

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

CONTROL NOTE

CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN OPUS SOLUTION ON: 04-21-26.
LATITUDE: 37° 06' 13.42674" N LONGITUDE: 85° 17' 23.76445" W ELEVATION: 691.20'.
SPC (1600 KY1Z) (GROUND) NORTHING: 3561682.851' EASTING: 5055422.539'
GROUND SCALE FACTOR: 1.000032567 HORIZONTAL DATUM_NAD83
VERTICAL DATUM NAVD88 (GEOID18)

RELATIVE POSITIONAL ACCURACY WAS CALCULATED USING REDUNDANT RTK GPS OBSERVATIONS AND DOES NOT EXCEED 0.02 + 100PPM 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.

LEGEND

- These standard symbols will be found in the drawing.
- SET 1/2" REBAR
 - MEANDER POINT
 - ⊗ UTILITY POLE
 - △ 1/2" REBAR CAP #1953 FOUND
 - 1/2" REBAR FOUND
 - ⊙ 1/2" REBAR CAP #3970 FOUND
 - MEANDERS OF CREEK

TRACT #1 LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 40°26'17" E	103.27'
L2	S 86°54'18" E	65.16'
L3	S 30°23'20" E	35.49'
L4	N 80°00'52" W	20.70'

TRACT #2 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 56°47'48" W	56.19'
L2	S 82°07'54" W	30.39'

TRACT #3 LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74°21'55" E	13.25'
L2	S 42°37'16" E	37.76'
L3	S 35°20'29" E	44.69'
L4	S 26°23'10" E	47.30'
L5	S 24°15'45" E	50.55'
L6	S 29°37'33" E	37.18'
L7	S 43°30'38" E	42.50'
L8	N 02°49'58" E	68.77'

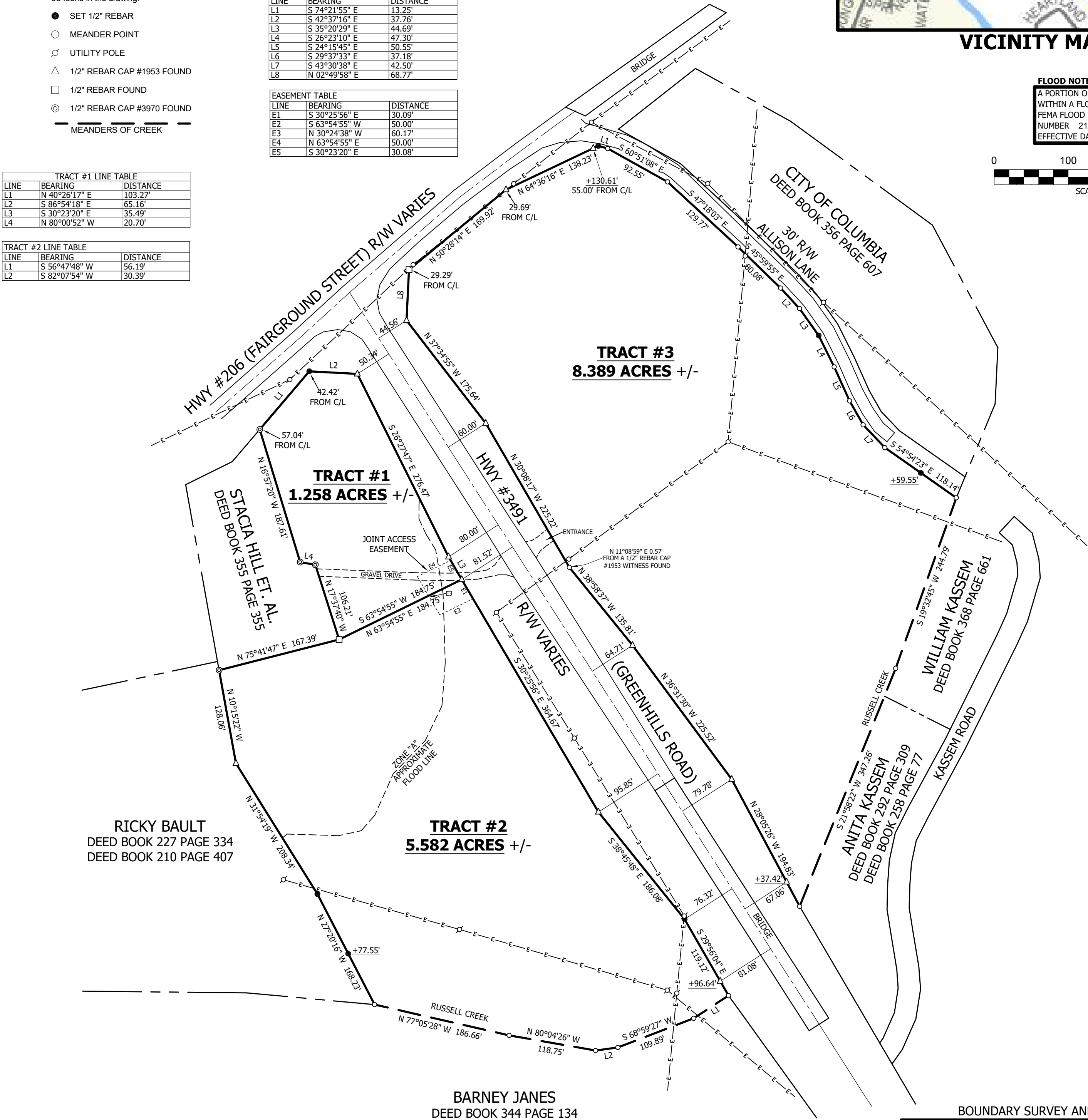
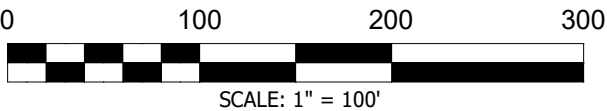
EASEMENT TABLE		
LINE	BEARING	DISTANCE
E1	S 30°25'56" E	30.09'
E2	S 63°54'55" W	50.00'
E3	N 30°24'38" W	60.17'
E4	N 63°54'55" E	50.00'
E5	S 30°23'20" E	30.08'



VICINITY MAP

FLOOD NOTE

A PORTION OF THIS PROPERTY DOES LIE WITHIN A FLOOD ZONE AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21001 C 0235 A. ZONE "A" EFFECTIVE DATE: DECEMBER 17, 2010



SUBJECT PROPERTY IS ZONED R-1

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: 04-24-26

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

CITY COMMISSION CERTIFICATION

I HEREBY CERTIFY THIS RECORD PLAT MEETS THE REQUIREMENTS OF THE COLUMBIA CITY PLANNING COMMISSION AND IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE ADAIR COUNTY CLERK

7/15/24

TOTAL AREA OF SURVEY: 15.229 ACRES +/-

STATE OF KENTUCKY

JEREMIAH J. COOKSEY
3947

LICENSED PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY AND SUBDIVISION

FOR THE PROPERTY OF
EASTON AND MERCEDES BRYANT
DEED BOOK 328 PAGE 389
PLAT CABINET 4 SLIDE 1
LOCATED AT OR NEAR 614 FAIRGROUNDS STREET IN THE CITY LIMITS OF COLUMBIA, ADAIR 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: 04-24-26 FINISH: 06-18-26
PLAT DATE: 07-07-26 SCALE: 1"=100' FILE: 26-055.DWG