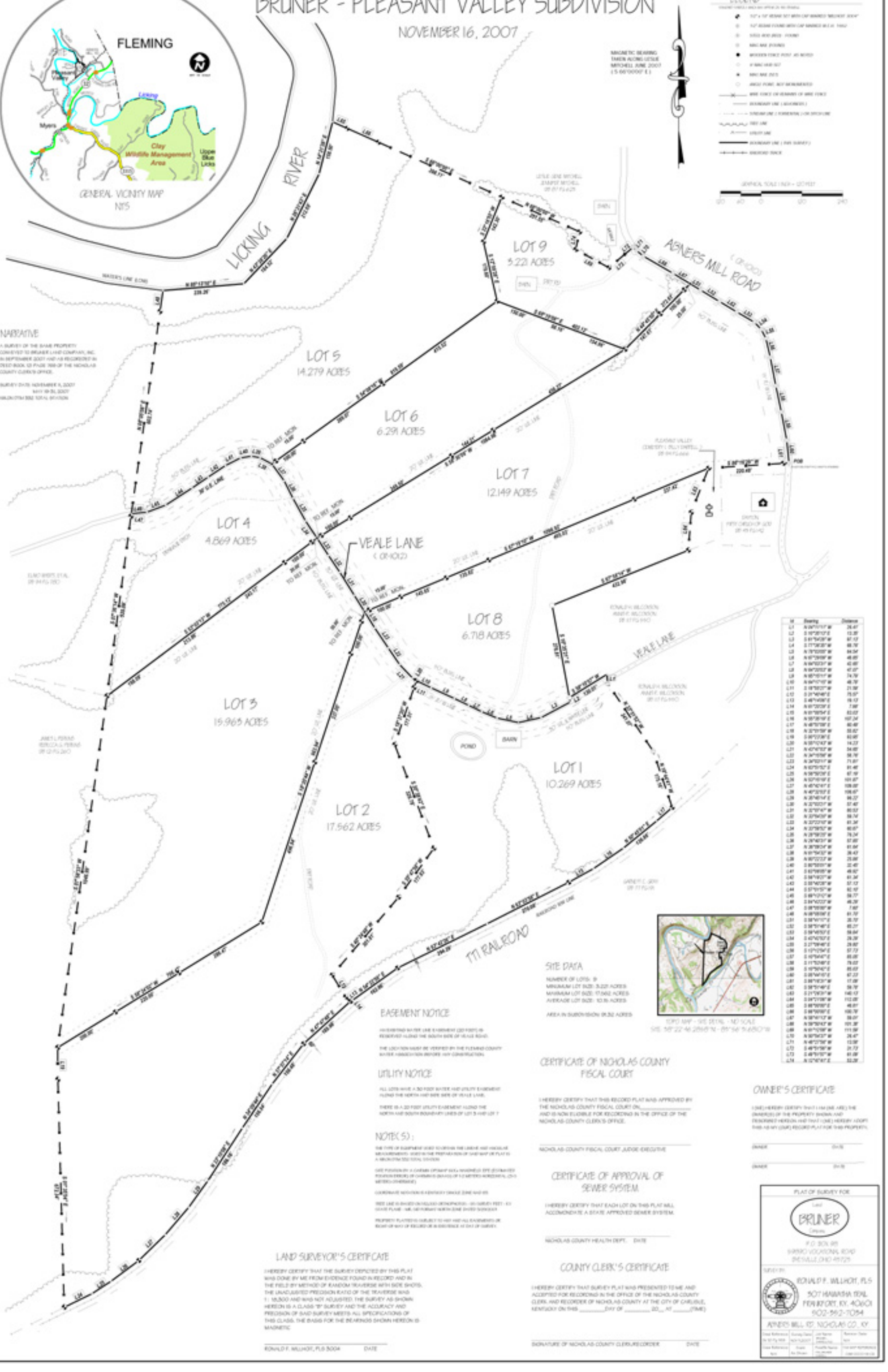
BRUNER - PLEASANT VALLEY SUBDIVISION

NOVEMBER 16, 2007

GENERAL VICINITY MAP
NTS



NARRATIVE

A SURVEY OF THE SAME PROPERTY CONVEYED TO BRUNER LAND COMPANY, INC. IN SEPTEMBER 2007 AND AS RECORDED IN DEED BOOK 121 PAGE 799 OF THE NICHOLAS COUNTY CLERK'S OFFICE.

SURVEY DATE: NOVEMBER 6, 2007
MAY 19-30, 2007
HALDEN ITM 332 TOTAL STATION

SITE DATA

NUMBER OF LOTS: 9
MINIMUM LOT SIZE: 3.221 ACRES
MAXIMUM LOT SIZE: 17.562 ACRES
AVERAGE LOT SIZE: 10.16 ACRES

AREA IN SUBDIVISION: 91.52 ACRES

TOPO MAP - SITE DETAIL - NO SCALE
SITE: 38°22'46.2868"N - 83°56'5.6850"W

EASEMENT NOTICE

AN EXISTING WATER LINE EASEMENT (20 FEET) IS RESERVED ALONG THE SOUTH SIDE OF VEALE ROAD.

THE LOCATION MUST BE VERIFIED BY THE FLEMING COUNTY WATER ASSOCIATION BEFORE ANY CONSTRUCTION.

UTILITY NOTICE

ALL LOTS HAVE A 30 FOOT WATER AND UTILITY EASEMENT ALONG THE NORTH AND SIDE SIDE OF VEALE LANE.

THERE IS A 20 FOOT UTILITY EASEMENT ALONG THE NORTH AND SOUTH BOUNDARY LINES OF LOT 5 AND LOT 7.

NOTE(S):

THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS A MEKOMTIM 332 TOTAL STATION.

SITE PROVISION IS A CARBAN OPTIMAT 6000 MAGNETIC STYLE (ESTIMATED PROJECTION ERROR) OF CHANGES (IN A FIELD OF 1.0 METERS HORIZONTAL (0.01 METERS) OTHERWISE).

COORDINATE NOTATION IS KENTUCKY SINGLE ZONE NAD 83.

TREE LINE IS BASED ON FIELD DETERMINATION. (IN SURVEY FEET - KY STATE PLANE - NAD 1983 FORMAT NORTH ZONE SYSTEM SURVEYOR)

PROPERTY PLATTED IS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT-OF-WAY OF RECORD OR IN EVIDENCE AT DAY OF SURVEY.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME FROM EVIDENCE FOUND IN RECORD AND IN THE FIELD BY METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1: 18,500 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLASS "B" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL SPECIFICATIONS OF THIS CLASS. THE BASIS FOR THE BEARINGS SHOWN HEREON IS MAGNETIC.

RONALD F. WILLHOIT, PLS 3004 DATE

CERTIFICATE OF NICHOLAS COUNTY FISCAL COURT

I HEREBY CERTIFY THAT THIS RECORD PLAT WAS APPROVED BY THE NICHOLAS COUNTY FISCAL COURT ON_____ AND IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE NICHOLAS COUNTY CLERK'S OFFICE.

NICHOLAS COUNTY FISCAL COURT JUDGE-EXECUTIVE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT EACH LOT ON THIS PLAT WILL ACCOMMODATE A STATE APPROVED SEWER SYSTEM.

NICHOLAS COUNTY HEALTH DEPT. DATE

COUNTY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT SURVEY PLAT WAS PRESENTED TO ME AND ACCEPTED FOR RECORDING IN THE OFFICE OF THE NICHOLAS COUNTY CLERK AND RECORDER OF NICHOLAS COUNTY AT THE CITY OF CARLISLE, KENTUCKY ON THIS _____DAY OF _____ 20__ AT _____(TIME)

SIGNATURE OF NICHOLAS COUNTY CLERK/RECORDER DATE

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS AS MY (OUR) RECORD PLAT FOR THIS PROPERTY.

OWNER DATE

OWNER DATE

PLAT OF SURVEY FOR

BRUNER

P.O. BOX 95
WARRIO VOCATIONAL ROAD
BREWSLE, OHIO 45725

SURVEY BY:

RONALD F. WILLHOIT, PLS
507 HIAWATHA TRAIL
FRANKFORT, KY. 40601
502-592-7054

ASNERS MILL RD. NICHOLAS CO., KY