSTIN CROWE  
DEED BOOK 439 PAGE 689 (PARCEL II)  
PLAT BOOK 11 PAGE 232



## VICINITY MAP

### CONTROL NOTE

CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN AUTONOMOUS SOLUTION ON: 08-29-25. LATITUDE: 36° 58'28.4327" N LONGITUDE: 85° 53' 15.2631" W ELEVATION: 766.00'. SPC (1600 KY1Z) (GROUND) NORTING: 3514346.178' EASTING: 4881067.620' GROUND SCALE FACTOR: 1.0000087585 HORIZONTAL DATUM\_NAD83 VERTICAL DATUM NAVD88 (GEOID18)

## LEGEND

These standard symbols will be found in the drawing.

- ⊕ 5/8" REBAR CAP #3644 FOUND
- ▽ 5/8" REBAR CAP #3914 FOUND
- 1/2" REBAR FOUND
- ◎ 1/2" REBAR CAP #2131 FOUND
- SET 1/2" REBAR
- ▢ R/W MONUMENT FOUND
- ❖ CONTROL POINT 1 (CP1)

— C/L DRAIN

**A & B** KY PERMITTED ENTRANCE JOINT ACCESS (SEE NOTE)

ACCESS NOTE "A": TRACTS 3-6 SHALL HAVE A JOINT ACCESS USING KY. PERMITTED ENTRANCE "A" AND TRACTS 4-6 SHALL HAVE A 40' ACCESS EASEMENT ALONG AND PARALLEL TO THE RIGHT-OF-WAY OF HIGHWAY #90.

ACCESS NOTE "B": TRACTS 1 & 2 SHALL HAVE A JOINT ACCESS USING KY. PERMITTED ENTRANCE "B" AND TRACT 2 SHALL HAVE A 40' ACCESS EASEMENT ALONG AND PARALLEL TO THE RIGHT-OF-WAY OF HIGHWAY #90.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°09'06" E	72.99'
L2	S 19°09'06" E	108.93'
L3	S 19°09'06" E	28.80'
L4	S 16°56'14" E	100.84'
L5	S 16°56'14" E	81.30'
L6	S 39°50'28" E	35.31'
L7	N 56°43'57" W	35.31'

TRACT #5  
5.577 Acres

TRACT #6  
3.744 Acres

E & Y TRANSPORTATION, INC.  
DEED BOOK 374 PAGE 266  
PLAT BOOK 20 PAGE 762

## BOUNDARY SURVEY AND SUBDIVISION

FOR THE PROPERTY OF

**JUSTIN CROWE**

TRACTS 1 & 2

DEED BOOK 439 PAGE 689 (PARCEL 1)  
PLAT BOOK 11 PAGE 232

TRACTS 3-6

DEED BOOK 439 PAGE 689 (PARCEL III) & (EXHIBIT A)  
PARCELS 1 & 2

PLAT BOOK 12 PAGE 678 (TRACTS 1 & 3)

LOCATED AT 1683 BURKESVILLE ROAD 1/2 MILE EAST OF THE CUMBERLAND PARKWAY OF BARREN 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 AND DISTANCES SHOWN HEREON ARE BASED ON GEODETIC NORTH AS ESTABLISHED BY STATIC G.P.S. OBSERVATION.

STATE OF KENTUCKY

JEREMIAH J. COOKSEY

3947

LICENSED PROFESSIONAL  
LAND SURVEYOR

TOTAL AREA OF SURVEY: 18.725 ACRES +/-

## 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: XX-XX-XX.

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

PREPARED FOR:  
UNITED COUNTRY  
LAKES AND LAND  
AGENT: HUNTER SHEARER  
112 CUMBERLAND STREET  
ALBANY, KY 42602

JEREMIAH J. COOKSEY P.L.S. # 3947 DATE

SURVEY DATE START: 08-29-25 FINISH: 12-3-25

PLAT DATE: 12-XX-25 SCALE: 1"=100'

FILE: 25-133.DWG

TOTAL AREA OF SURVEY: 18.725 ACRES +/-