BRUNER - SOUTH LICK CREEK FARMS SUBDIVISION
CONCORD ROAD - FLEMING COUNTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME, BY METHOD OF RANDOM TRAVERSE USING A TOPCON 903A - ROBOTIC TOTAL STATION WITH RADIAL TIES TO EXISTENT MONUMENTS, CORNERS, AND EVIDENCE OF CORNERS, AND RADIAL STAKE-OUT OF SET CORNERS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1: 30,000+ THE TRAVERSE WAS NOT ADJUSTED. 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 TRIMBLE DUAL FREQUENCY RECEIVER.

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

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.

_____ 20____
DATE

OWNER

OWNER

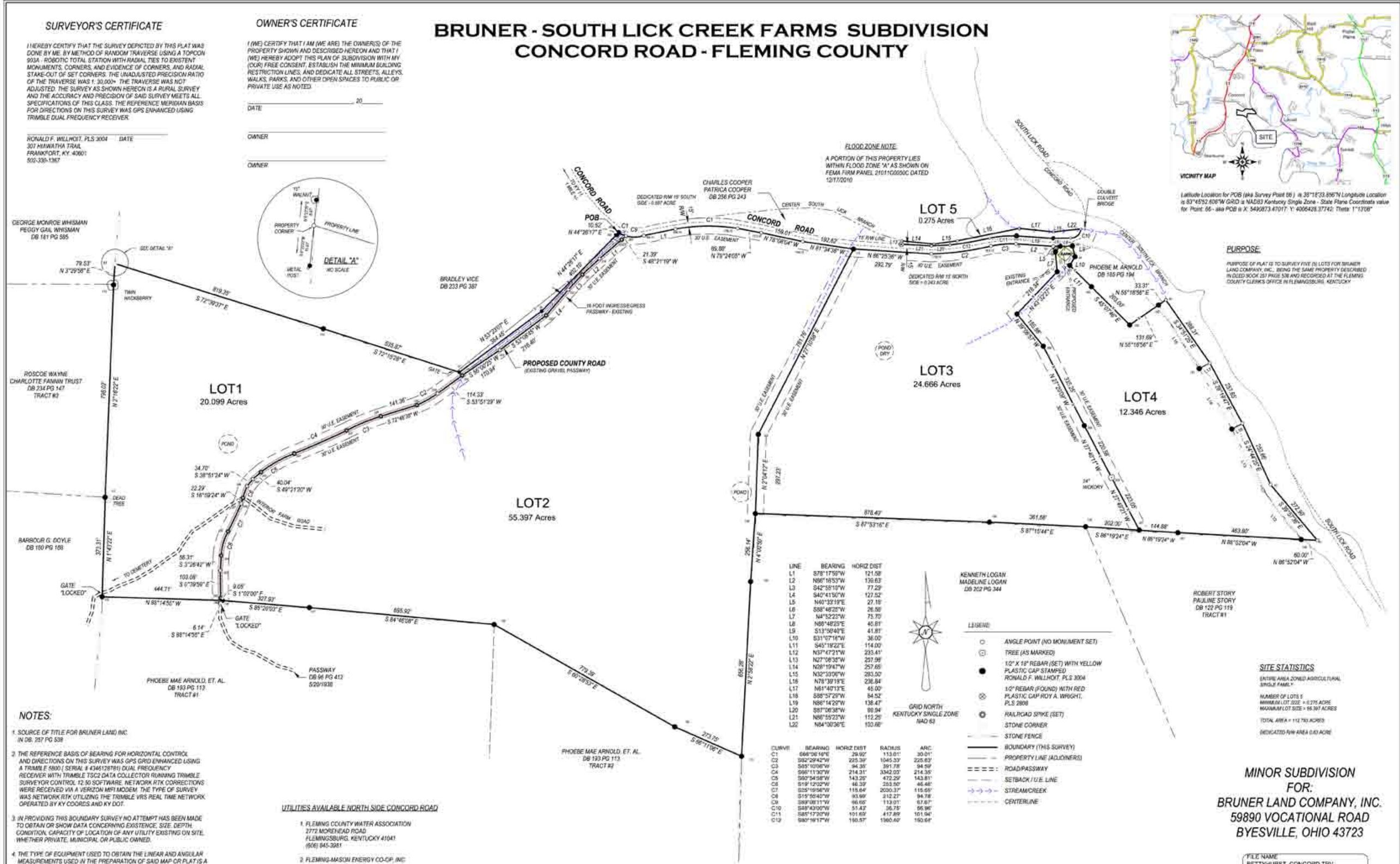
Latitude Location for POB (aka Survey Point 66) is 38°18'33.856"N Longitude Location is 83°45'52.606"W GRID is NAD83 Kentucky Single Zone - State Plane Coordinate value for Point: 66 - aka POB is X: 5490873.47017; Y: 4006428.37742; Theta: 1°13'08"

FLOOD ZONE NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE "A" AS SHOWN ON FEMA FIRM PANEL 21011C0050C DATED 12/17/2010

PURPOSE:

PURPOSE OF PLAT IS TO SURVEY FIVE (5) LOTS FOR BRUNER LAND COMPANY, INC., BEING THE SAME PROPERTY DESCRIBED IN DEED BOOK 257 PAGE 539 AND RECORDED AT THE FLEMING COUNTY CLERKS OFFICE IN FLEMINGSBURG, KENTUCKY



LINE	BEARING	HORIZ DIST
L1	S78°17'56"W	121.58'
L2	N86°16'53"W	139.63'
L3	S42°55'10"W	77.29'
L4	S40°41'50"W	127.52'
L5	N40°33'19"E	27.19'
L6	S88°46'22"W	26.56'
L7	N4°52'23"W	75.70'
L8	N86°48'23"E	45.81'
L9	S13°50'40"E	41.81'
L10	S31°07'16"W	36.00'
L11	S45°19'22"E	114.00'
L12	N37°47'21"W	233.41'
L13	N27°06'35"W	257.99'
L14	N28°19'47"W	257.65'
L15	N32°33'06"W	283.50'
L16	N78°39'19"E	236.84'
L17	N61°40'13"E	45.00'
L18	S88°57'29"W	84.52'
L19	N86°14'29"W	138.47'
L20	S87°06'38"W	99.94'
L21	N86°55'23"W	112.25'
L22	N84°00'36"E	103.66'

CURVE	BEARING	HORIZ DIST	RADIUS	ARC
C1	S66°06'16"E	29.92'	113.01'	30.01'
C2	S82°29'42"W	225.39'	1045.33'	225.63'
C3	S85°10'06"W	94.35'	391.78'	94.59'
C4	S66°11'30"W	214.31'	3342.03'	214.35'
C5	S60°54'58"W	143.25'	472.29'	143.81'
C6	S19°12'02"W	46.39'	253.50'	46.46'
C7	S25°19'56"W	115.64'	2030.37'	115.65'
C8	S15°55'40"W	93.99'	212.27'	94.78'
C9	S89°08'11"W	66.65'	113.01'	67.67'
C10	S48°43'00"W	51.43'	35.75'	56.96'
C11	S85°17'20"W	101.65'	417.89'	101.94'
C12	S80°16'17"W	150.57'	1360.49'	150.64'

LEGEND

- ANGLE POINT (NO MONUMENT SET)
- TREE (AS MARKED)
- 1/2" X 18" REBAR (SET) WITH YELLOW PLASTIC CAP STAMPED RONALD F. WILLHOIT, PLS 3004
- 1/2" REBAR (FOUND) WITH RED PLASTIC CAP ROY A. WRIGHT, PLS 2808
- RAILROAD SPIKE (SET)
- STONE CORNER
- STONE FENCE
- BOUNDARY (THIS SURVEY)
- PROPERTY LINE (ADJOINERS)
- ROAD/PASSWAY
- SETBACK / U.E. LINE
- STREAM/CREEK
- CENTERLINE

NOTES:

1. SOURCE OF TITLE FOR BRUNER LAND INC. IN DB. 257 PG 539
2. THE REFERENCE BASIS OF BEARING FOR HORIZONTAL CONTROL AND DIRECTIONS ON THIS SURVEY WAS GPS GRID ENHANCED USING A TRIMBLE 5800 (SERIAL # 4346128781) DUAL FREQUENCY RECEIVER WITH TRIMBLE TSC2 DATA COLLECTOR RUNNING TRIMBLE SURVEYOR CONTROL 12.50 SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A VERIZON MIFI MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK 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. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS A TOPCON GTS-903A TOTAL STATION, BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS.
5. BOUNDARY SURVEY FINISHED JULY 25, 2015, LOT DIVISIONS AUGUST 15, 2015

UTILITIES AVAILABLE NORTH SIDE CONCORD ROAD

1. FLEMING COUNTY WATER ASSOCIATION
2772 MOREHEAD ROAD
FLEMINGSBURG, KENTUCKY 41041
(606) 845-3951

2. FLEMING-MASON ENERGY CO-OP, INC.
1449 ELIZAVILLE, ROAD
FLEMINGSBURG, KENTUCKY 41041
(606) 845-2661

SITE STATISTICS

ENTIRE AREA ZONED AGRICULTUAL SINGLE FAMILY

NUMBER OF LOTS 5
MINIMUM LOT SIZE = 0.275 ACRE
MAXIMUM LOT SIZE = 55.397 ACRES

TOTAL AREA = 112.793 ACRES

DEDICATED R/W AREA 0.43 ACRE

MINOR SUBDIVISION
FOR:
BRUNER LAND COMPANY, INC.
59890 VOCATIONAL ROAD
BYESVILLE, OHIO 43723

FILE NAME		
BETTYHURST_CONCORD.TRV		
SCALE	DATE	DRAWN BY
150 Ft/In	8-23-2015	RFW
JOB	PVA MAP REFERENCE	
2015-07-005	043-00-00-023.00	

This map drawn with TRAVERSE PC Software

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

Transcribe PC