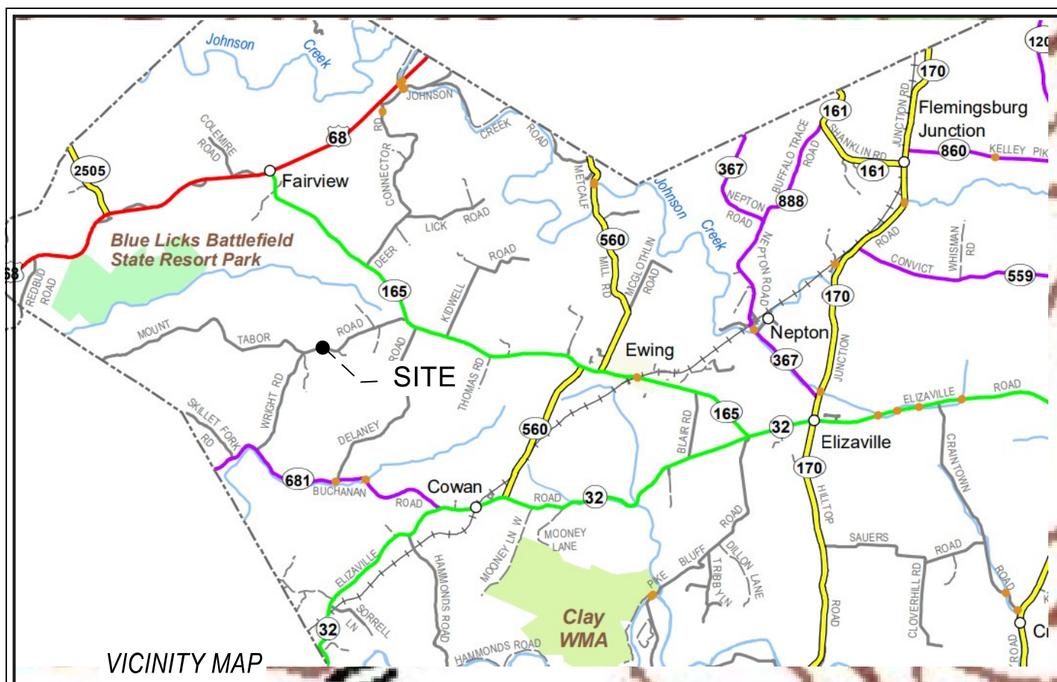


VICINITY MAP

Latitude Location for POB Reference is 38°25'54.264"N Longitude Location is 83°55'08.016"W
GRID is NAD83 Kentucky Single Zone - State Plane Coordinate value for Ref. POINT is X: 5445740.98246 Y: 4050054.70852: Theta: 1°07'27" Grid FACTOR 0.999951829
Combined Factor: 0.999911840

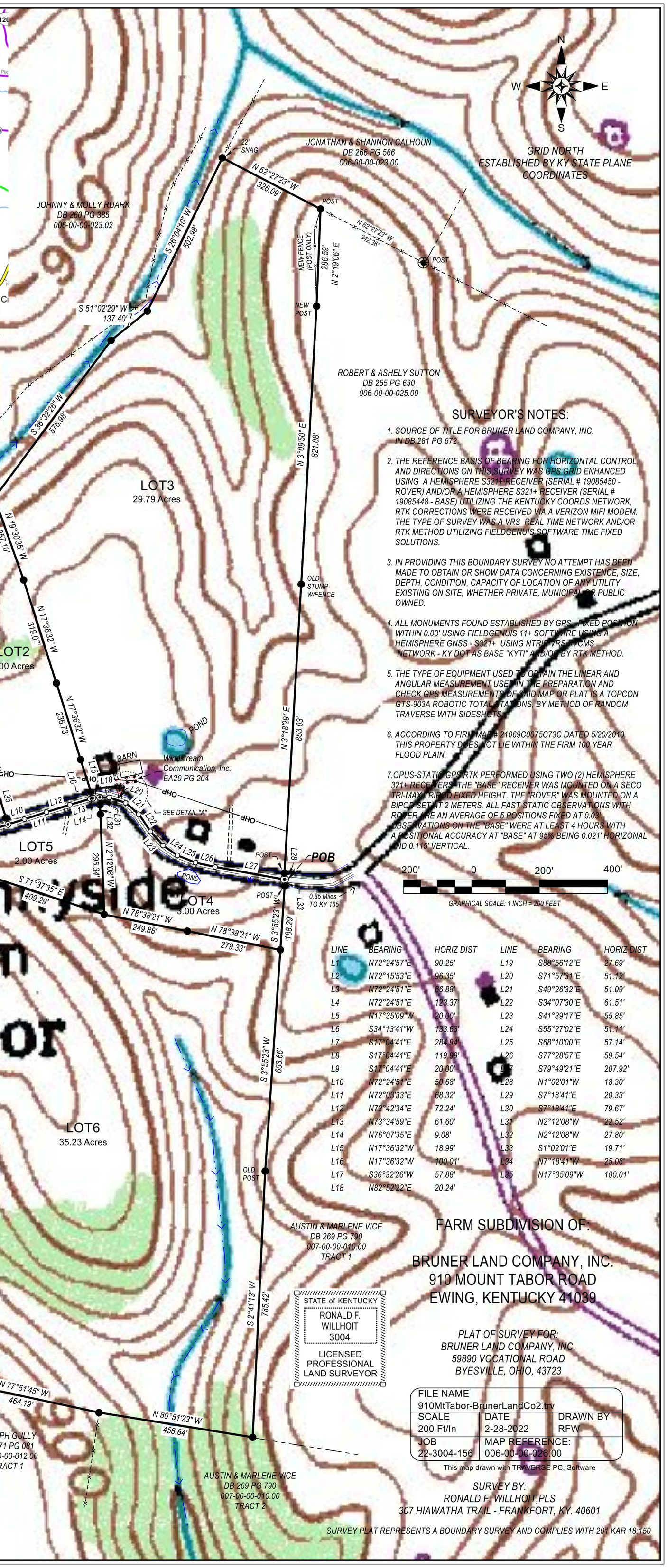
LEGEND

- ANGULAR POINT
- MAG NAIL (SET) WITH I.D. WASHER STAMPED "WILLHOIT 3004"
- 1/2" X 18" REBAR (SET) W/I.D. CAP "ORANGE" STAMPED WILLHOIT 3004
- 1/2" REBAR (FOUND) W/I.D. CAP "YELLOW" STAMPED WILLIAMS LPLS 316
- MAG NAIL (FOUND) WITH I.D. WASHER STAMPED WILLIAMS LPLS 316
- OHP — OVERHEAD UTILITIES FLEMING-MASON EASEMENT
- W — WESTERN FLEMING WATER DISTRICT 6" CAST IRON
- STREAM/DARIN
- EXISTING WIRE FENCE
- BOUNDARY (THIS SURVEY)
- ADJOINERS (BY DEED)
- EXISTING ENTRANCE
- GATE POST
- 1/2" REBAR (FOUND) W/ I.D. CAP "ORANGE" STAMPED RLS 3303
- 1/2" REBAR (FOUND) W/I.D. CAP "YELLOW" STAMPED 3264

SITE STATISTICS

LOT	ACRES	FRONTAGE
1	5.00	253
2	5.00	643
4	3.00	313
5	2.00	406
6	35.23	253

TOTAL: 80.02 ACRES



SURVEYOR'S NOTES:

1. SOURCE OF TITLE FOR BRUNER LAND COMPANY, INC. IN DB 281 PG 672.
2. THE REFERENCE BASIS OF BEARING FOR HORIZONTAL CONTROL AND DIRECTIONS ON THIS SURVEY WAS GPS GRID ENHANCED USING A HEMISPHERE S321+ RECEIVER (SERIAL # 19085450 - ROVER) AND/OR A HEMISPHERE S321+ RECEIVER (SERIAL # 19085448 - BASE) UTILIZING THE KENTUCKY COORDS NETWORK, RTK CORRECTIONS WERE RECEIVED VIA A VERIZON MIFI MODEM. THE TYPE OF SURVEY WAS A VRS REAL TIME NETWORK AND/OR RTK METHOD UTILIZING FIELDGENUIS SOFTWARE TIME FIXED SOLUTIONS.
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. ALL MONUMENTS FOUND ESTABLISHED BY GPS - FIXED POSITION WITHIN 0.03' USING FIELDGENUIS 11+ SOFTWARE USING A HEMISPHERE GNSS - S321+ USING NTRIP VRS - VCMS NETWORK - KY DOT AS BASE "KYTI" AND/OR BY RTK METHOD.
5. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENT USED IN THE PREPARATION AND CHECK GPS MEASUREMENTS OF SAID MAP OR PLAT IS A TOPCON GTS-903A ROBOTIC TOTAL STATIONS, BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS.
6. ACCORDING TO FIRM MAP # 21069C0075C73C DATED 5/20/2010, THIS PROPERTY DOES NOT LIE WITHIN THE FIRM 100 YEAR FLOOD PLAIN.
7. OPUS-STATIC GPS/RTK PERFORMED USING TWO (2) HEMISPHERE 321+ RECEIVERS. THE "BASE" RECEIVER WAS MOUNTED ON A SECO TRI-MAX TRIPOD FIXED HEIGHT. THE "ROVER" WAS MOUNTED ON A BIPOD SET AT 2 METERS. ALL FAST STATIC OBSERVATIONS WITH ROVER ARE AN AVERAGE OF 5 POSITIONS FIXED AT 0.03'. OBSERVATIONS ON THE "BASE" WERE AT LEAST 4 HOURS WITH A POSITIONAL ACCURACY AT "BASE" AT 95% BEING 0.021' HORIZONAL AND 0.115' VERTICAL.

200' 0 200' 400'
GRAPHICAL SCALE: 1 INCH = 200 FEET

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N72°24'57"E	90.25'	L19	S88°56'12"E	27.69'
L2	N72°15'53"E	96.35'	L20	S71°57'31"E	51.12'
L3	N72°24'51"E	66.88'	L21	S49°26'32"E	51.09'
L4	N72°24'51"E	123.37'	L22	S34°07'30"E	61.51'
L5	N17°35'09"W	20.00'	L23	S41°39'17"E	55.85'
L6	S34°13'41"W	133.63'	L24	S55°27'02"E	51.11'
L7	S17°04'41"E	284.94'	L25	S68°10'00"E	57.14'
L8	S17°04'41"E	119.99'	L26	S77°28'57"E	59.54'
L9	S17°04'41"E	20.00'	L27	S79°49'21"E	207.92'
L10	N72°24'51"E	50.68'	L28	N1°02'01"W	18.30'
L11	N72°03'33"E	68.32'	L29	S7°18'41"E	20.33'
L12	N72°42'34"E	72.24'	L30	S7°18'41"E	79.67'
L13	N73°34'59"E	61.60'	L31	N2°12'08"W	22.52'
L14	N76°07'35"E	9.08'	L32	N2°12'08"W	27.80'
L15	N17°36'32"W	18.99'	L33	S1°02'01"E	19.71'
L16	N17°36'32"W	100.01'	L34	N7°18'41"W	25.06'
L17	S36°32'26"W	57.88'	L35	N17°35'09"W	100.01'
L18	N82°52'22"E	20.24'			

NATURE OF PURPOSE:

1. PURPOSE OF THIS SURVEY IS TO DOCUMENT THE RESULTS OF A FIELD SURVEY CONDUCTED TO LOCATE AND/OR MONUMENT THE FARM (JAMES GOBEN FARM NOW BRUNER LAND COMPANY, INC.) BELIEVED TO CONTAIN 83 +/- ACRES AND AS DESCRIBED IN DEED BOOK 281 PAGE 672, OF THE FLEMING COUNTY CLERK'S OFFICE IN FLEMINGSBURG, KENTUCKY, AND SUBDIVIDE AS SHOWN HEREON.
2. SHOW LOCATIONS OF EXISTING MONUMENTS AND ADJOINER INFORMATION.
3. TO ACCURATELY DESCRIBE BY PLAT THE PROPERTY LOCATED BY THE SURVEY

OWNER'S CERTIFICATE AND DEDICATION

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME, BY METHOD OF GNSS RTK GPS. GPS EQUIPMENT USED FOR THIS SURVEY WAS A HEMISPHERE S321+ MULTI-FREQUENCY SMART ANTENNA RECEIVER, BASE AND ROVER UNITS WITH A MESA-2 TABLET USING MicroSurvey FieldGenuis 11 + [AVERAGE RTK FIXED SOLUTION] WITH OBSERVATIONS PASSING A RELATIVE POSITIONAL ACCURACY OF DISTANCE = 0.05' + 100 PPM VERIFIED BY EFFIGIS EZSurv LEAST SQUARE - POST PROCESSING SOFTWARE. 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.

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

STATE of KENTUCKY
RONALD F. WILLHOIT 3004
LICENSED PROFESSIONAL LAND SURVEYOR

FARM SUBDIVISION OF:

BRUNER LAND COMPANY, INC.
910 MOUNT TABOR ROAD
EWING, KENTUCKY 41039

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

FILE NAME		
910MtTabor-BrunerLandCo2.trv		
SCALE	DATE	DRAWN BY
200 Ft/In	2-28-2022	RFW
JOB	MAP REFERENCE:	
22-3004-156	006-00-00-026.00	

This map drawn with TRAVERSE PC, Software

SURVEY BY:
RONALD F. WILLHOIT,PLS
307 HIAWATHA TRAIL - FRANKFORT, KY. 40601

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

Traverse PC