

BARRY WILSON
DEED BOOK 306 PAGE 521
PARCEL TWO

POINT IN CENTER
OF BRANCH

PHYLLIS CREW
DEED BOOK 181 PAGE 374
PLAT CABINET 2 SLIDE 473
LOT #11 - LOT #13

PHYLLIS CREW
DEED BOOK 335 PAGE 784
PLAT CABINET 2 SLIDE 473
LOT #14 - LOT #15

CUMBERLAND COTTAGES, LLC
DEED BOOK 388 PAGE 727
PLAT CABINET 2 SLIDE 473
LOT #16 - LOT #24

JIMMY ANTLE
DEED BOOK 104 PAGE 601

TRACT #2
10.021 ACRES +/-

ARTHUR MURPHY
DEED BOOK 114 PAGE 590

HWY. #127
(R/W VARIES)

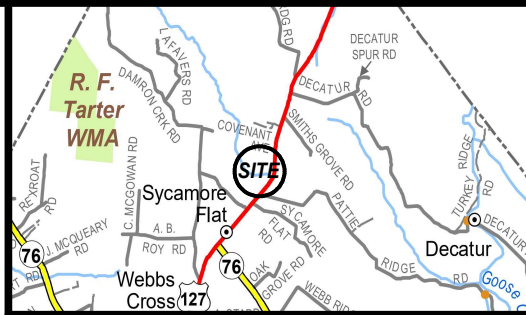
TRACT #1
0.631 ACRES +/-

G.P.S. 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 - GPS, 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.

G.P.S. CONTROL NOTE

CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING AN AUTONOMOUS SOLUTION ON: 9-3-26.
LATITUDE: 37°08'08.894" N LONGITUDE: 85°02'03.396" W ELEVATION: 959.979'
SPC (1600 KY12) (GROUND) NORTHING: 3573831.187' EASTING: 5129887.554'
GROUND SCALE FACTOR: 1.0000579632 HORIZONTAL DATUM NAD83
VERTICAL DATUM NAVD88 (GEOID18).



VICINITY MAP

LINE TABLE - TRACT #1		
Id	Bearing	Distance
L1	N 81°15'39" W	165.57'
L2	N 10°48'36" E	124.60'
L3	N 68°08'47" W	35.46'
L4	N 21°24'49" E	52.57'
L5	S 70°19'21" E	64.02'
L6	S 67°46'28" E	119.07'
L7	S 06°34'52" W	144.04'

LINE TABLE - TRACT #2		
Id	Bearing	Distance
L8	N 68°08'47" W	959.54'
L9	N 66°43'56" W	73.95'
L10	N 57°42'44" W	80.81'
L11	N 68°58'07" W	46.74'
L12	N 82°18'10" W	43.68'
L13	N 63°34'28" W	50.84'
L14	N 48°23'49" W	43.00'
L15	N 62°43'52" W	34.70'
L16	N 75°18'56" W	49.11'
L17	N 58°58'37" W	35.76'
L18	N 44°17'53" W	83.75'
L19	S 84°04'45" W	67.45'
L20	N 66°08'03" W	22.62'
L21	N 09°09'26" E	29.85'
L22	N 33°55'49" W	54.51'
L23	N 57°24'00" W	33.69'
L24	N 16°00'26" W	69.15'
L25	N 33°52'27" W	27.79'
L26	N 66°10'12" W	102.31'
L27	N 34°13'20" W	25.29'
L28	N 27°00'38" E	21.18'
L29	S 71°34'14" E	40.04'
L30	S 71°34'14" E	651.87'
L31	S 71°59'15" E	98.93'
L32	S 71°22'29" E	100.66'
L33	S 70°32'02" E	103.17'
L34	S 72°50'52" E	96.89'
L35	S 70°40'01" E	99.94'
L36	S 73°31'16" E	98.92'
L37	S 71°30'56" E	101.57'
L38	S 70°34'45" E	100.05'
L39	S 18°11'36" W	62.46'
L40	S 68°24'35" E	100.34'
L41	S 68°47'03" E	99.66'
L42	S 68°35'47" E	100.00'
L43	S 68°51'47" E	205.36'
L44	S 13°42'09" W	184.76'

C&C
LAND SURVEYING

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JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947

BOUNDARY SURVEY AND SUBDIVISION OF THE PROPERTY OF

WILLIAM C. AND MAMIE S. LUTTRELL

DEED BOOK 115 PAGE 38

LOCATED AT OR NEAR 5379 NORTH HWY. #127,
DUNNVILLE, 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 P.L.S. # 3970

DATE

SURVEY DATE: 09-03-26

PLAT DATE: 09-10-26

SCALE: 1" = 200'

FILE: 26-153.PCS

TOTAL AREA:
10.652 ACRES +/-

SUBJECT TO ANY HIGHWAY
RIGHTS-OF-WAY

RIGHT-OF-WAY SOURCE FOUND IN
DEED BOOK 130 PAGE 724

BEARING USED TO BEGIN SURVEY
TAKEN FROM KY SINGLE ZONE S.P.C. ON 9-3-26

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

POINT LEGEND

●	SET 1/2" REBAR CAP #3970
⊙	3/8" REBAR FOUND
⊗	R/W MONUMENT FOUND
○	MEANDER POINT

FLOOD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A
FLOOD ZONE AREA PER
FEMA FLOOD INSURANCE RATE MAP
NUMBER 21207C0025 C.
EFFECTIVE DATE: AUGUST 19, 2010.

