# C&C LAND SURVEYING

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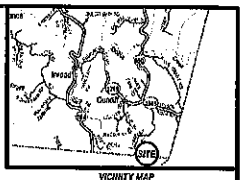
JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947


**G.P.S. NOTE**

THIS SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH TRIMBLE R8-2 GPS RECEIVERS (L1 L2 + GPS, GLONASS, BEIDOU, GALILEO, QZSS). THE ENTIRETY OF THE DATA COLLECTED FOR THE BOUNDARY OF THIS SURVEY WAS COLLECTED BY EITHER RTK OR STATIC GPS OBSERVATION WHILE NOT OPPOSITE OF CONDITIONS VIOLATED FROM STATIC GPS SESSIONS USED CONTROL POINTS. RTK DATA WAS COLLECTED FOR ANY SITE TIE POINTS. ALL CONTROL POINTS WERE SECONDARY OBSERVATIONS WITH COORDINATES IN STATIC MODE WITH AN HOUR OF RUN OR LESS. VECTORS AND/OR BASELINES HAVE BEEN CHECKED THROUGH STATIC OBSERVATIONS AND/OR CONVENTIONAL MEANS. THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES AND ARE SUBJECT TO ANY APPLICABLE COMBINED SCALE FACTOR. DATA WAS COLLECTED WITH ASSUMED COORDINATES IN MAPPING PLANE KENTUCKY SPCS 1983 (2011) (0 1900) COORDINATES.

**G.P.S. CONTROL NOTE**

CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN AUTONOMOUS SOLUTION ON: 12-19-25.
LATITUDE: 36°55'00" N LONGITUDE: 85°14'16" W ELEVATION: 901.43.
SPC (1600 KY LZ) (GROUND) NORTHING: 347554.49' EASTING: 5667757.49'
GROUND SCALE FACTOR: 0.99990785 HORIZONTAL DATUM NAD83
VERTICAL DATUM (NAVD88) (GEOID18).




VICINITY MAP

| LINE TABLE - TRACT #1 | | |
|---|---|---|
| Id | Bearing | Distance |
| L1 | S 17°25'37" E | 267.56' |
| L2 | S 78°11'39" W | 192.15' |
| L3 | N 88°27'15" W | 110.98' |
| L4 | N 26°52'56" E | 97.15' |
| L5 | N 27°38'27" E | 38.22' |
| L6 | N 35°00'10" E | 34.46' |
| L7 | N 42°12'38" E | 29.61' |
| L8 | N 47°19'03" E | 103.09' |
| L9 | N 43°07'14" E | 43.30' |

| LINE TABLE - TRACT #2 | | |
|---|---|---|
| Id | Bearing | Distance |
| L10 | S 16°17'28" W | 103.10' |
| L11 | S 89°38'47" W | 315.25' |
| L12 | N 09°18'56" E | 66.65' |
| L13 | N 05°19'48" E | 46.78' |
| L14 | N 02°48'39" E | 35.79' |
| L15 | N 06°54'13" E | 32.45' |
| L16 | N 10°57'43" E | 44.11' |
| L17 | N 16°55'28" E | 36.98' |
| L18 | N 25°52'58" E | 32.80' |

| LINE TABLE - TRACT #3 | | |
|---|---|---|
| Id | Bearing | Distance |
| L19 | S 46°12'11" E | 64.86' |
| L20 | S 35°23'18" W | 416.51' |
| L21 | N 58°43'15" W | 76.85' |
| L22 | N 54°38'19" W | 31.90' |
| L23 | N 43°43'49" W | 23.67' |
| L24 | N 28°19'06" W | 22.10' |
| L25 | N 13°11'33" W | 22.56' |
| L26 | N 01°39'52" W | 22.55' |
| L27 | N 05°48'40" E | 36.89' |
| L28 | N 10°26'49" E | 97.10' |

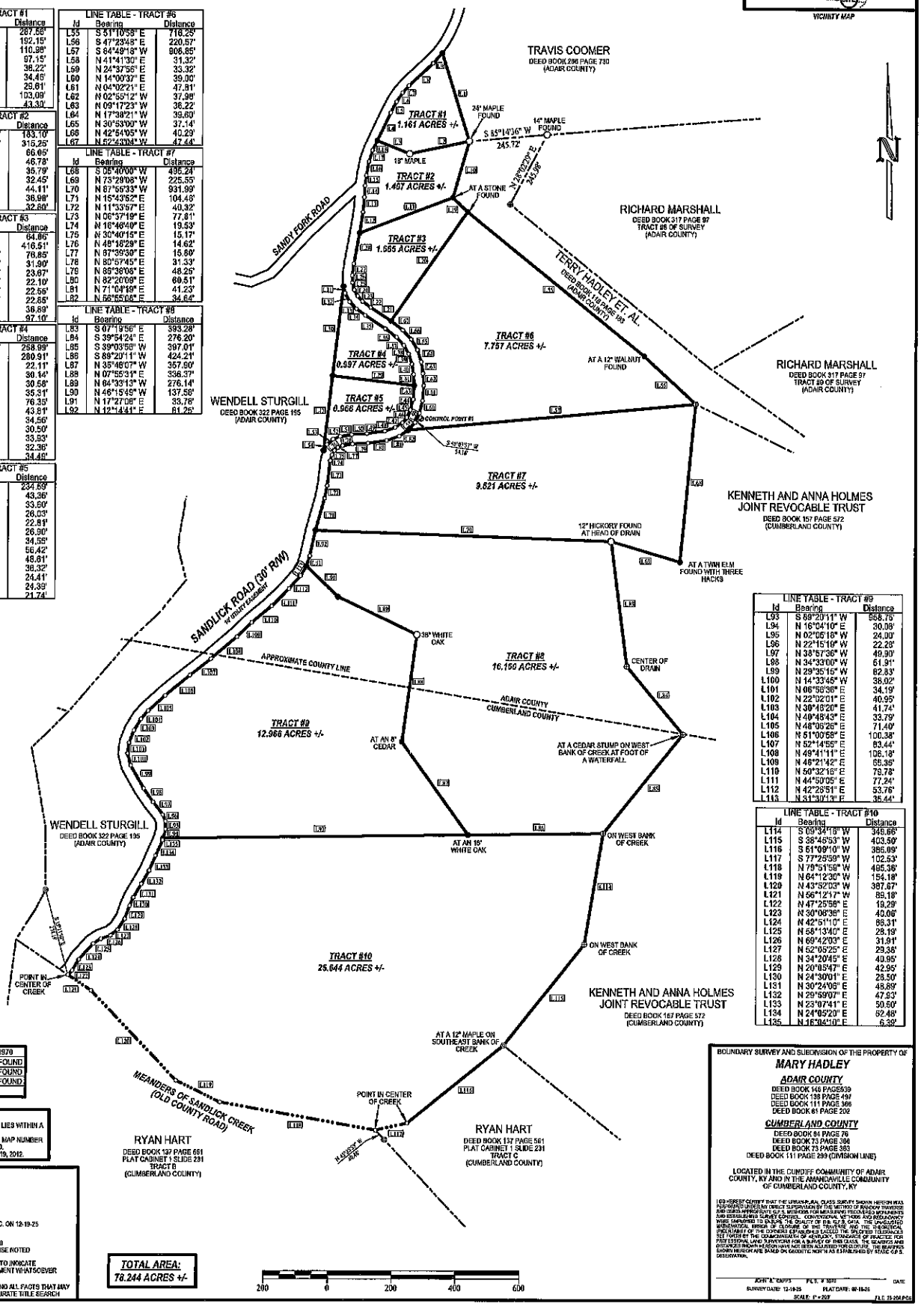
| LINE TABLE - TRACT #4 | | |
|---|---|---|
| Id | Bearing | Distance |
| L29 | N 83°17'27" W | 258.99' |
| L30 | N 05°42'33" E | 280.91' |
| L31 | S 13°11'33" E | 22.11' |
| L32 | S 28°19'06" E | 30.14' |
| L33 | S 43°43'49" E | 30.58' |
| L34 | S 54°38'19" E | 35.31' |
| L35 | S 58°43'15" E | 76.35' |
| L36 | S 52°43'04" E | 43.81' |
| L37 | S 42°54'05" E | 34.56' |
| L38 | S 30°53'02" E | 30.50' |
| L39 | S 17°39'21" E | 33.53' |
| L40 | S 09°17'23" E | 32.36' |
| L41 | S 02°55'12" E | 34.46' |

| LINE TABLE - TRACT #5 | | |
|---|---|---|
| Id | Bearing | Distance |
| L42 | N 06°42'33" E | 234.69' |
| L43 | S 04°02'21" W | 43.36' |
| L44 | S 14°00'37" W | 33.50' |
| L45 | S 24°37'56" W | 26.03' |
| L46 | S 41°41'30" W | 22.81' |
| L47 | S 56°55'06" W | 26.90' |
| L48 | S 71°04'19" W | 34.55' |
| L49 | S 82°20'09" W | 56.42' |
| L50 | S 88°38'08" W | 48.61' |
| L51 | S 80°57'46" W | 36.32' |
| L52 | S 67°39'30" W | 24.41' |
| L53 | S 48°18'29" W | 24.39' |
| L54 | S 30°40'15" W | 21.74' |

| LINE TABLE - TRACT #6 | | |
|---|---|---|
| Id | Bearing | Distance |
| L55 | S 51°10'58" E | 716.29' |
| L56 | S 47°23'48" E | 220.57' |
| L57 | S 64°49'18" W | 906.85' |
| L58 | N 41°41'30" E | 31.32' |
| L59 | N 24°37'56" E | 33.32' |
| L60 | N 14°00'37" E | 39.00' |
| L61 | N 04°02'21" E | 47.81' |
| L62 | N 02°55'12" W | 37.98' |
| L63 | N 09°17'23" W | 36.22' |
| L64 | N 17°38'21" W | 39.80' |
| L65 | N 30°53'00" W | 37.14' |
| L66 | N 42°54'05" W | 40.29' |
| L67 | N 52°43'04" W | 47.44' |

| LINE TABLE - TRACT #7 | | |
|---|---|---|
| Id | Bearing | Distance |
| L68 | S 05°40'00" W | 495.24' |
| L69 | N 73°29'06" W | 225.55' |
| L70 | N 87°59'33" W | 931.99' |
| L71 | N 15°43'52" E | 104.48' |
| L72 | N 11°33'57" E | 40.32' |
| L73 | N 06°37'19" E | 77.81' |
| L74 | N 16°46'40" E | 19.53' |
| L75 | N 30°40'15" E | 15.17' |
| L76 | N 48°18'29" E | 14.62' |
| L77 | N 67°39'30" E | 15.60' |
| L78 | N 80°57'45" E | 31.33' |
| L79 | N 88°38'08" E | 48.26' |
| L80 | N 82°20'09" E | 60.51' |
| L81 | N 71°04'19" E | 41.23' |
| L82 | N 56°55'06" E | 34.64' |

| LINE TABLE - TRACT #8 | | |
|---|---|---|
| Id | Bearing | Distance |
| L83 | S 07°19'56" E | 393.28' |
| L84 | S 39°54'24" E | 276.20' |
| L85 | S 39°03'59" W | 397.01' |
| L86 | S 88°20'11" W | 424.21' |
| L87 | N 35°46'07" W | 357.60' |
| L88 | N 07°55'31" E | 336.37' |
| L89 | N 64°33'13" W | 276.14' |
| L90 | N 46°15'49" W | 137.56' |
| L91 | N 17°27'08" E | 33.78' |
| L92 | N 12°14'41" E | 61.25' |




| LINE TABLE - TRACT #9 | | |
|---|---|---|
| Id | Bearing | Distance |
| L93 | S 68°20'11" W | 566.76' |
| L94 | N 16°04'10" E | 30.08' |
| L95 | N 02°06'18" W | 24.00' |
| L96 | N 22°15'19" W | 22.28' |
| L97 | N 38°57'36" W | 49.90' |
| L98 | N 34°33'00" W | 61.91' |
| L99 | N 29°35'15" W | 82.83' |
| L100 | N 14°33'45" W | 38.02' |
| L101 | N 06°56'36" E | 34.19' |
| L102 | N 22°02'01" E | 40.95' |
| L103 | N 39°48'20" E | 41.74' |
| L104 | N 49°48'43" E | 33.79' |
| L105 | N 48°06'26" E | 71.40' |
| L106 | N 51°00'58" E | 100.38' |
| L107 | N 52°14'55" E | 83.44' |
| L108 | N 49°41'11" E | 106.18' |
| L109 | N 46°21'42" E | 65.36' |
| L110 | N 50°32'16" E | 79.78' |
| L111 | N 44°50'05" E | 77.24' |
| L112 | N 42°26'51" E | 53.76' |
| L113 | N 31°30'13" E | 35.44' |

| LINE TABLE - TRACT #10 | | |
|---|---|---|
| Id | Bearing | Distance |
| L114 | S 09°34'18" W | 346.66' |
| L115 | S 38°46'53" W | 403.50' |
| L116 | S 61°09'10" W | 386.09' |
| L117 | S 77°25'59" W | 102.53' |
| L118 | N 79°51'56" W | 495.38' |
| L119 | N 64°12'30" W | 154.18' |
| L120 | N 43°52'03" W | 387.67' |
| L121 | N 56°12'17" W | 89.18' |
| L122 | N 47°25'56" E | 19.29' |
| L123 | N 30°08'36" E | 40.06' |
| L124 | N 42°51'10" E | 88.31' |
| L125 | N 68°13'40" E | 28.19' |
| L126 | N 69°42'03" E | 31.91' |
| L127 | N 52°05'25" E | 29.38' |
| L128 | N 34°20'45" E | 40.95' |
| L129 | N 20°05'47" E | 42.95' |
| L130 | N 24°30'01" E | 28.50' |
| L131 | N 30°24'06" E | 48.89' |
| L132 | N 29°59'07" E | 47.23' |
| L133 | N 23°07'41" E | 50.50' |
| L134 | N 24°05'20" E | 62.46' |
| L135 | N 16°04'10" E | 6.39' |

**POINT LEGEND**

- SET 1/2" REBAR CAP #3970
- 5/8" REBAR CAP #2486 FOUND
- 1/2" REBAR CAP #3219 FOUND
- 1/2" REBAR CAP #2603 FOUND
- MEANDER POINT

**FLOOD NOTE (TRACT #10):**
A PORTION OF THIS PROPERTY LIES WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21057C0045 D AND 21057C0055 D. EFFECTIVE DATE: SEPTEMBER 19, 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 12-19-25

SET 1/2" X 18" REBAR (W/TB)
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

**TOTAL AREA:**
**78.244 ACRES +/-**

BOUNDARY SURVEY AND SUBDIVISION OF THE PROPERTY OF

## MARY HADLEY

**ADAIR COUNTY**
DEED BOOK 146 PAGE 539
DEED BOOK 138 PAGE 497
DEED BOOK 111 PAGE 366
DEED BOOK 61 PAGE 202

**CUMBERLAND COUNTY**
DEED BOOK 84 PAGE 76
DEED BOOK 73 PAGE 364
DEED BOOK 73 PAGE 383
DEED BOOK 111 PAGE 299 (DIVISION LINE)

LOCATED IN THE CUNDIFF COMMUNITY OF ADAIR COUNTY, KY AND IN THE AMANDAVILLE COMMUNITY OF CUMBERLAND COUNTY, KY

I, BY HEREBY CERTIFY THAT THE URBAN-RURAL CLASS SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE AND USING HIGH GRADE GPS & MERIDIAN FOR MEASURING PRECISELY MONUMENTS AND ESTABLISHING SURVEY CONTROL. CONVENTIONAL METHODS AND REDUNDANCY WERE EMPLOYED TO 0-2-0-3 OR 20 SECTION OF 815.015 OAR. THE UNADJUSTED RESULTS OF THE SURVEY MEET OR EXCEED THOSE 880 THE PRECISION REQUIREMENT FOR THE CURRENT EDITION OF THE MINIMUM STANDARDS OF PRACTICE AS 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 TO GRID. THE BEARINGS SHOWN HEREON ARE BASED ON GEODETIC NORTH AS ESTABLISHED BY STATE G.P.S. OBSERVATION.

JOHN "A" CAPPS P.L.S. # 3970 DATE
SURVEY DATE: 12-19-25 PLAT DATE: 02-10-26
SCALE: 1" = 200' FILE: 25-204.PDS