

# C&C LAND SURVEYING

516 COURTHOUSE SQUARE P.O. BOX 7130 BURKESVILLE, KY 42117  
 EMAIL: info@candlandsurveying.com  
 PHONE: 270-864-1274  
 FAX: 270-864-3189

JOHN CAPPS PLS #3970 JEREMY COOKSEY PLS #3947

**G.P.S. NOTE**  
 THE SURVEY SHOWN HEREON IS BASED ON GNSS DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH SPECTRA SP80 RECEIVERS, ILLIUS-GPS, BLONASS BIRDY, GALLEO Q25S, SIBAS. 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 PLAN WITH NO PROJECTION AND A GRID SCALE OF 1:1.

CURVE TABLE - TRACT #1					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	24°55'02"	85.73	37.28	36.99	S 85°41'37" E
C2	31°07'15"	191.05	103.77	102.50	S 42°15'24" E
C3	32°33'12"	115.69	65.73	64.85	S 33°52'59" E
C4	56°38'42"	143.35	141.72	136.02	S 27°07'18" E
C5	38°52'13"	308.38	209.21	205.22	S 72°14'44" E
C6	27°36'07"	263.78	127.08	125.85	S 44°31'48" E

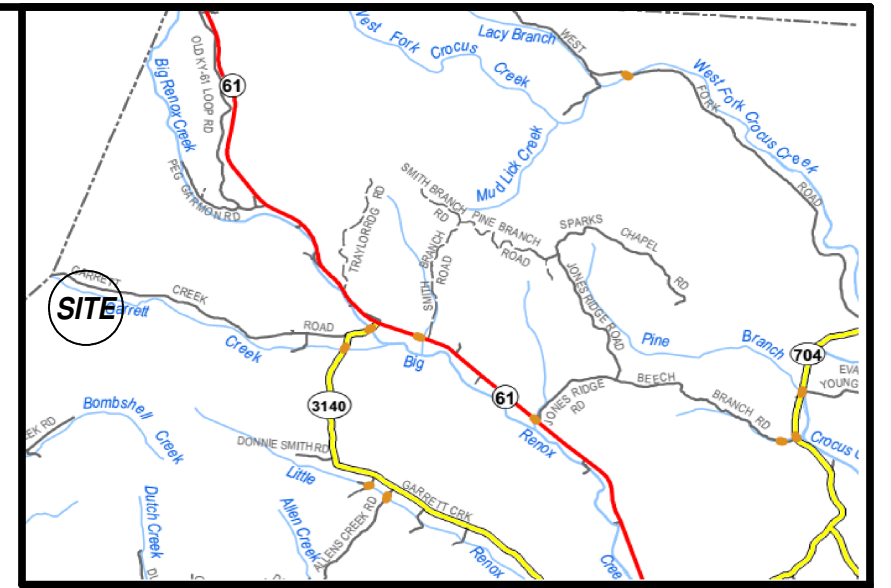
CURVE TABLE - TRACT #2					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C7	26°39'52"	229.47	106.79	105.83	S 33°52'49" E

CURVE TABLE - TRACT #4					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C8	20°30'32"	315.12	327.57	323.82	S 17°33'02" E

CURVE TABLE - TRACT #5					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C9	43°50'54"	191.16	146.29	142.76	S 30°15'00" E



VICINITY MAP

LINE TABLE - TRACT #1		
Id	Bearing	Distance
L1	N 74°35'32" E	3.76
L2	S 55°13'56" E	34.35
L3	S 61°05'41" E	174.12
L4	S 04°09'11" W	112.30
L5	S 71°17'53" E	73.83
L6	S 74°15'00" E	98.05
L7	S 80°07'53" E	56.95
L8	S 53°50'42" E	87.99
L9	S 56°11'09" E	128.17
L10	S 66°44'25" E	50.68

LINE TABLE - TRACT #2		
Id	Bearing	Distance
L11	S 59°02'57" W	91.75
L12	S 00°20'43" W	169.38
L13	S 40°42'38" W	25.35
L14	S 09°15'58" W	39.21
L15	S 41°00'50" E	167.59
L16	S 40°51'48" E	143.70

LINE TABLE - TRACT #3		
Id	Bearing	Distance
L17	S 75°38'41" E	172.18
L18	S 09°33'32" E	53.45
L19	S 11°16'19" E	37.04
L20	S 15°20'28" E	103.37
L21	S 15°54'20" E	116.82
L22	S 17°12'44" E	143.67

LINE TABLE - TRACT #4		
Id	Bearing	Distance
L23	S 23°35'13" E	96.75
L24	S 10°14'48" E	17.65

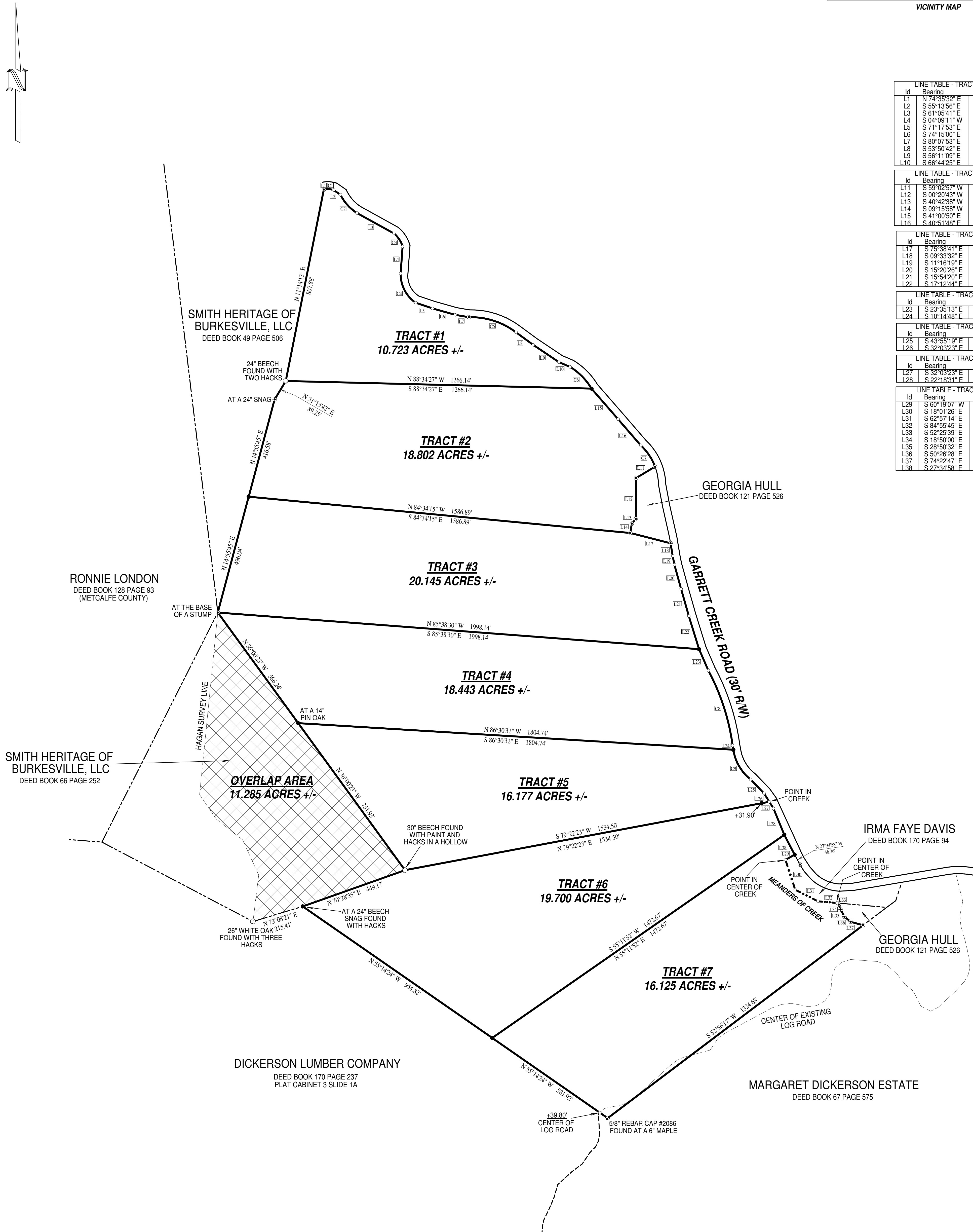
LINE TABLE - TRACT #5		
Id	Bearing	Distance
L25	S 43°55'19" E	79.34
L26	S 32°03'23" E	41.22

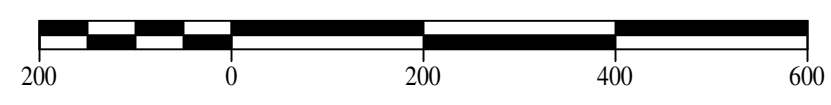
LINE TABLE - TRACT #6		
Id	Bearing	Distance
L27	S 32°03'23" E	32.81
L28	S 22°18'31" E	118.16

LINE TABLE - TRACT #7		
Id	Bearing	Distance
L29	S 60°19'07" W	43.65
L30	S 18°01'26" E	129.73
L31	S 62°57'14" E	105.53
L32	S 84°55'45" E	78.39
L33	S 52°25'39" E	10.90
L34	S 18°50'00" E	21.49
L35	S 28°50'32" E	34.10
L36	S 50°28'28" E	32.72
L37	S 74°22'47" E	53.53
L38	S 27°34'58" E	92.45



**TOTAL AREA:**  
 120.115 ACRES +/-



**POINT LEGEND**

- SET 1/2" REBAR CAP #3970
- 5/8" REBAR CAP #3712 FOUND
- ⊙ 1/2" REBAR CAP #3970 FOUND
- MEANDER POINT

**PREPARED FOR:**  
 BACKROAD ACRES, LLC  
 3520 SUGARLOAF PARKWAY  
 SUITE F03-80  
 FREDERICK, MD 21704

SUBJECT TO ANY HIGHWAY RIGHTS-OF-WAY  
 RIGHT-OF-WAY SOURCE NOT FOUND  
 BEARING USED TO BEGIN SURVEY TAKEN FROM TRUE NORTH G.P.S. OBSERVATION ON 10-20-22  
 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

BOUNDARY SURVEY AND SUBDIVISION OF THE PROPERTY OF  
**BACKROAD ACRES, LLC**  
 DEED BOOK 187 PAGE 391  
 LOCATED IN THE GARRETT CREEK COMMUNITY OF CUMBERLAND COUNTY, KY

I DO HEREBY CERTIFY THAT THE URBAN/RURAL CLASS SURVEY SHOWN HEREON WAS REFORMED UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRANSVERSE 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 EXCEEDED 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: 10-20-22 PLAT DATE: 03-02-23  
 SCALE: 1" = 200' FILE: 22-172 PCS