

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME, BY METHOD OF RANDOM TRAVERSE FROM EVIDENCE FOUND OF RECORD AND IN THE FIELD, 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 OR BY USING APPROPRIATE GPS METHODS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:16,773+. THE TRAVERSE WAS NOT ADJUSTED. THE RELATIVE POSITIONAL ACCURACY FOR GPS METHOD WAS +/- 0.10' 200 PPM OR GREATER. THE SURVEY AS SHOWN HEREON IS A URBAN/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.

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

LEGEND

- ANGLE POINT
- MAG NAIL (SET)
- 1/2" X 18" REBAR (SET) WITH SURVEYOR'S I.D. CAP "ORANGE" - WILLHOIT 3004
- TREE (AS LABELED)
- MAG NAIL (SET) WITH SURVEYOR'S I.D. WASHER - WILLHOIT 3004
- EXISTING WIRE FENCE
- BOUNDARY (THIS SURVEY)
- ROAD (OUTLINE)
- DRAIN/STREAM
- SETBACK LINE
- UTILITIES POWER

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 _____

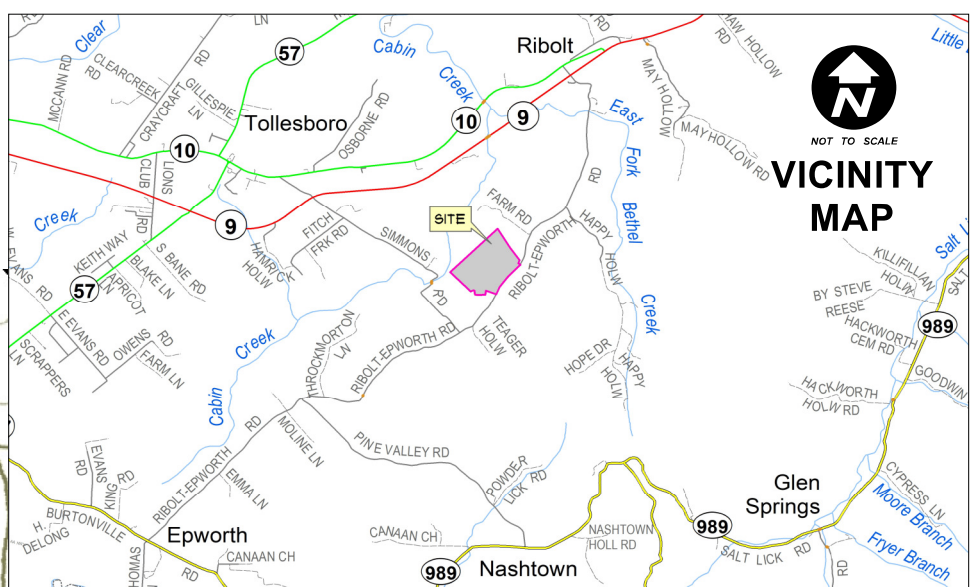
ZONING: "A-1"
ZONING REQUIREMENTS
MINIMUM WIDTH AT BLDG. LINE = 250'
SETBACKS: FRONT: 50'
SIDE: 20'
REAR: 20'
R/W: 20'

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR LEWIS COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

DATE _____, 20__

Chairman or Secretary,
Lewis County Planning Commission



Latitude Location for P.O.B. is 38°32'33.196"N Longitude Location is 83°32'10.504"W GRID is NAD83
Kentucky Single Zone - State Plane Coordinate value for Ref. POINT is X: 5554365.645 Y: 4092774.667
Theta: 1°21'33"

GRID TO GROUND 1.0000566825006
GROUND TO GRID 0.9999433207121238

BASIS OF BEARING - GRID NORTH
KY STATE PLANE - NAD 83 SINGLE ZONE
MAGNETIC DECLINATION 6 Deg 41.60' West
GRID DECLINATION: 5 Deg 6.75' West
Convergence Angle 1 Deg 34.88' West

ZONING STATEMENT

THE ZONING DISTRICT INFORMATION DEPICTED ON THIS RECORD PLAT MEETS THE MINIMUM REQUIREMENTS FOR AN AGRICULTURAL DIVISION (ALL LOTS CONTAIN A MINIMUM 5 ACRES IN AREA WITH A MINIMUM 50' FRONTAGE ON A PUBLIC ROADWAY) WITH NO REQUIRED VARIANCES NECESSARY.

SITE STATISTICS

MIN LOT SIZE: 8.960 ACRES
5 LOTS
Before Boundary/Subdivision Survey
122.9 Acres
Deed Book 270 Page 724

LOT 1 = 50.553 Acres FRONTAGE = 294 Ft
LOT 2 = 43.036 Acres FRONTAGE = 50 Ft
LOT 3 = 8.960 Acres FRONTAGE = 448 Ft
LOT 4 = 8.986 Acres FRONTAGE = 579 Ft
LOT 5 = 12.395 Acres FRONTAGE = 419 Ft
TOTAL AREA = 123.93 ACRES
(This Survey)

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

FARM SUBDIVISION OF:

BRUNER LAND COMPANY, INC.
2458 RIBOLT EPWORTH ROAD
TOLLESBORO, KENTUCKY 41189

FILE NAME BRUNER_RIBOLT_EPWORTH-SUBD.TRV	DATE 8-9-2021	DRAWN BY RFW
SCALE 200 Ft/In	JOB 21-3004-144	MAP REFERENCE: 031-00-00-002.00

This map drawn with TRAVERSE PC, Software

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

NOTES:

- SOURCE OF TITLE FOR BRUNER LAND COMPANY, INC. IN DB. 270 PG 724
- THE REFERENCE BASIS OF BEARING FOR HORIZONTAL CONTROL AND DIRECTIONS ON THIS SURVEY WAS GPS GRID ENHANCED USING A HEMISPHERE S321 GNSS RECEIVER (SERIAL # 19303699) 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 FIELD GENIUS 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 AND CHECK GPS MEASUREMENTS 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 HEMISPHERE S321 GNSS - DOES NOT EXCEED 0.10' + 200 PPM.
- BOUNDARY SURVEY FINISHED JULY 24, 2021



GRAPHICAL SCALE: 1 INCH = 200 FEET

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N70°23'39"W	25.03'	L12	S54°34'26"E	46.71'	L23	N38°25'24"E	48.83'
L2	N69°05'04"W	75.03'	L13	S73°54'20"E	33.19'	L24	N33°18'28"E	62.82'
L3	S54°34'26"E	57.95'	L14	N86°33'47"E	57.61'	L25	N49°40'09"W	15.76'
L4	S73°54'20"E	50.31'	L15	S80°16'23"E	49.73'	L26	S37°00'16"W	74.60'
L5	N86°33'47"E	60.45'	L16	S60°00'26"E	62.26'	L27	S35°25'07"W	84.45'
L6	S80°16'24"E	35.03'	L17	S58°06'56"E	77.89'	L28	S34°01'58"W	50.77'
L7	S60°00'26"E	52.57'	L18	S58°57'21"E	20.00'	L29	S45°19'42"W	94.48'
L8	S58°17'09"E	76.42'	L19	S34°01'58"W	25.02'	L30	S43°53'43"W	59.52'
L9	S58°17'09"E	20.12'	L20	S30°45'47"W	25.01'	L31	S42°33'06"W	62.85'
L10	S17°14'01"W	20.66'	L21	N43°47'45"E	105.47'	L32	S41°52'02"W	102.41'
L11	S14°16'28"E	18.66'	L22	N41°05'30"E	56.17'			

PLAT PURPOSE

TO ILLUSTRATE THE SPLIT OF FIVE (5) TRACTS FROM A 122 +/- ACRES FARMAS CONVEYED TO BRUNER LAND COMPANY, INC. ON JANUARY 29, 2021 AND DESCRIBED IN DEED BOOK 270 PAGE 724 AT THE LEWIS COUNTY CLERK'S OFFICE IN VANCEBURG, KENTUCKY.