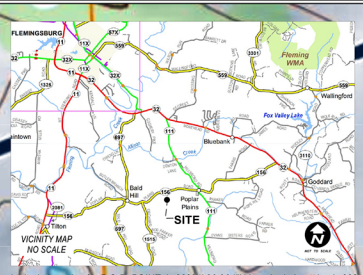
Final Subdivision Plat of Survey of:

BRUNER LAND - POPLAR PLAINS SUBDIVISION

Poplar Plains Road - Fleming County, Kentucky

200' 0 200' 400'

GRAPHICAL SCALE: 1 INCH = 200 FEET



Latitude Location for P.O.B. POINT is 38°21'36.964"N Longitude Location is 83° 41'45.934"W GRID is NAD83 Kentucky Single Zone - State Plane Coordinate value for Ref. POINT is X: 5510121.66506; Y: 4025361.68667; Theta: 1°15'40" Grid Factor: 0.999940524

LOT SUMMARY

Lot No.	Acres	- ROAD FRONTAGE- Private	KY 156
1	7.859	0	686
2	5.336	0	431
3	15.053	284	122
4	5.649	1326	596
5	7.536	1043	
6	15.121	601	
7	45.805	725	
8	10.198	533	
9	53.128	525	
10	11.332	0	
11	10.344	394	
12	10.898	474	
13	11.379	519	
14	10.057	807	
TOTAL	219.69		

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	S85°01'47"W	102.08'	L12	N5°29'33"E	47.85'
L2	S85°01'47"W	117.72'	L13	N18°25'05"W	34.19'
L3	N17°46'02"E	138.83'	L14	N23°49'36"W	185.72'
L4	N11°33'31"E	31.19'	L15	S6°54'10"W	281.70'
L5	N40°24'33"W	21.12'	L16	S20°25'52"W	64.27'
L6	N36°58'53"W	24.07'	L17	N79°34'40"W	39.47'
L7	S17°31'25"W	136.92'	L18	N65°39'07"E	80.07'
L8	N73°53'09"E	31.92'	L19	N7°06'34"E	74.66'
L9	S28°23'16"E	95.92'	L20	N63°58'04"E	30.56'
L10	S25°13'52"E	59.66'	L21	N62°43'21"E	30.54'
L11	N76°30'27"E	30.33'	L22	S45°28'21"W	35.00'

CURVE	BEARING	HORIZ DIST	RADIUS	ARC
C1	N03°39'39"W	65.93'	74.48'	68.30'
C2	S13°39'38"E	266.28'	288.13'	276.80'
C3	N50°03'46"W	92.79'	250.00'	93.33'
C4	N77°22'07"W	65.88'	204.10'	66.17'

BASIS OF BEARING - GRID NORTH
KY STATE PLANE - NAD 83 SINGLE ZONE
MAGNETIC DECLINATION 6 Deg 34.9' West
GRID DECLINATION: 4 Deg 54.70' West
Convergence Angle 1 Deg 40.20" West

LEGEND

- ANGLE POINT
- MAG NAIL (SET) WITH SURVEYOR'S I.D. WASHER STAMPED WILLHOIT 3004
- WATERMETER
- POWER POLE
- 1/2" X 18" REBAR (SET) WITH SURVEYOR'S I.D. "ORANGE" CAP STAMPED WILLHOIT 3004
- 1/2" REBAR (FOUND) NO I.D. CAP
- FIREHYDRANT
- 1/2" X 18" REBAR (FOUND) WITH I.D. CAP STAMPED WILLHOIT 3004
- 1/2" REBAR FOUND WITH SURVEYOR'S I.D. CAP STAMPED W.T.C. 2393
- 1/2" X 18" REBAR (SET) RED CAP I.D. OPUS CONTROL
- STREAM/DRAIN
- ADJOINERS (BY DEED)
- BOUNDARY (THIS SURVEY)
- R/W LINE
- WIRE FENCE
- FENCE POST
- (W) WATER LINE (PROPOSED)

KY HWY 156
(POPLAR PLAINS ROAD)
20' R/W
(SEE KYTC PLAN DATED 1942-35-170)

LOT1 7.859 Acres
LOT2 5.336 Acres
LOT3 15.053 Acres
LOT4 5.649 Acres
LOT5 7.536 Acres
LOT6 15.121 Acres
LOT7 45.805 Acres
LOT8 10.198 Acres
LOT9 53.128 Acres
LOT10 11.332 Acres
LOT11 10.344 Acres
LOT12 10.898 Acres
LOT13 11.379 Acres
LOT14 10.057 Acres

HERITAGE COAST PROPTIES, LLC
Deed Book 285 Page 724
(22.00 +/- Acres)
050-00-00-013.02

BRUNER LAND COMPANY, INC.
Deed Book 281 Page 89
050-00-00-013.00
Previously Surveyed
(41.10 +/- Acres)

LEVI HERSHBERGER
EMMA HERSHBERGER
D.B. 270 PG. 423
050-00-00-016.00

WELLS CATTLE COMPANY, LLC
D.B. 269 PG. 245
061-00-00-010.00

GREGORY S. FLORA
D.B. 284 PG. 606
050-00-00-024.00

LAMB FAMILY REVOCABLE LIVING TRUST
C/O MARVIN & KATHY LAMB
D.B. 284 PG. 406
051-00-00-001.01

CHARLES MATTHEW LEWIS
D.B. 181 PG. 301
050-00-00-021.00

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

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.

_____, 20_____
DATE

_____
OWNER

SURVEYOR'S CERTIFICATE

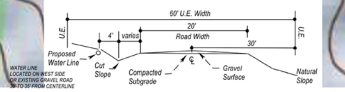
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME, BY METHOD OF GNSS RTK GPS. GPS EQUIPMENT USED FOR THIS SURVEY WAS A HEMISPHERE S631 MULTI-FREQUENCY, SMART ANTENNA RECEIVER, BASE AND ROVER UNITS WITH A MESA-2 TABLET USING MicroSurvey FieldGenuis 11 + [AVERAGE RTK FIXED SOLUTION] WITH OBSERVATIONS PASSING A RELATIVE POSITIONAL ACCURACY OF DISTANCE = 0.10' +200 PPM VERIFIED BY EFFIGIS EZSurv LEAST SQUARE - POST PROCESSING SOFTWARE. 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 HIAWATHA TRAIL
FRANKFORT, KY. 40601
502-330-1367

NOTES:

1. SOURCE OF TITLE FOR BRUNER LAND COMPANY, INC. IN DEED BOOK 281 PAGE 88
2. THE REFERENCE BASIS OF BEARING FOR HORIZONTAL CONTROL AND DIRECTIONS ON THIS SURVEY WAS GPS GRID ENHANCED USING A HEMISPHERE S631 GNSS RECEIVER (BASE/ROVER SERIAL # 21058071 / 21058594) UTILIZING THE KENTUCKY COORDS NETWORK, RTK , AND OPUS. TYPE OF SURVEY RTK USING FIELD GENIUS 11+ SOFTWARE TIME FIXED SOLUTIONS. OPUS SOLUTIONS CHECKED WITH KY COORDS AND KY DOT WITHIN 0.05'
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 0.07" (5-POSITION AVG) USING FIELD GENUIS 11.0+ SOFTWARE USING A HEMISPHERE S631 GNSS
5. PROPERTY SHOWN IS SUBJECT TO THOSE RESTRICTIONS SET FORTH BY COUNTY PLANNING COMMISSION (IF ANY) FOR ITS RESPECTIVE ZONE.
6. BUILDINGS, ROADS, PONDS, AND OTHER TOPOGRAPHIC INFORMATION MAY BE BASED ON AERIAL IMAGERY.
7. BOUNDARY SURVEY FINISHED DECEMBER 13, 2022

PRIVATE ROAD
TYPICAL ROAD CROSS SECTION
not to scale



FARM SUBDIVISION
OF:
BRUNER LAND COMPANY, INC.
3776 POPLAR PLAINS ROAD
FLEMINGSBURG, KENTUCKY 41041

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

FILE NAME POPLAR_PLAINS_SUBDIVISION.TRV		
SCALE 200 Ft/In	DATE 12-08-2022	DRAWN BY RFW
JOB 22-3004-180	MAP REFERENCE: 050-00-00-013.00	

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