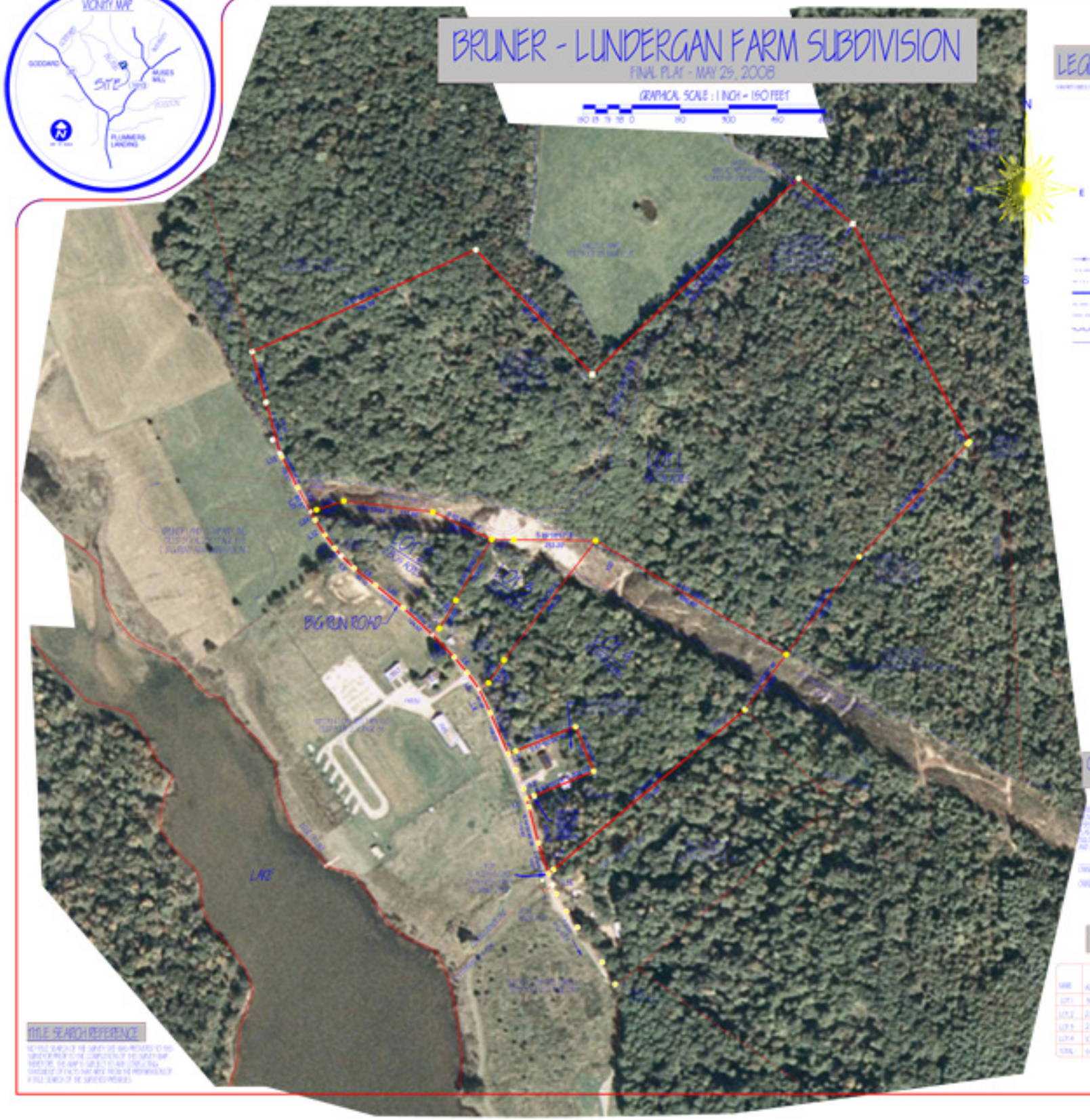
BRUNER - LUNDERGAN FARM SUBDIVISION

FINAL PLAT - MAY 29, 2008

GRAPHICAL SCALE : 1 INCH = 150 FEET



LEGEND SYMBOLS

- 1/2" IRON PIPE SET W/ CAP "BRUNER" FOUND PREVIOUS SURVEY
- 1/2" IRON PIPE SET THIS SURVEY W/ CAP "BRUNER" FOUND
- 1/2" IRON PIPE SET W/ CAP "BRUNER" FOUND
- IRON PIPE FOUND
- 5/8" IRON PIPE FOUND W/ NO CAP
- MONUMENT FOUND / CROSS POINT FOUND
- PIPE FOUND MARKED
- 5/8" x 4' x 2" IRON PIPE SET
- ANGLE POINT
- OPEN WELL CAPPED
- PK NAIL FOUND W/ CAP "BRUNER" FOUND
- POWER UTILITY POLE
- WIRE FENCE
- PROPERTY LINE (FOUND)
- PROPERTY LINE (SURVEY)
- UTILITY & WATER EASEMENT
- 100' FLOOD PLAIN LINE
- TREE LINE
- EDGE WOOD (OUTLINED)

LINE TABLE		
Id	Bearing	Distance
L1	N 16°42'08" W	25.86'
L2	N 67°50'24" E	25.11'
L3	S 67°50'24" W	25.04'
L4	N 25°17'29" W	81.96'
L5	N 38°01'05" W	61.79'
L6	N 40°15'01" W	62.92'
L7	N 43°41'36" W	95.03'
L8	N 51°28'39" W	85.15'
L9	N 46°20'14" W	54.83'
L10	N 40°37'08" W	31.29'
L11	N 36°31'08" W	50.81'
L12	N 32°50'08" W	55.74'
L13	S 43°50'09" W	9.50'
L14	S 50°09'20" W	20.00'
L15	N 29°08'48" W	10.85'
L16	S 20°06'18" E	35.90'
L17	S 44°39'28" W	29.39'
L19	S 57°53'17" W	35.23'
L20	N 50°49'05" W	110.06'
L21	N 28°42'30" W	83.67'
L22	N 72°02'28" E	19.23'
L23	N 72°02'28" E	88.51'
L24	N 28°42'30" W	29.07'
L25	S 34°02'33" W	84.84'
L26	S 30°24'00" W	100.00'
L27	S 88°28'08" E	68.61'

CERTIFICATE OF OWNERSHIP AND DEDICATION

OWNER DATE

OWNER DATE

SITE INFORMATION

NAME	ACRES	ROAD FRONTAGE MEASUREMENT	NOTES
LOT 1	19.0 AC	2,0 FT	OVER AREA 2 ACRES IN FLOOD PLAIN - SEE PLAT FOR DETAILS
LOT 2	2.00 AC	54.48'	
LOT 3	2.0 AC	29.79'	
LOT 4	2.0 AC	46.02'	
TOTAL	24.0 AC	152.0'	NUMBER OF LOTS - 4 SMALL LOT AREA - 2.0 AC. BIG LOT AREA - 19.0 AC.

TITLE SEARCH REFERENCE

NO TITLE SEARCH OF THE SURVEY WAS MADE PRIOR TO THIS SURVEY OR PRIOR TO THE COMPLETION OF THE SURVEY. THE SURVEY IS SUBJECT TO ANY CONDITIONS THE EXISTENCE OF FACTS THAT WERE FOUND IN PERFORMING A FULL SEARCH OF THE SURVEYED PREMISES.

EASEMENT NOTICE

01. THERE IS AN EXISTING 30' WIDE UTILITY EASEMENT RESERVED ALONG THE NE SIDE OF BIG RUN ROAD BEING THE LOCATION THEREOF OWNED BY THE FLEMING COUNTY WATER ASSOCIATION FOR USE AND CONSTRUCTION.
02. THE RESERVATION OF A 40 FOOT RIGHT OF WAY ALONG BIG RUN ROAD IS DEDICATED TO FLEMING COUNTY ROAD FOR USE AS PUBLIC ROAD AND UTILITIES PURPOSES.
03. EACH LOT HAS A 40 FOOT BUILDING SET BACK EASEMENT FROM THE CENTER OF EXISTING ROAD UNLESS A LARGER SET BACK IS REQUIRED BY PUBLIC AUTHORITY.

UTILITY NOTICE

01. EACH LOT HAS A 40 FOOT SIDE UTILITY EASEMENT TO ACCOMMODATE POWER POLE CONSTRUCTION AND / OR WATER METER INSTALLATION.
02. ALL LOTS ARE SUBJECT TO ANY OVERHEAD UTILITY EASEMENT AS REQUIRED BY THE RESPECTIVE UTILITY COMPANY FOR ELECTRIC AND / OR PHONE SERVICES.
03. ALL NEWLY CONSTRUCTED UTILITY LINES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLEMING-MASON ENERGY COOPERATIVE OR AS NOTED OTHERWISE.

MISCELLANEOUS NOTES:

01. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT IS A TOPCON GPT-7501 TOTAL STATION.
02. SITE PROCEDURE IS LARGEST ACCURACY ACCOMPLISHED THE COORDINATE POSITIONS/BOUNDARIES OF GARDEN SITE WERE OFF 1.2 METERS HORIZONTAL & 0.4 METERS VERTICAL.
03. COORDINATE NOTATIONS ARE NAD83 SINGLE ZONE NAD 83 - U.S. SURVEY FEET.
04. TIES LINE SHOWN ON LEGEND DESCRIPTIONS - U.S. SURVEY FEET - KY STATE PLANE - SINGLE ZONE PROJECTION - NAD83 (NAD83 NOTE)
05. PROPERTY IS NOTED IS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAY OF RECORD OR IN EVIDENCE AT DATE OF SURVEY.
06. THE BASIS OF BEARING FOR THIS SURVEY IS A MAGNETIC BEARING FROM PREVIOUS SURVEY.

Property Survey For:

BRUNER LAND COMPANY, INC.

P.O. BOX 98, BYESVILLE, OHIO 43723

Location

BIG RUN ROAD

FLEMING COUNTY, KENTUCKY

NARRATIVE

BEING A FINAL SUBDIVISION OF A 24.0 ± ACRES LOCATED ON THE NORTHEASTERLY SIDE OF BIG RUN ROAD. SEE PLAT RECORD OF ABOVE TRACT, FLEMING COUNTY, KENTUCKY AND RECORDED IN DEED BOOK 299 PAGE 549.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DESCRIBED ON THIS PLAT WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND IN THE FIELD IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN KENTUCKY. THE MONUMENTS SHOWN EXISTED AS SHOWN BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY AS SHOWN REPRESENTS A CLASS "B" SURVEY AND THE ACCURACY AND PRECISION OF THE SURVEY MEETS ALL SPECIFICATIONS OF THIS CLASS. THE BASIS FOR THE DRAWING IS FROM INFORMATION IN THE RECORD DRAWING OF BRUNER LAND COMPANY, INC.

SIGNATURE, SEAL OF PLS NO. 2004 DATE
PROFESSIONAL LAND SURVEYOR
NOTHWESTERN INC.
FRANKFORT, KENTUCKY 40601
CELL: 502-2004

DATE OF SURVEY: NOVEMBER 02, 2007
DATE OF SUBDIVISION SURVEY: MAY 29, 2008
DATE PRINTED: JUNE 5, 2008

FILE NAME: W_FINAL SUBDIVISION FOR BRUNER LAND COMPANY		
SCALE: 1 INCH = 150 FEET	DATE: JUNE 5, 2008	DRAWN BY:
JOB: 1006242008	FIELD BOOK REFERENCE: DRAWING STARTED	DWG NO: CAD-00-00-00-00-00

BRUNER LAND COMPANY, INC.
P.O. BOX 98 - 59990 VOCATIONAL ROAD - BYESVILLE, OHIO 43723
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BRUNER INC. LAND COMPANY SINCE 1987