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 TRIMBLE 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.

TRACT #1A LINE TABLE

LINE	BEARING	DISTANCE
L1	S 11°48'02" W	19.04'
L2	S 00°36'15" E	20.97'
L3	S 19°36'02" E	24.01'
L4	S 29°20'24" E	48.77'
L5	S 09°38'49" E	83.80'
L6	S 04°36'40" E	28.87'
L7	S 16°24'20" E	26.65'
L8	S 25°20'45" E	27.35'
L9	S 38°04'55" E	129.75'
L10	S 58°33'35" E	179.04'
L11	S 83°21'49" E	41.89'
L12	S 55°28'47" E	33.69'
L13	S 49°32'48" E	77.04'
L14	S 32°48'12" E	111.93'
L15	S 25°36'20" E	220.58'
L16	S 44°26'27" E	129.18'
L17	S 45°26'43" E	79.42'
L18	S 38°06'32" E	45.92'
L19	S 27°18'41" E	177.82'
L20	S 57°34'22" E	24.87'

TRACT #1B LINE TABLE

LINE	BEARING	DISTANCE
L1	N 81°21'00" W	14.18'
L2	N 84°23'34" W	74.40'
L3	N 88°54'53" W	29.76'
L4	S 82°57'51" W	70.72'
L5	S 77°47'40" W	115.23'
L6	S 75°35'27" W	40.60'
L7	N 07°05'09" E	15.82'
L8	N 76°59'28" W	94.96'
L9	N 31°43'07" W	129.49'
L10	N 38°06'32" W	49.09'
L11	N 45°26'43" W	80.53'
L12	N 44°26'27" W	125.68'
L13	N 25°36'20" W	218.52'
L14	N 32°48'12" W	116.13'
L15	N 49°32'48" W	81.02'
L16	N 55°28'47" W	39.70'
L17	N 83°21'49" W	42.46'
L18	N 58°33'35" W	171.03'
L19	N 38°04'55" W	123.91'
L20	N 25°20'45" W	23.56'
L21	N 16°24'20" W	23.02'
L22	N 04°36'40" W	27.68'
L23	N 09°38'49" W	88.16'
L24	N 29°20'24" W	50.54'
L25	N 19°36'02" W	18.96'
L26	N 00°36'15" W	15.45'
L27	N 11°48'02" E	17.22'
L28	N 19°32'31" E	5.45'
L29	N 86°18'10" E	15.54'

VICINITY MAP

0 150 300 450

COMMONWEALTH OF KENTUCKY
(FISH AND WILDLIFE)
DEED BOOK 168 PAGE 662
CABINET BOOK 4 PAGE 146

AT A 2" BEECH IN A DEEP HOLLOW AT THE FORKS OF A DRAIN

N 86°18'10" E 1177.68'

S 86°18'10" W 21.52'

ON A RIDGE EAST SIDE OF RIDGE ROAD

COMMONWEALTH OF KENTUCKY
(FISH AND WILDLIFE)
DEED BOOK 168 PAGE 662
CABINET BOOK 4 PAGE 146

S 60°13'51" E 1297.75'

N 34°53'51" W 1148.24'

EDWARDS PROPERTY GROUP, LLC.
DEED BOOK 163 PAGE 552

TRACT #1A
29.399 Acres

TRACT #1B
11.858 Acres

OLD ROADBED

RETAINED BY TALENT

30' ACCESS AND UTILITY EASEMENT

AT A TWIN CHESTNUT OAK

S 12°50'08" E 486.33'

BRYAN CONNER
DEED BOOK 169 PAGE 638
CABINET BOOK 4 PAGE 109

A DICKEN CEMETERY (NO DEED FOUND)

+478.24'

AT A 14" OAK ON THE END OF A POINT

N 79°13'19" W 1008.16'

N 3462125.08
E:5080502.46

S 53°58'40" W 52.74'

N 84°23'31" W 330.97'

S 61°17'03" W 39.03'

MALONE RIDGE ROAD
(50' R/W)
DEED BOOK 63 PAGE 453

JEFF WATSON
DEED BOOK 184 PAGE 1
PLAT CABINET 5 SLIDE 38
TRACT #3

JEFF WATSON
DEED BOOK 184 PAGE 1
PLAT CABINET 5 SLIDE 38
TRACT #2

LEGEND

These standard symbols will be found in the drawing.

- ● 1/2" REBAR CAP #3947 FOUND
- □ 5/8" REBAR CAP #3428 FOUND
- ○ MEANDER POINT
- △ 1/2" REBAR CAP #2603 FOUND
- ◎ SET 1/2" REBAR

N

CONTROL NOTE

CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN AUTONOMOUS SOLUTION ON: 10-30-25
LATITUDE: 36° 49' 11.19365" N LONGITUDE: 85° 12' 31.14285" W ELEVATION: 921.58'
SPC (1600 KY1Z) (GROUND) NORTHING: 3458421.993' EASTING: 5079725.066'
GROUND SCALE FACTOR: 0.9999705 HORIZONTAL DATUM NAD83
VERTICAL DATUM NAVD88 (GEOID18)

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. OBERVATION ON: 10-30-25

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

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

FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21053 C 0030 C. EFFECTIVE DATE: JULY 22, 2010

STATE OF KENTUCKY
JEREMIAH J COOKSEY
3947
LICENSED PROFESSIONAL LAND SURVEYOR

TOTAL AREA OF SURVEY: 41.257 ACRES +/-

BOUNDARY SURVEY
FOR THE PROPERTY OF THE
JAMES AND KATHY TALLENT
DEED BOOK 183 PAGE 787
PLAT CABINET 5 SLIDE 38
TRACT #1
LOCATED ALONG THE MEANDERS OF MALONE RIDGE ROAD IN THE DESDA COMMUNITY OF CLINTON 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 3-18-26

SURVEY DATE START: 03-17-26 FINISH: 03-17-26
PLAT DATE: 03-18-26 SCALE: 1"=150' FILE: 26-027.DWG