

C&C LAND SURVEYING

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JOHN CAPPS PLS #3970

JEREMY COOKSEY PLS #3947



VICINITY MAP

CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	76°33'37"	22.50'	30.07'	27.88'	N 03°56'17" E

THE POPPLEWELL TRUST

DEED BOOK 316 PAGE 85
PLAT BOOK 2 PAGE 414
TRACT #4

TRACT #1
0.441 ACRES +/-

THE POPPLEWELL TRUST
DEED BOOK 316 PAGE 81

SANDRA MISSI ET. AL.
DEED BOOK 325 PAGE 482

TRACT #2
0.376 ACRES +/-

POINT LEGEND

- SET 1/2" REBAR CAP #3970
- ⊙ 1/2" REBAR CAP #2488 FOUND
- ⊙ 1/2" REBAR CAP #3970 FOUND
- ⊕ MAG NAIL FOUND
- MEANDER POINT

FLOOD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21207C0210 C. EFFECTIVE DATE: AUGUST 19, 2010.

G.P.S. NOTE

A PORTION (OR ALL) OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY TOPCON HIPER V G.P.S. RECEIVER (MODEL # 1001137-04) USING REAL TIME KINEMATIC (RTK), WITH A PUBLISHED RELATIVE POSITIONAL ACCURACY OF 10MM + 1PPM HORIZONTAL AND 15MM + 1PPM VERTICAL

SUBJECT TO ANY HIGHWAY RIGHTS-OF-WAY

RIGHT-OF-WAY SOURCE NOT FOUND

BEARING USED TO BEGIN SURVEY TAKEN FROM PLAT CABINET 4 SLIDE 1559

SET 1/2" X 18" REBAR WITH 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:
0.817 ACRES +/-

BOUNDARY SURVEY OF THE PROPERTY OF RAYMOND EVERETT WILDER

DEED BOOK 248 PAGE 789
DEED BOOK 274 PAGE 780
PLAT BOOK 2 PAGE 414
TRACT #5 AND #6
PLAT CABINET 4 SLIDE 1559

LOCATED AT OR NEAR 38 JORDAN COURT,
JAMESTOWN, RUSSELL COUNTY, 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.

JOHN S. CAPPS

PLS. # 3970

DATE

SURVEY DATE: 07-14-26

PLAT DATE: 07-14-26

SCALE: 1"=40'

FILE: 26-119/PCS