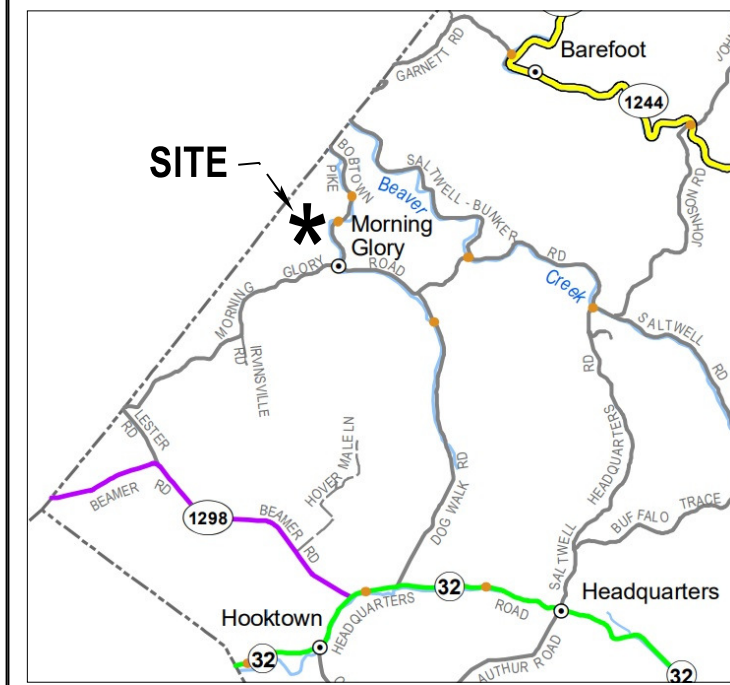
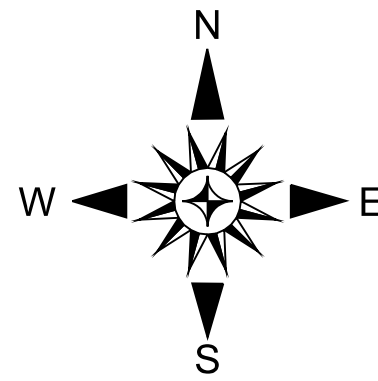


MINOR SUBDIVISION OF:
BRUNER LAND - BOBTOWN ROAD
DEED BOOK 143 PAGE 89
BOBTOWN ROAD - NICHOLAS CO.,
KENTUCKY 40311



LINE	BEARING	HORIZ DIST
L1	S44°23'43"E	44.41'
L2	S49°12'43"E	14.01'
L3	N89°23'17"E	21.35'
L4	N17°32'17"W	42.83'
L5	N74°41'33"E	41.12'
L6	N65°35'41"E	52.40'
L7	N74°41'33"E	55.70'
L8	N27°29'14"W	56.76'
L9	N17°32'42"W	39.83'
L10	N63°03'40"E	1.23'
L11	N64°35'43"E	1.42'
L12	N32°30'23"E	1.26'
L13	N59°37'26"E	17.71'



GRID NORTH
 ESTABLISHED BY KY STATE PLANE
 COORDINATES
 KY SINGLE ZONE - GEOID 12
 MAGNETIC DECLINATION: 6°09.20' WEST
 GRID DECLINATION: 7°55.66' WEST
 Convergence Angle: 1°46.45' EAST

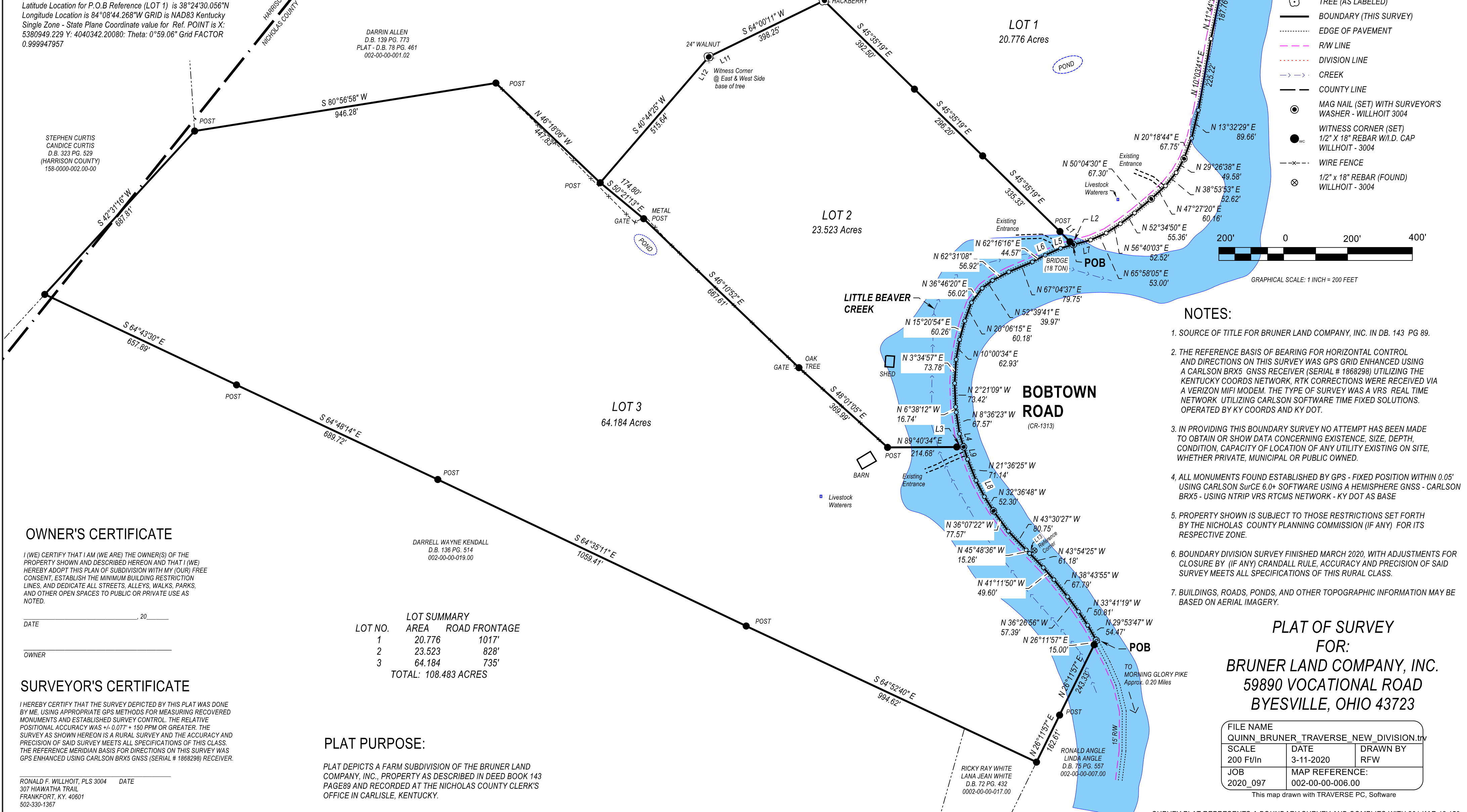
WADE HALL III
 D.B. 127 PG. 668
 TIM BLANKENSHIP
 RUTH ROBINSON
 D.B. 100 PG. 235
 002-00-00-004.00

VICINITY MAP

Latitude Location for P.O.B Reference (LOT 1) is 38°24'30.056"N
 Longitude Location is 84°08'44.268"W GRID is NAD83 Kentucky
 Single Zone - State Plane Coordinate value for Ref. POINT is X:
 5380949.229 Y: 4040342.20080: Theta: 0°59.06" Grid FACTOR
 0.999947957

DARRIN ALLEN
 D.B. 139 PG. 773
 PLAT - D.B. 78 PG. 461
 002-00-00-001.02

STEPHEN CURTIS
 CANDICE CURTIS
 D.B. 323 PG. 529
 (HARRISON COUNTY)
 158-0000-002.00-00



LEGEND

- ANGLE POINT
- ⊙ MAG NAIL (FOUND) WITH SURVEYOR'S WASHER - WILLHOIT 3004
- 1/2" X 18" REBAR (SET) WITH SURVEYOR'S I.D. CAP WILLHOIT 3004
- ⊕ TREE (AS LABELED)
- BOUNDARY (THIS SURVEY)
- ⋯ EDGE OF PAVEMENT
- RW LINE
- ⋯ DIVISION LINE
- CREEK
- COUNTY LINE
- ⊙ MAG NAIL (SET) WITH SURVEYOR'S WASHER - WILLHOIT 3004
- 1/2" X 18" REBAR W/I.D. CAP WILLHOIT - 3004
- ⊕ WITNESS CORNER (SET) 1/2" X 18" REBAR (FOUND) WILLHOIT - 3004
- ⊗ WIRE FENCE



GRAPHICAL SCALE: 1 INCH = 200 FEET

NOTES:

1. SOURCE OF TITLE FOR BRUNER LAND COMPANY, INC. IN DB. 143 PG 89.
2. THE REFERENCE BASIS OF BEARING FOR HORIZONTAL CONTROL AND DIRECTIONS ON THIS SURVEY WAS GPS GRID ENHANCED USING A CARLSON BRX5 GNSS RECEIVER (SERIAL # 1868298) UTILIZING THE KENTUCKY COORDS NETWORK, RTK CORRECTIONS WERE RECEIVED VIA A VERIZON MIFI MODEM. THE TYPE OF SURVEY WAS A VRS REAL TIME NETWORK UTILIZING CARLSON SOFTWARE TIME FIXED SOLUTIONS. OPERATED BY KY COORDS AND KY DOT.
3. IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OF LOCATION OF ANY UTILITY EXISTING ON SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
4. ALL MONUMENTS FOUND ESTABLISHED BY GPS - FIXED POSITION WITHIN 0.05' USING CARLSON SurCe 6.0+ SOFTWARE USING A HEMISPHERE GNSS - CARLSON BRX5 - USING NTRIP VRS RTCMS NETWORK - KY DOT AS BASE
5. PROPERTY SHOWN IS SUBJECT TO THOSE RESTRICTIONS SET FORTH BY THE NICHOLAS COUNTY PLANNING COMMISSION (IF ANY) FOR ITS RESPECTIVE ZONE.
6. BOUNDARY DIVISION SURVEY FINISHED MARCH 2020, WITH ADJUSTMENTS FOR CLOSURE BY (IF ANY) CRANDALL RULE. ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL SPECIFICATIONS OF THIS RURAL CLASS.
7. BUILDINGS, ROADS, PONDS, AND OTHER TOPOGRAPHIC INFORMATION MAY BE BASED ON AERIAL IMAGERY.

OWNER'S CERTIFICATE

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____ 20____

OWNER: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME, USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHED SURVEY CONTROL. THE RELATIVE POSITIONAL ACCURACY WAS +/- 0.077' + 150 PPM OR GREATER. THE SURVEY AS SHOWN HEREON IS A RURAL SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL SPECIFICATIONS OF THIS CLASS. THE REFERENCE MERIDIAN BASIS FOR DIRECTIONS ON THIS SURVEY WAS GPS ENHANCED USING CARLSON BRX5 GNSS (SERIAL # 1868298) RECEIVER.

RONALD F. WILLHOIT, PLS 3004 DATE _____
 307 HIAWATHA TRAIL
 FRANKFORT, KY. 40601
 502-330-1367

DARRELL WAYNE KENDALL
 D.B. 136 PG. 514
 002-00-00-019.00

LOT NO.	AREA	ROAD FRONTAGE
1	20.776	1017'
2	23.523	828'
3	64.184	735'
TOTAL: 108.483 ACRES		

PLAT PURPOSE:

PLAT DEPICTS A FARM SUBDIVISION OF THE BRUNER LAND COMPANY, INC., PROPERTY AS DESCRIBED IN DEED BOOK 143 PAGE 89 AND RECORDED AT THE NICHOLAS COUNTY CLERK'S OFFICE IN CARLISLE, KENTUCKY.

PLAT OF SURVEY
FOR:
BRUNER LAND COMPANY, INC.
59890 VOCATIONAL ROAD
BYESVILLE, OHIO 43723

FILE NAME QUINN_BRUNER_TRAVERSE_NEW_DIVISION.txd		
SCALE 200 Ft/in	DATE 3-11-2020	DRAWN BY RFW
JOB 2020_097	MAP REFERENCE: 002-00-00-006.00	

This map drawn with TRAVERSE PC, Software

SURVEY PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150