

SURVEYOR'S CERTIFICATE

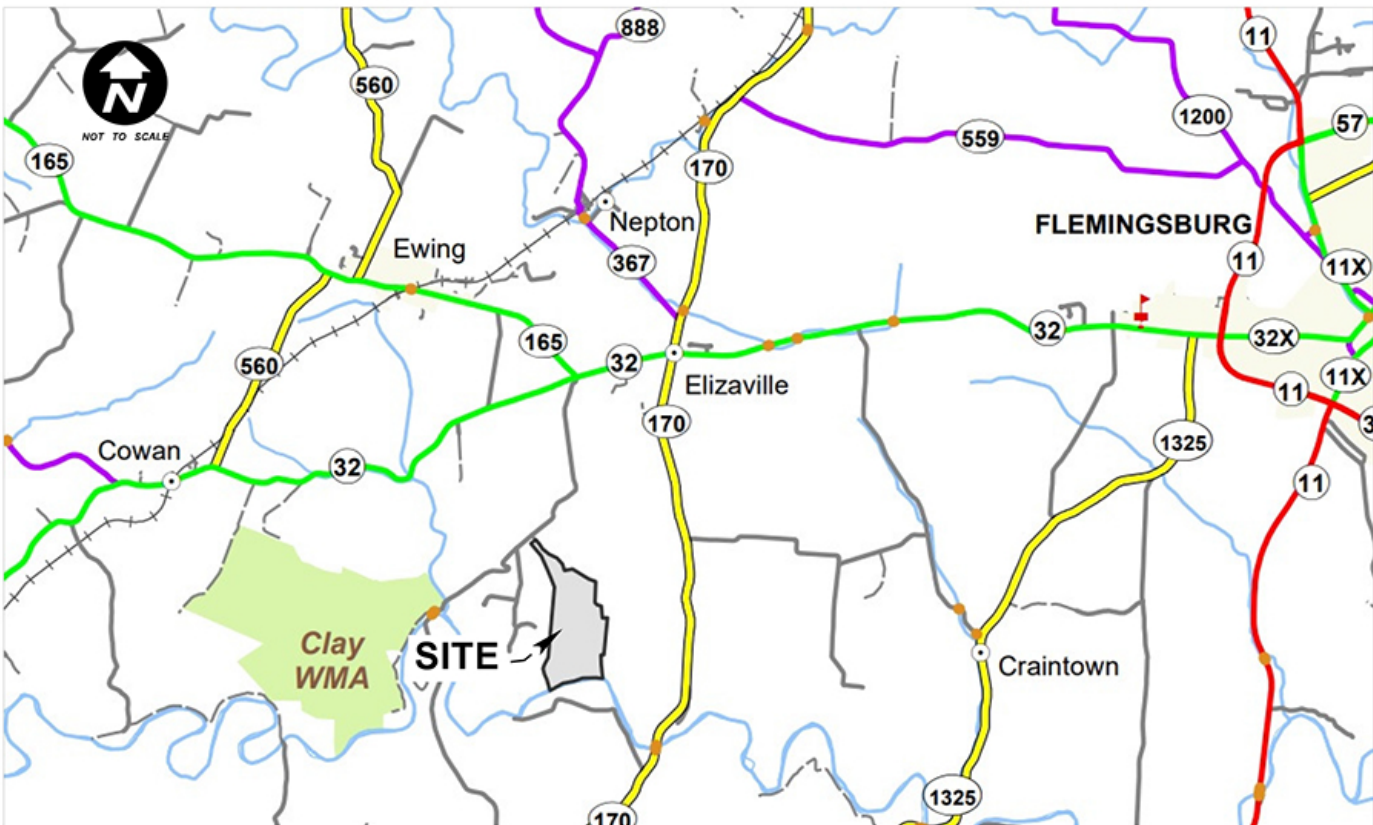
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME, USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHED SURVEY CONTROL. THE RELATIVE POSITIONAL ACCURACY WAS +/- 0.05' +/- 100 PPM OR GREATER. THE SURVEY AS SHOWN HEREON IS A RURAL/URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL SPECIFICATIONS OF THIS CLASS. THE REFERENCE MERIDIAN BASIS FOR DIRECTIONS ON THIS SURVEY WAS GPS ENHANCED USING HEMISPHERE S321+ GNSS (SERIAL # 19085450) BASE AND HEMISPHERE S321+ (SERIAL# 19085450) ROVER RECEIVER VIA AN OPUS STATIC NGS 2+ HOUR SOLUTION.

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

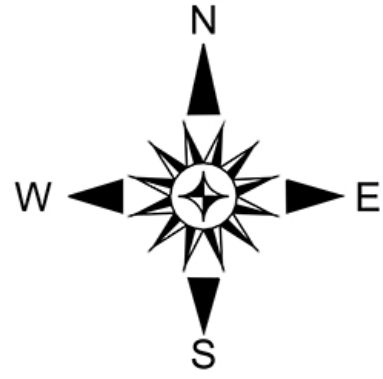
OWNER'S CERTIFICATE

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 _____



Latitude Location for P.O.B. is 38°24' 02.030"N Longitude Location is 83°50'39.102"W GRID is NAD83 Kentucky Single Zone - State Plane Coordinate value for Ref. POINT is X: 5467366.05677; Y: 4039132.16586; Theta: 1°10'12" Grid Factor: 0.999946705



BASIS OF BEARING - GRID NORTH
KY STATE PLANE - NAD 83 SINGLE ZONE
MAGNETIC DECLINATION 6 Deg 21' West
Ground Dist (Combined factor 0.99990962 - Used)

200' 0 200' 400'

GRAPHICAL SCALE 1 inch = 200 Feet

LINE	BEARING	HORIZ DIST
L1	S38°44'57"E	214.85'
L2	S40°42'29"E	206.85'
L3	S40°49'08"E	318.81'
L4	S36°38'22"E	68.92'
L5	S40°36'10"E	26.84'
L6	S49°48'34"E	44.36'
L7	S60°04'13"E	48.51'
L8	S64°34'46"E	108.66'
L9	S62°30'22"E	102.29'
L10	S60°51'28"E	122.59'
L11	S51°28'27"E	68.06'
L12	S46°26'06"E	112.82'
L13	S42°11'24"E	95.01'
L14	S30°12'21"E	83.76'
L15	S26°58'04"E	150.79'
L16	S26°39'17"E	85.82'
L17	N83°43'16"E	121.89'
L18	N83°43'16"E	52.75'
L19	N40°20'50"E	69.49'
L20	N25°59'49"E	62.81'
L21	N34°11'17"W	17.85'
L22	N71°59'51"W	123.06'
L23	N71°59'51"W	20.11'
L24	N63°57'00"W	20.60'
L25	N10°07'48"W	118.76'
L26	N11°33'46"W	68.96'
L27	N14°20'17"W	72.96'
L28	N23°21'08"W	104.75'
L29	S77°19'25"W	104.14'
L30	S67°51'25"W	20.09'
L31	N62°31'46"E	100.00'
L32	N27°56'31"W	237.71'
L33	N31°03'08"W	88.89'
L34	N44°27'58"W	97.70'

- LEGEND
- ANGLE POINT
 - ⊕ 1/2" REBAR (FOUND) WITH I.D. CAP
 - "ORANGE" STAMPED T. McGLONE PLS 3919
 - 1/2" X 18" REBAR (SET) WITH I.D. CAP
 - "ORANGE" STAMPED WILLHOIT 3004
 - TREE (AS MARKED)
 - 1/2" X 18" REBAR (SET) WITH I.D. CAP
 - "YELLOW" STAMPED WITNESS PLS 3004
 - 5/8" REBAR X 30" (FOUND) WITH NO I.D. CAP
 - 9" MAG SPIKE WITH I.D. WASHER STAMPED WILLHOIT 3004
 - W- EXISTING WATER LINE
 - P- OVERHEAD UTILITY
 - C- CREEK BANK
 - D- STREAMDRAIN
 - X- EXISTING WIRE FENCE
 - O- EXISTING STONE FENCE
 - D- EXISTING ROAD (GRAVEL/DIRT)
 - M- 20' R/W DILLION LANE
 - B- BOUNDARY (THIS SURVEY)
 - A- ADJOINERS (BY DEED)
 - E- UTILITY EASEMENT (50')

BRUNER-DILLION LANE SUBDIVISION
LOT SUMMARY

LOT No.	Acres	Frontage
1	3.10	607
2	4.57	624
3	5.89	423
4	5.48	342
5	5.87	363
6	7.61	366
7	8.60	341
8	10.33	691
9	48.74	0
10	54.05	175
11	10.78	249
12	5.99	240
13	4.86	341
14	8.34	366
15	6.19	216
16	5.03	489
Total	195.43	Acres
(This Survey)		

UTILITIES AVAILABLE

- Western Fleming Water District
1500 Ewing, Ky. 41039
(606) 276-2120
- Fleming-Mason Energy Co-Op Inc.
1449 Elizaville Road
Flemingsburg, Ky. 41041
(800) 464-3144



NOTES:

- SOURCE OF TITLE FOR BRUNER LAND COMPANY, INC. IN DB 282 PG 665
- THE REFERENCE BASIS OF BEARING FOR HORIZONTAL CONTROL AND DIRECTIONS ON THIS SURVEY WAS GPS GRID ENHANCED USING A HEMISPHERE S321+ RECEIVER (SERIAL # 19085450) UTILIZING THE KENTUCKY COORDS NETWORK. THE TYPE OF SURVEY WAS RTK BASE/ROVER UTILIZING FIELDGENUIS SOFTWARE TIME FIXED SOLUTIONS.
- 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.
- ALL MONUMENTS FOUND AND ESTABLISHED BY GPS - FIXED POSITION WITHIN 0.03' (Average of 5 positions) USING FIELDGENUIS 11+ SOFTWARE USING A HEMISPHERE GNSS - S321+
- 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-9034 ROBOTIC TOTAL STATIONS, BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS.
- THE WESTERN BOUNDARY LINE OF THIS BOUNDARY SURVEY SURVEYED BY TY R. PELL KY. PLS 3221 IN 1995, BEING PART OF AN ORIGINAL 238 1/2 ACRES TRACT OF REGAL PARTNERSHIP DESCRIBED IN DEED BOOK 182 PAGE 284. AN APPARENT OVERLAP ENCROACHMENT IS SHOWN BY THIS SURVEY.
- THERE IS AN EXISTING RIGHT-OF-WAY FOR DILLION LANE PER THE FLEMING COUNTY FISCAL COURT ORDINANCE 05-005, FOR A TOTAL OF 40' IN WIDTH
- BOUNDARY SURVEY FINISHED JULY 2, 2022
- REVISED BOUNDARY LINE BETWEEN LOT 10 & LOT 11 ON AUGUST 12, 2022



PURPOSE OF PLAT:

- REVISE BOUNDARY LINE BETWEEN LOT 10 AND LOT 11
- ADD MAINTENANCE NOTE FOR DILLION LANE

PLAT OF SURVEY FOR:
BRUNER LAND COMPANY, INC.
59890 VOCATIONAL ROAD
P.O. BOX 98
BYESVILLE, OHIO, 43723

AMENDED
BOUNDARY SURVEY AND
MONUMENTATION AND
FARM SUBDIVISION OF:

BRUNER LAND COMPANY, INC.
DILLION LANE, EWING, KENTUCKY
FLEMING COUNTY

FILE NAME DILLION_BRUNER2_AMENDED.trv	DATE 8-17-2022	DRAWN BY RFW
SCALE 200 Ft/in	MAP REFERENCE: 018-00-00-013.00	
JOB 22-3004-167		

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