

**FINAL SURVEY PLAT
BRUNER-CROUCH FARM SUBDIVISION
HICKORY ROAD AND GREEN MEADOW ROAD, BATH COUNTY, KENTUCKY**

DATE: MAY 7, 2018



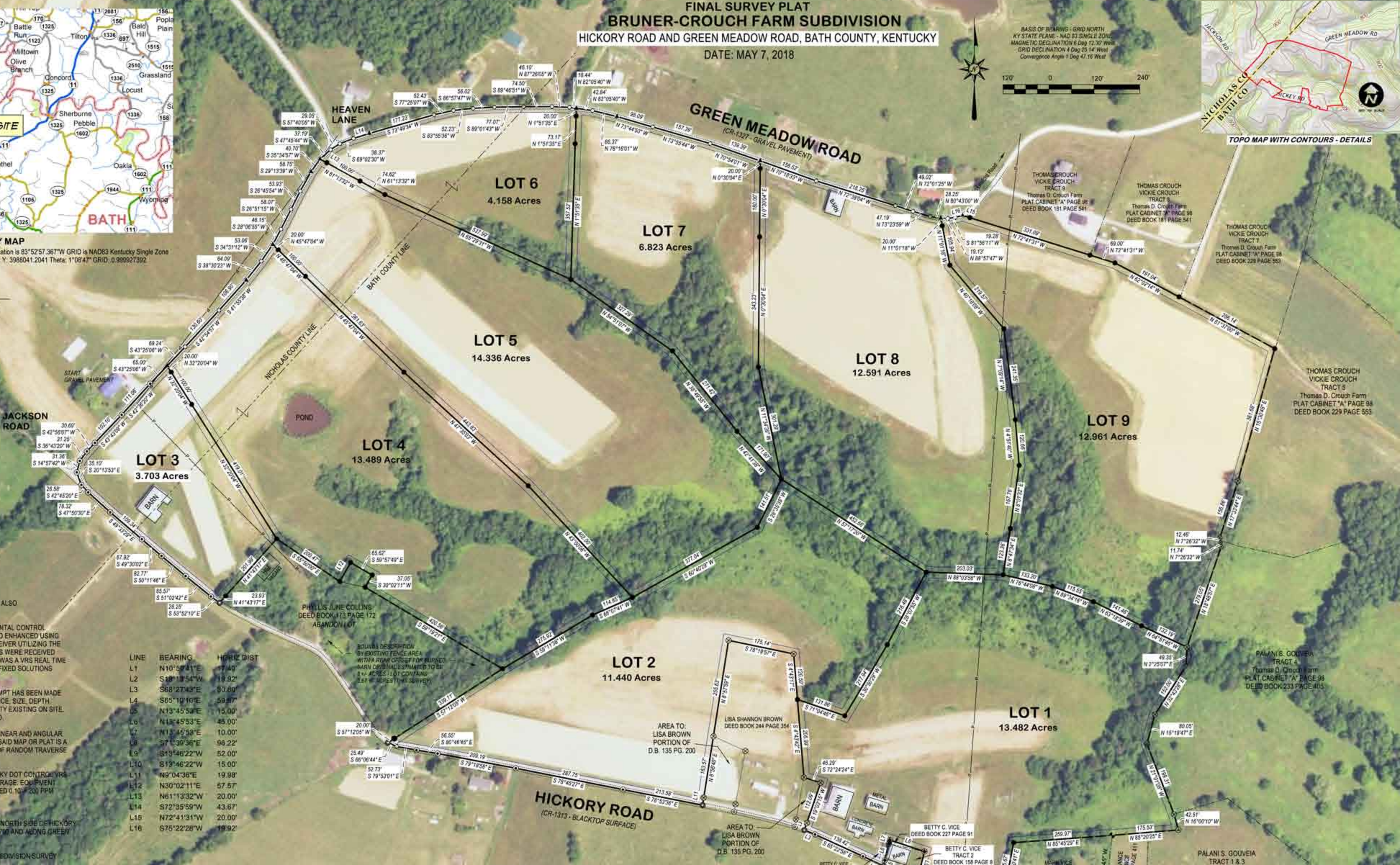
VICINITY MAP
Latitude Location for POB is 38°15'39.054"N Longitude Location is 83°52'57.367"W GRID is NAD83 Kentucky Single Zone - State Plane Coordinate value for POB is X: 5457379.8698 Y: 3988041.2041 Theta: 1°08'47" GRID: 0.999927392

- LEGEND**
- ANGLE POINT GPS DERIVED (Along Road)
 - ⊙ MAG NAIL (FOUND)
 - ⊙ MAG NAIL POST (FOUND)
 - 1/2" X 18" REBAR (SET)
W.I.D. CAP WILLHOIT 3004
 - ⊙ MAG NAIL (SET)
 - ⊙ 1/2" REBAR (FOUND)
W.I.D. CAP PLS 3517
 - ⊙ 1/2" REBAR (FOUND)
W.I.D. CAP PLS 316
 - ⊙ MAG NAIL (FOUND/SET)
WITH I.D. CAP
 - ⊙ 1/2" REBAR (FOUND)
W.I.D. CAP R.A. WRIGHT 2808
 - ▲ 6-INCH MAG SPIKE (SET)
 - Fence Barb Wire
 - Property Line
 - Edge of Road
 - Division Line
 - Boundary (This Survey)
 - Utilities Power Line
 - Stream

- NOTES:**
- SOURCE OF TITLE FOR BRUNER LAND INC. DB. 246 PG. 318 RECORDED IN BATH COUNTY AND ALSO DB. 139 PG. 642 IN NICHOLAS COUNTY
 - THE REFERENCE BASIS OF BEARING FOR HORIZONTAL CONTROL AND DIRECTIONS ON THIS SURVEY WAS GPS GRID ENHANCED USING A CARLSON BRX5 GNSS (SERIAL # 1868298) RECEIVER UTILIZING THE KENTUCKY COORS NETWORK. RTK CORRECTIONS WERE RECEIVED VIA VERIZON MIFI MODEN. THE TYPE OF SURVEY WAS A VRS REAL TIME NETWORK UTILIZING CARLSON SOFTWARE TIME FIXED SOLUTIONS OPERATED BY KY COORDS AND KY DOT
 - 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.
 - 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
 - ANY MONUMENT SET USING GPS DERIVED USING KY DOT CONTROL VRS FIXED SOLUTION - REPEAT AVERAGE ± 0.10" AVERAGE. EQUIPMENT USING A CARLSON BRX5 GNSS - DOES NOT EXCEED 0.10" ± 200 PPM
 - COUNTY LINE BASED ON USGS TOPD MAP
 - THE IS A 10 FOOT WATER LINE EASEMENT ALONG NORTH SIDE OF HICKORY ROAD AS RECORDED IN EASEMENT BOOK 1 PAGE 763 AND ALONG GREEN MEADOW ROAD - SHAPESBURG WATER DISTRICT
 - BOUNDARY SURVEY FINISHED MARCH 30, 2018. SUBDIVISION SURVEY COMPLETED APRIL 13, 2018

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: 18,351+ THE TRAVERSE ADJUSTED BY COMPASS RULE. 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
307 HIWATHA TRAIL
FRANKFORT, KY. 40601
502-330-1367



LINE	BEARING	HORIZ. DIST.
L1	N10°59'41"E	17.40'
L2	S18°17'54"W	18.92'
L3	S68°27'43"E	90.80'
L4	S65°19'10"E	59.87'
L5	N13°45'53"E	15.00'
L6	N13°45'53"E	45.00'
L7	N13°45'58"E	10.00'
L8	S71°39'38"E	98.22'
L9	S13°46'22"W	52.00'
L10	S13°46'22"W	15.00'
L11	N9°04'36"E	19.98'
L12	N30°02'11"E	57.57'
L13	N61°13'32"W	20.00'
L14	S72°35'59"W	43.67'
L15	N72°41'31"W	20.00'
L16	S75°22'28"W	19.92'

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: _____
OWNER: _____
OWNER: _____

SITE STATISTICS

ENTIRE AREA ZONED AGRICULTURAL SINGLE FAMILY
20' FRONT R/W & UTILITY
15' SIDE & REAR UTILITY
NUMBER LOTS: 9

Lot	Acres	Frontage
1	13.482	398
2	11.440	845
3	3.703	865
4	13.489	424
5	14.336	258
6	4.157	684
7	6.823	523
8	12.591	825
9	12.961	58
TOTAL	92.982	4700

PURPOSE OF PLAT

PURPOSE OF PLAT IS TO SUBDIVIDE A 92.982 ACRES FOR BRUNER LAND COMPANY, INC., AS CONVEYED AND AS DESCRIBED IN DEED BOOK 246 PAGE 318, RECORDED AT THE BATH COUNTY CLERK'S OFFICE AND ALSO RECORDED AT THE NICHOLAS COUNTY CLERK'S OFFICE IN DEED BOOK 139 PAGE 642.

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

FILE NAME	SCALE	DATE	DRAWN BY
CROUCH_FARM_Divisions.tv	120 Ft/in	5-21-2018	RFW
JOB	MAP NUMBER		
2016-048	107-00-00-002.017.007.000.000.00		