C&C LAND SURVEYING

516 COURTHOUSE SQUARE P.O. BOX 7130 BURKESVILLE, KY 42717

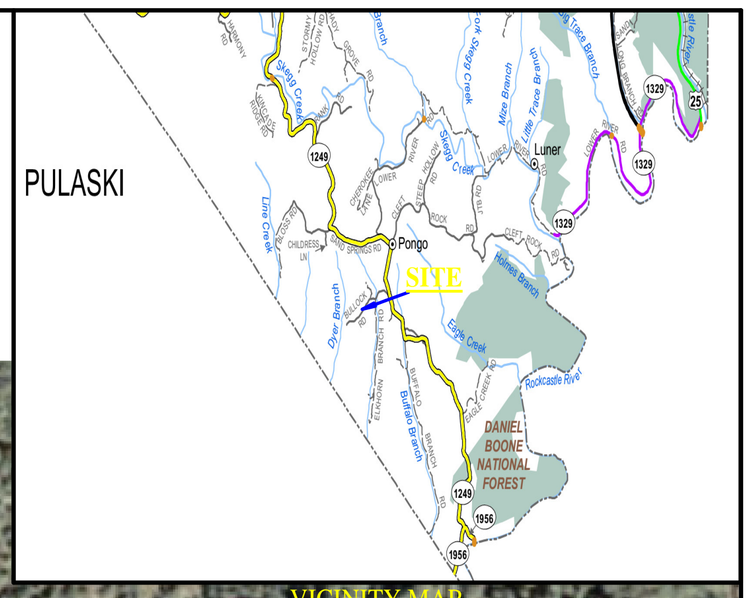
EMAIL: info@candclandsurveying.com

PHONE: 270-864-1274

FAX: 270-864-3189

JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947

150 0 150 300 450 600



VICINITY MAP

TRACT 1 LINE TABLE		
Id	Bearing	Distance
L1	S 68°30'40" W	58.88'
L2	S 58°16'28" W	49.93'
L3	S 46°20'17" W	57.58'
L4	S 40°28'36" W	24.83'
L5	S 38°57'27" W	114.82'
L6	S 48°47'45" W	54.36'
L7	S 48°14'36" W	54.08'
L8	S 44°36'56" W	40.07'
L9	S 42°51'28" W	25.55'
L10	S 39°37'06" W	75.34'
L11	S 36°20'19" W	193.77'
L12	S 42°20'50" W	62.50'
L13	S 50°10'56" W	67.58'
L14	S 49°35'32" W	84.94'
L15	S 47°02'03" W	70.63'
L16	S 42°15'13" W	44.05'
L17	S 39°29'56" W	101.50'
L18	S 46°16'36" W	104.18'
L19	S 48°51'21" W	122.55'
L20	S 49°25'41" W	154.21'
L21	N 66°47'01" E	53.77'
L22	S 75°07'29" E	60.12'
L23	N 35°26'07" E	115.41'
L24	N 75°52'19" E	76.85'
L25	N 79°59'28" E	98.35'
L26	N 42°28'53" E	63.83'
L27	S 69°17'06" E	9.35'

TRACT 2 LINE TABLE		
Id	Bearing	Distance
L28	S 35°26'07" W	115.42'
L29	N 75°07'29" W	61.22'
L30	S 66°47'01" W	54.97'
L31	S 19°11'50" E	78.38'

TRACT 3 LINE TABLE		
Id	Bearing	Distance
L32	S 01°35'43" E	139.30'
L33	S 27°19'16" E	116.18'

TRACT 4 LINE TABLE		
Id	Bearing	Distance
L34	S 00°54'32" W	65.75'
L35	S 37°27'38" E	106.01'
L36	S 01°35'43" E	87.79'

TRACT 5 LINE TABLE		
Id	Bearing	Distance
L37	S 27°34'14" W	52.11'

TRACT 6 LINE TABLE		
Id	Bearing	Distance
L38	S 65°09'19" E	103.07'
L39	S 50°24'10" E	112.05'
L40	S 44°01'09" E	123.44'

TRACT 7 LINE TABLE		
Id	Bearing	Distance
L41	N 59°49'12" W	14.68'
L42	N 44°01'09" W	125.71'
L43	N 50°24'10" W	112.79'
L44	N 65°09'19" W	118.41'
L45	S 59°09'16" E	139.24'
L46	S 66°47'15" E	121.07'

TRACT 8 LINE TABLE		
Id	Bearing	Distance
L47	S 59°51'09" E	33.31'
L48	S 18°59'26" E	17.66'
L49	N 01°35'43" W	79.38'
L50	N 37°27'38" W	106.46'
L51	N 00°54'32" E	64.06'

TRACT 9 LINE TABLE		
Id	Bearing	Distance
L52	N 27°19'16" W	113.89'
L53	N 01°35'43" W	146.68'

TRACT 10 LINE TABLE		
Id	Bearing	Distance
L54	S 26°40'17" E	58.85'
L55	S 51°43'46" W	30.20'
L56	N 71°47'29" W	35.01'
L57	S 42°41'52" W	67.83'
L58	S 79°59'28" W	100.22'
L59	S 75°52'19" W	77.45'
L60	N 19°11'50" W	77.27'

TRACT 1 CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	15°04'47"	281.56'	74.10'	73.89'	N 56°26'26" E
C2	28°51'02"	146.04'	73.54'	72.76'	N 83°10'20" E
C3	63°58'55"	101.25'	113.07'	107.28'	N 70°23'26" E
C4	38°56'57"	233.09'	158.45'	155.42'	N 58°17'35" E
C5	39°35'56"	99.80'	68.97'	67.61'	N 62°57'40" E
C6	46°55'41"	219.51'	179.79'	174.81'	N 73°21'54" E

TRACT 2 CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C7	12°13'23"	263.09'	56.13'	56.02'	S 44°43'53" W
C8	62°55'59"	71.25'	78.26'	74.39'	S 70°26'09" W
C9	29°40'32"	176.04'	91.18'	90.16'	S 83°24'35" W
C10	15°29'02"	311.56'	84.20'	83.94'	S 56°22'37" W
C11	10°45'14"	521.52'	97.88'	97.74'	S 03°01'47" E
C12	18°22'17"	790.19'	253.37'	252.28'	S 10°00'41" E
C13	29°20'28"	66.82'	34.22'	33.85'	S 37°35'07" E

TRACT 3 CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C14	11°33'43"	677.85'	136.78'	136.55'	S 11°16'47" E
C15	17°15'13"	521.52'	157.05'	156.45'	S 17°02'01" E

TRACT 4 CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C16	36°31'09"	349.06'	222.49'	218.74'	S 20°52'41" E
C17	35°51'56"	97.73'	61.18'	60.18'	S 19°31'41" E

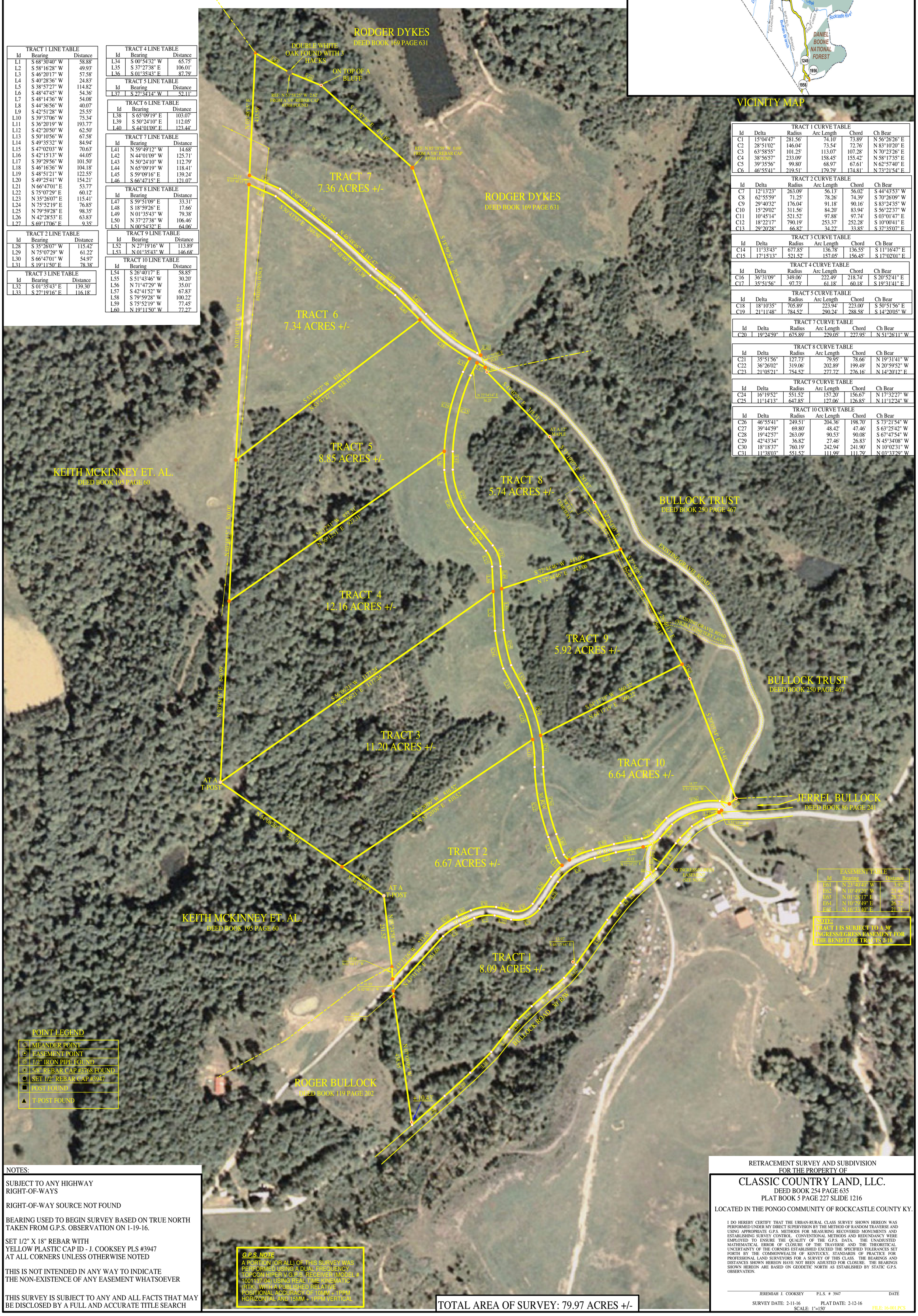
TRACT 5 CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C18	18°10'35"	705.89'	223.94'	223.00'	S 50°51'56" E
C19	21°11'48"	784.52'	290.24'	288.58'	S 14°20'05" W

TRACT 7 CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C20	19°24'59"	675.89'	229.05'	227.95'	N 51°26'11" W

TRACT 8 CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C21	35°51'56"	127.73'	79.95'	78.66'	N 19°31'41" W
C22	36°26'02"	319.06'	202.89'	199.49'	N 20°59'52" W
C23	21°05'21"	754.52'	277.72'	276.16'	N 14°20'12" E

TRACT 9 CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C24	16°19'52"	551.52'	157.20'	156.67'	N 17°32'27" W
C25	11°14'13"	647.85'	127.06'	126.85'	N 11°12'24" W

TRACT 10 CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C26	46°55'41"	249.51'	204.36'	198.70'	S 73°21'54" W
C27	39°44'59"	69.80'	48.42'	47.46'	S 63°25'42" W
C28	19°42'57"	263.09'	90.53'	90.08'	S 67°47'54" W
C29	42°43'34"	36.82'	27.46'	26.83'	N 45°34'08" W
C30	18°18'37"	760.19'	242.94'	241.90'	N 10°02'31" W
C31	11°38'03"	551.52'	111.99'	111.79'	N 03°33'29" W



EASEMENT TABLE		
Id	Bearing	Distance
E61	N 23°40'40" W	3.92'
E62	N 10°49'20" W	22.40'
E63	N 01°28'17" E	28.77'
E64	N 10°29'49" E	26.72'
E65	N 16°33'40" E	21.71'

NOTE:
TRACT 1 IS SUBJECT TO A 30' INGRESS/EGRESS EASEMENT FOR THE BENIFIT OF TRACTS 2-10.

POINT LEGEND

- MEANDER POINT
- EASEMENT POINT
- 1/2" IRON PIPE FOUND
- 5/8" REBAR CAP #3768 FOUND
- SET 1/2" REBAR CAP #3947
- POST FOUND
- T-POST FOUND

NOTES:

SUBJECT TO ANY HIGHWAY RIGHT-OF-WAYS

RIGHT-OF-WAY SOURCE NOT FOUND

BEARING USED TO BEGIN SURVEY BASED ON TRUE NORTH TAKEN FROM G.P.S. OBSERVATION ON 1-19-16.

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

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

TOTAL AREA OF SURVEY: 79.97 ACRES +/-

RETRACEMENT SURVEY AND SUBDIVISION FOR THE PROPERTY OF

CLASSIC COUNTRY LAND, LLC.

DEED BOOK 254 PAGE 635
PLAT BOOK 5 PAGE 227 SLIDE 1216

LOCATED IN THE PONGO COMMUNITY OF ROCKCASTLE 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.

JEREMIAH J. COOKSEY P.L.S. # 3947 DATE

SURVEY DATE: 2-11-16 PLAT DATE: 2-12-16
SCALE: 1"=150' FILE: 16-001.PCS