

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

JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947

RELATIVE POSITIONAL ACCURACY WAS CALCULATED USING REDUNDANT RTK GPS OBSERVATIONS AND DOES NOT EXCEED 0.02 + 200 PPM AT A 95% CONFIDENCE LEVEL.
 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 -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.

LINE	BEARING	DISTANCE
L1	N 44°06'51" W	33.82'
L2	N 50°21'05" W	28.15'
L3	S 06°19'38" E	64.67'
L4	N 83°29'24" W	10.60'
L5	N 54°25'30" W	14.68'
L6	S 78°27'37" W	14.04'
L7	S 36°48'49" W	17.12'
L8	S 49°34'36" W	39.90'
L9	S 69°38'48" W	61.02'

LEGEND

These standard symbols will be found in the drawing.

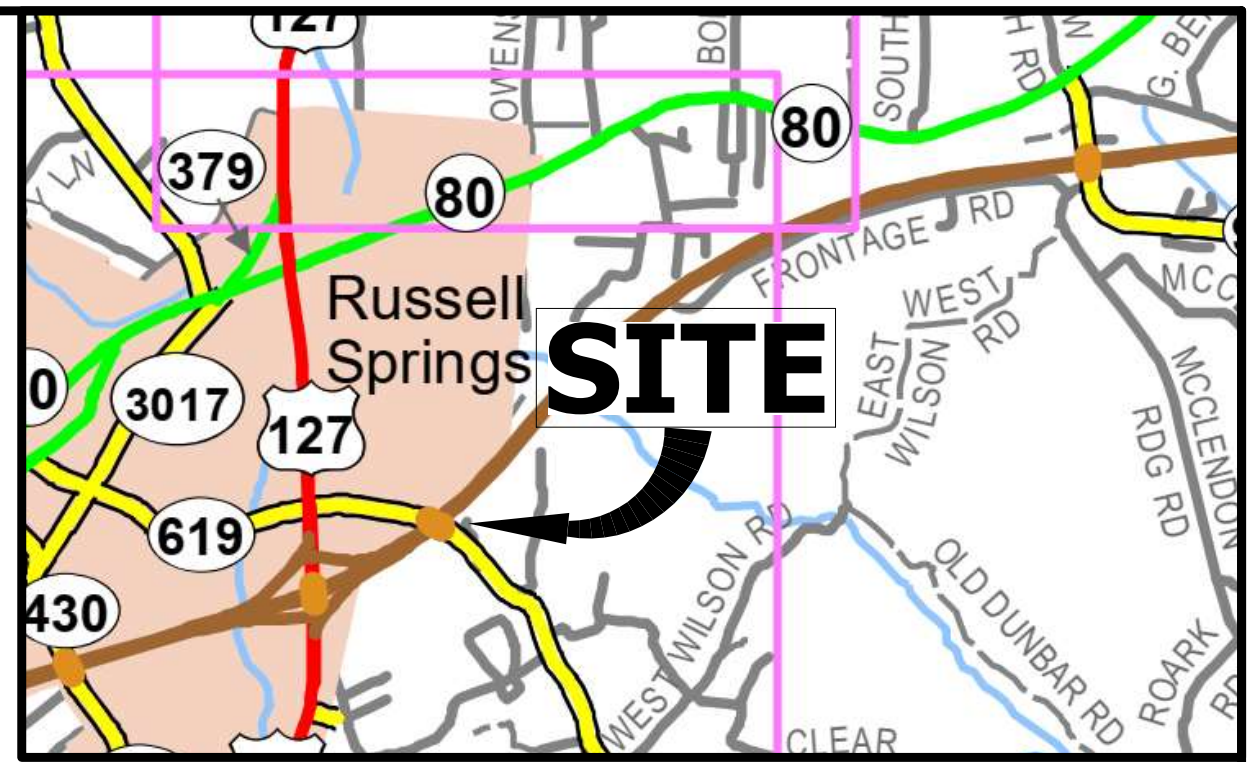
- △ RIGHT-OF-WAY POST FOUND
- ⊙ TREE SIZE AND TYPE NOTED
- SET 1/2" REBAR
- MEANDER POINT
- ⊙ 1/2" REBAR CAP #3897 FOUND

CONTROL NOTE

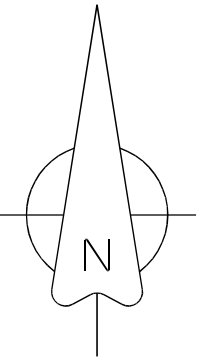
CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN AUTONOMOUS SOLUTION ON: 04-21-26. LATITUDE: 37° 03' 16.2660" N LONGITUDE: 85° 03' 35.1271" W ELEVATION: 1061.87'. SPC (1600 KY1Z) (GROUND) NORTHING: 3544179.70' EASTING: 5122678.78' GROUND SCALE FACTOR: 1.0000387 HORIZONTAL DATUM_NAD83 VERTICAL DATUM NAVD88 (GEOID18)

FLOOD NOTE

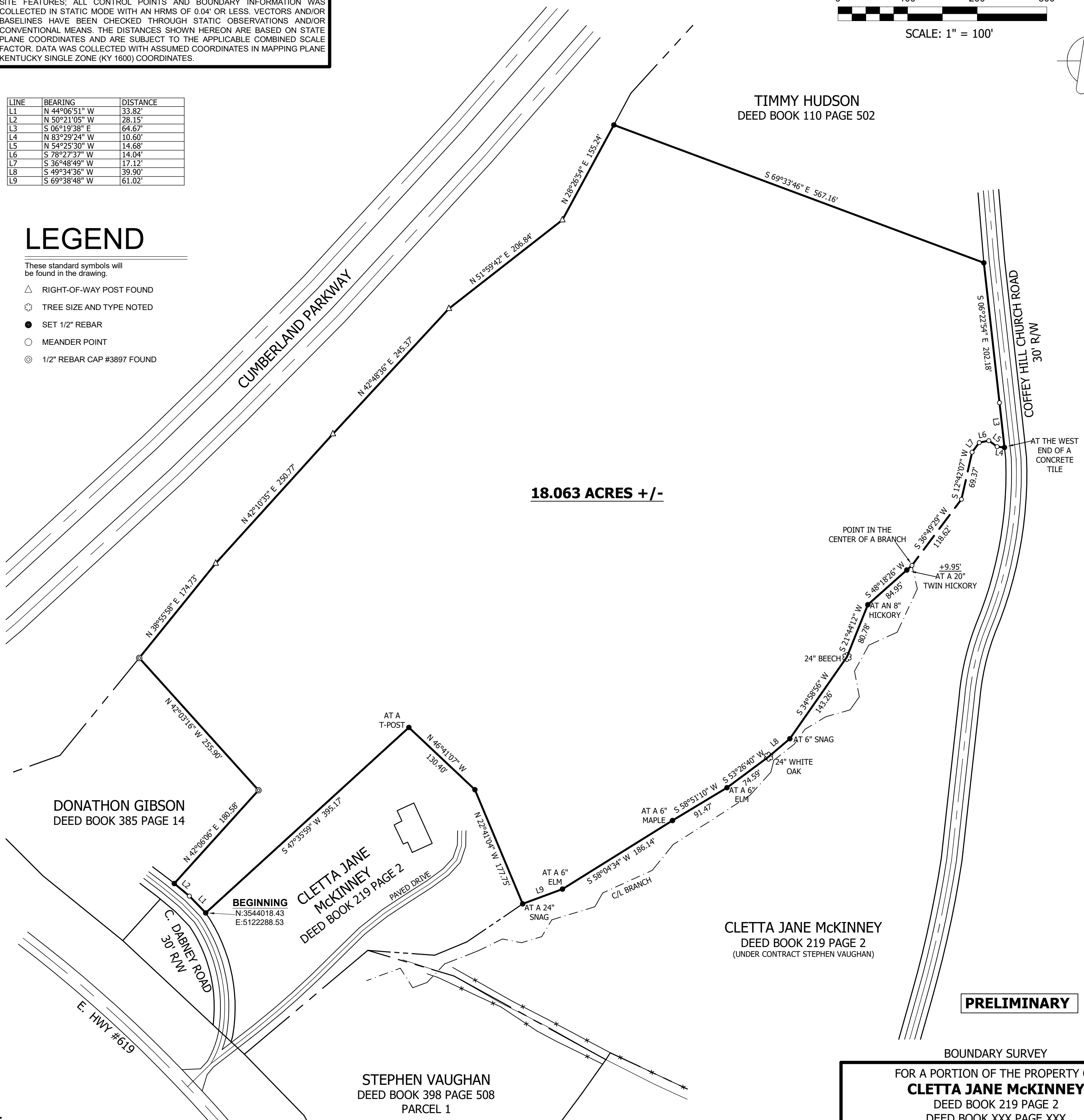
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21207C 0095C. EFFECTIVE DATE: AUG. 19, 2010



VICINITY MAP



TIMMY HUDSON
 DEED BOOK 110 PAGE 502



18.063 ACRES +/-

DONATHON GIBSON
 DEED BOOK 385 PAGE 14

BEGINNING
 N:3544018.43
 E:5122288.53

CLETTA JANE
 MCKINNEY
 DEED BOOK 219 PAGE 2

CLETTA JANE MCKINNEY
 DEED BOOK 219 PAGE 2
 (UNDER CONTRACT STEPHEN VAUGHAN)

STEPHEN VAUGHAN
 DEED BOOK 398 PAGE 508
 PARCEL 1

PRELIMINARY

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: 04-21-26
- 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:
 GOLDEN RULE-WILSON
 REAL ESTATE AND AUCTION
 1004 JAMESTOWN ST.
 COLUMBIA, KY 42728

STATE OF KENTUCKY
 JEREMIAH J
 COOKSEY
 3947
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR

BOUNDARY SURVEY
 FOR A PORTION OF THE PROPERTY OF
CLETTA JANE MCKINNEY
 DEED BOOK 219 PAGE 2
 DEED BOOK XXX PAGE XXX
 LOCATED AT 74 C. DABNEY RD. 2800' EAST OF HWY #127
 OF RUSSELL 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: 04-21-26 FINISH: 05-30-26
 PLAT DATE: 06-01-26 SCALE: 1"=100' FILE: 26-060.DWG