Final Subdivision Plat of Survey for:

BRUNER LAND - OLIVE BRANCH FARMS SUBDIVISION

Olive Branch Road - Fleming County, Kentucky

BASIS OF BEARING - GRID NORTH
KY STATE PLANE - NAD 83 SINGLE ZONE
MAGNETIC DECLINATION 6 Deg 29.8M West
GRID DECLINATION 4 Deg 49.8? West
Convergence Angle 1 Deg 40.0? West

LOT SUMMARY

LOT NO.	ACREAGE	PRIVATE	ELAT SERVICE
1	4.559	450	40'
2	7.856	810	
3	5.763	595	
4	26.410	1,000	
5	11.533	650	
6	3.376	350	
7	30.251	1,000	
8	21.562	1,000	
9	18.607	1,000	
10	12.481	1,000	
11	13.376	1,000	
12	8.231	1,000	
TOTALS	160.468	3660	

LOT1 4.559 Acres

LOT2 7.856 Acres

LOT3 5.763 Acres

LOT4 26.410 Acres

LOT5 11.533 Acres

LOT6 3.376 Acres

LOT7 30.251 Acres

LOT8 21.562 Acres

LOT9 18.607 Acres

LOT10 12.481 Acres

LOT11 13.376 Acres

LOT12 8.231 Acres

POB

OLIVE BRANCH ROAD (CR-1255)

Olive Branch Road (CR-1255)

PRIVATE LANE (50-FOOT WIDTH) Gravel Surface

GREGORY GULLY (UNNAMED CREEK) 67-68-69-67-E

DANIEL SMITH SITE Grave Marker Found 0.30' East of Fence Corner 67-68-40-W

LAWRENCE J. BONNER SANDRA BONNER Deed Book 219 Page 516 67-68-40-67.00

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LAWRENCE J. BONNER SANDRA BONNER Deed Book 219 Page 516 67-68-40-67.00

JEFFREY WILLIS Deed Book 251 Page 324 67-68-40-67.00

LEGEND

- Found Iron Pin
- Power Pole
- 1/2" x 18" Rebar (Set with Surveyor's I.D. Cap Stamped "Wilfred 3054" By Kenton Stanley)
- Misty Mirror
- 1/2" x 24" Rebar (Set with Surveyor's I.D. Cap Stamped "Wilfred 3054" By GPS PPK)
- Tree (as Labeled)
- Boundary (This Survey)
- Private Road Outline
- Rock Fence
- Existing Wire Fence
- Silt Fence
- Septic Lot
- Well
- Water Meter/Manhole
- Electric Meter/Manhole
- Gas Meter/Manhole

NOTES:

1. BOUNDARY ON TOP FOR BRUNER LAND COMPANY, INC. IN DB 219 PG 132
2. THE HORIZONTAL BASIS OF BEARING FOR HORIZONTAL CONTROL AND DIRECTIONS ON THIS SURVEY WAS GPS GRID ENHANCED USING KENTUCKY STATE PLANE COORDINATES, NAD 83 SINGLE ZONE AND A KENTUCKY GPS GRID/REAR MOUNTED ANTENNA & RECEIVER.
3. NOTICE: THIS IS A BOUNDARY SURVEY NOT AN ATTEMPT AND SEEN MADE TO LOCATE OR DETERMINE UNDERGROUND EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
4. SEE TWO (2) RECORDED DEEDS TO OBTAIN THE LANDS AND EASEMENTS CONVEYED AND RESERVED. THE LANDS SHOWN HEREON ARE THE RESULTS OF A BOUNDARY SURVEY AND ARE NOT INTENDED TO BE A TITLE SEARCH BY MEANS OF RANDOM TRAVERSE METHODS OF SURVEY.
5. ANY MONUMENT SET UNDER THIS SURVEY SHALL BE SET WITH A 1/2" DIA. PLASTIC CAP WITH THE SURVEYOR'S NAME AND LICENSE NUMBER UNLESS OTHERWISE NOTED. ANY MONUMENT FOUND AT THE TIME OF SURVEY SHALL BE USED AS CONTROL.
6. SUBDIVISION IS WITHIN 400 FEET OF A PUBLIC ROADWAY. LOCATE BY TYPICAL DRIVEWAY ENTRANCE FROM COUNTY ROAD 1255 (OLIVE BRANCH ROAD).
7. BOUNDARY SURVEY TRAVERSE METHOD

PRIVATE ROAD

TYPICAL 18' WIDE GRAVEL ROAD

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN ON SHEET 1 OF THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND ACCORDING TO THE INFORMATION GIVEN ME AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE BY ME. THE FIELD DATA WAS OBTAINED BY ACCEPTED TRIMBLE GPS EQUIPMENT AND ACCURACY AND PRECISION OF SAID SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYS IN THE COMMONWEALTH OF KENTUCKY.

RODNEY WILLIS (10-3-067) 501 SARATOGA TRAIL LEXINGTON, KY 40503 859-396-1567

DATE

CIRCLE

SEAL

OWNER'S CERTIFICATE

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

DATE

CIRCLE

SEAL

VICINITY MAP

Latitude Location on NAD 83 38°18' 48.0128" N Longitude Location 84° 03' 43.3007" (D.D.) MAPS Kentucky Zone - State Plane Coordinates (as in our Cad) POINT BOW 1 N 4247316.813 E 1169.145 Y 4507316.813 Theta: 1°1'39"CW Radius 19999.9999

Mailing Address for:
BRUNER LAND COMPANY, INC.
8850 Hyattsville Road
P.O. Box 4
Lewisville, Ohio 43723

FILE NAME:	TRAINING ON AIR_BRANCH STM
SCALE:	1 INCH = 300 FEET
DATE:	9/30/2021
DRAWN BY:	CHRISTOPHER D. BRANTLEY
PH:	270-836-143 1231-06-05-01-4-E-N

This maps drawn with TRAVERSE PC software

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

Traverse PC