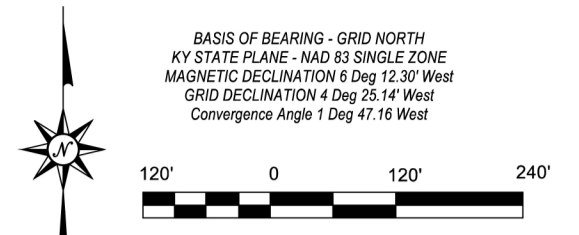
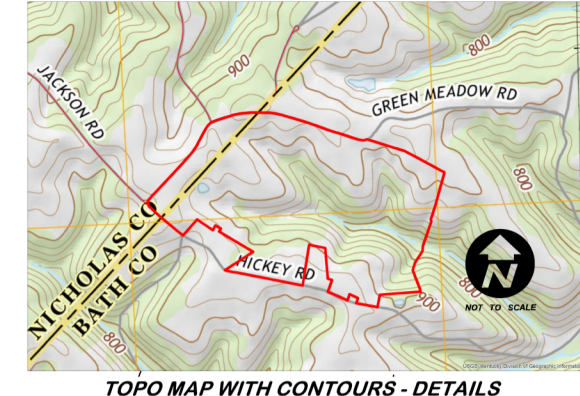
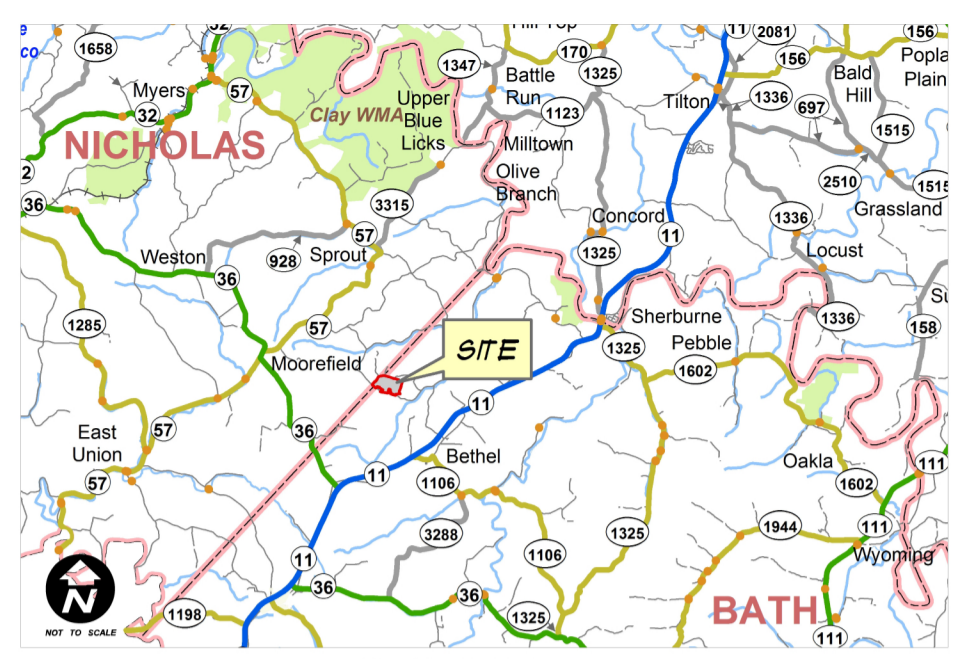


**FINAL SURVEY PLAT**  
**BRUNER-CROUCH FARM SUBDIVISION**  
 HICKORY ROAD AND GREEN MEADOW ROAD, BATH COUNTY, KENTUCKY  
 DATE: MAY 7, 2018



**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 TOPO MAP
  - THE IS A 10 FOOT WATER LINE EASEMENT ALONG NORTH SIDE OF HICKORY ROAD AS RECORDED IN EASEMENT BOOK 1 PAGE 700 AND ALONG GREEN MEADOW ROAD - SHAPSBURG 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: 16.351+ 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 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.

DATE \_\_\_\_\_, 20\_\_\_\_

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	885
4	13.489	424
5	14.336	258
6	4.157	684
7	6.823	523
8	12.591	625
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	CROUCH_FARM_Divisions.trv	DRAWN BY	RFW
SCALE	120 FT/in	DATE	5-21-2018
JOB	2018-048	MAP NUMBER	007-00-003-02 007-00-00-001-00 007-00-00-001-01

This map drawn with TRAVERSE PC, Software