

Latitude Location for P.O.B. Reference is 38°32'36.398"N Longitude Location is 83°32'08.105"W GRID is NAD83 Kentucky Single Zone - State Plane Coordinate value for Ref. POINT is X: 5554549.58188 Y: 4093103.02201; Theta: 1°21'34" Grid FACTOR 0.999972625

NOTES:

- SOURCE OF TITLE FOR BRUNER LAND COMPANY, INC. IN DB.281 PG 360 AND DB. 281 PG 370
- THE REFERENCE BASIS OF BEARING FOR HORIZONTAL CONTROL AND DIRECTIONS ON THIS SURVEY WAS GPS GRID ENHANCED USING A HEMISPHERE S631 GNSS RECEIVER (SERIAL # 21058071) UTILIZING THE KENTUCKY COORDS NETWORK. THE TYPE OF SURVEY WAS A RTK REAL TIME FIELD GENIUS 11+ SOFTWARE TIME FIXED SOLUTIONS. OPUS CONTROL SOLUTIONS CHECKED WITH KY COORDS AND KY DOT WITHIN 0.03'
- 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 ESTABLISHED BY GPS - FIXED POSITION WITHIN 0.05' (5-POSITION AVG) USING FIELD GENIUS 11.0+ SOFTWARE USING A HEMISPHERE S631 GNSS
- PROPERTY SHOWN IS SUBJECT TO THOSE RESTRICTIONS SET FORTH BY THE NICHOLAS COUNTY PLANNING COMMISSION (IF ANY) FOR ITS RESPECTIVE ZONE.
- BUILDINGS, ROADS, PONDS, AND OTHER TOPOGRAPHIC INFORMATION MAY BE BASED ON AERIAL IMAGERY.
- ALL LOTS HAVE A 20 FOOT UTILITY EASEMENT ALONG THE FRONT, SIDE, AND REAR OF EACH LOT AS SHOWN HEREON.

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 _____

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.

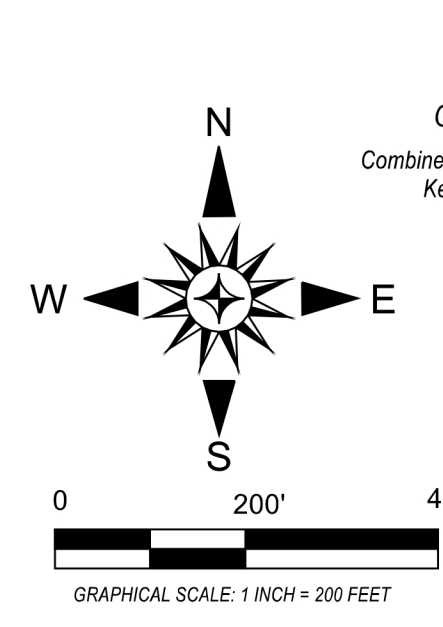
DATE _____, 20____

Chairman or Secretary,
Lewis County Planning Commission

SURVEYOR'S CERTIFICATE

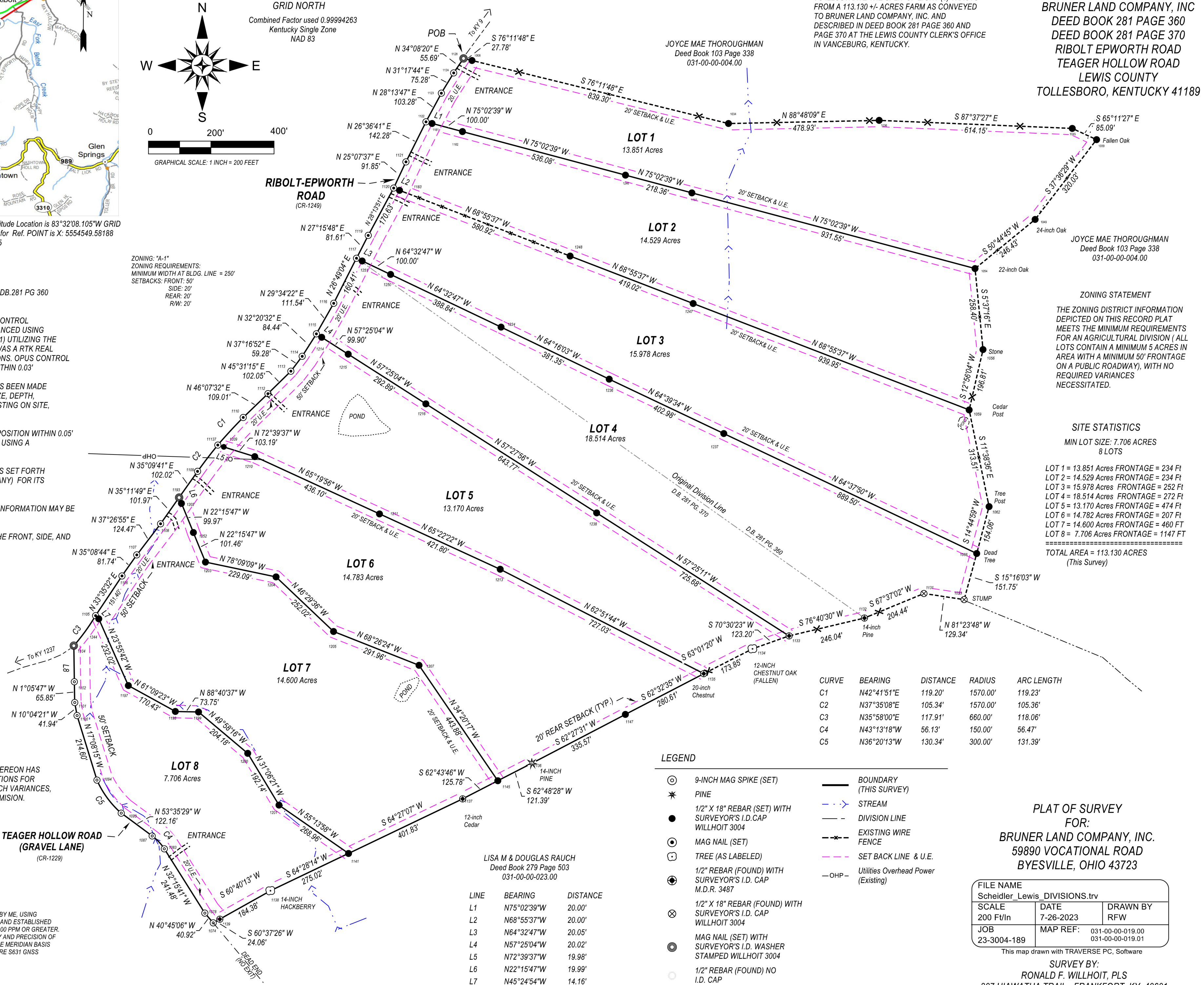
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME, USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHED SURVEY CONTROL. THE RELATIVE POSITIONAL ACCURACY WAS +/- 0.07" + 200 PPM OR GREATER. THE SURVEY AS SHOWN HEREON IS A RURAL SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL SPECIFICATIONS OF THIS CLASS. THE REFERENCE MERIDIAN BASIS FOR DIRECTIONS ON THIS SURVEY WAS GPS ENHANCED USING HEMISPHERE S631 GNSS (SERIAL # BASE 21058071 ROVER 21058594) RECEIVER.

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



GRID NORTH
Combined Factor used 0.99994263
Kentucky Single Zone
NAD 83

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



PLAT PURPOSE
TO ILLUSTRATE THE SPLIT OF EIGHT (8) TRACTS FROM A 113.130 +/- ACRES FARM AS CONVEYED TO BRUNER LAND COMPANY, INC. AND DESCRIBED IN DEED BOOK 281 PAGE 360 AND PAGE 370 AT THE LEWIS COUNTY CLERK'S OFFICE IN VANCEBURG, KENTUCKY.

FARM SUBDIVISION OF:
BRUNER LAND COMPANY, INC
DEED BOOK 281 PAGE 360
DEED BOOK 281 PAGE 370
RIBOLT EPWORTH ROAD
TEAGER HOLLOW ROAD
LEWIS COUNTY
TOLLESBORO, KENTUCKY 41189

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 NECESSITATED.

SITE STATISTICS
MIN LOT SIZE: 7.706 ACRES
8 LOTS

LOT 1 = 13.851 ACRES FRONTAGE = 234 FT
LOT 2 = 14.529 ACRES FRONTAGE = 234 FT
LOT 3 = 15.978 ACRES FRONTAGE = 252 FT
LOT 4 = 18.514 ACRES FRONTAGE = 272 FT
LOT 5 = 13.170 ACRES FRONTAGE = 474 FT
LOT 6 = 14.782 ACRES FRONTAGE = 207 FT
LOT 7 = 14.600 ACRES FRONTAGE = 460 FT
LOT 8 = 7.706 ACRES FRONTAGE = 1147 FT

TOTAL AREA = 113.130 ACRES
(This Survey)

CURVE	BEARING	DISTANCE	RADIUS	ARC LENGTH
C1	N42°41'51"E	119.20'	1570.00'	119.23'
C2	N37°35'08"E	105.34'	1570.00'	105.36'
C3	N35°58'00"E	117.91'	660.00'	118.06'
C4	N43°13'18"W	56.13'	150.00'	56.47'
C5	N36°20'13"W	130.34'	300.00'	131.39'

LEGEND

- ⊙ 9-INCH MAG SPIKE (SET)
- * PINE
- 1/2" X 18" REBAR (SET) WITH SURVEYOR'S I.D. CAP WILLHOIT 3004
- ⊙ MAG NAIL (SET)
- ⊙ TREE (AS LABELED)
- ⊙ 1/2" REBAR (FOUND) WITH SURVEYOR'S I.D. CAP M.D.R. 3487
- ⊙ 1/2" X 18" REBAR (FOUND) WITH SURVEYOR'S I.D. CAP WILLHOIT 3004
- ⊙ MAG NAIL (SET) WITH SURVEYOR'S I.D. WASHER STAMPED WILLHOIT 3004
- ⊙ 1/2" REBAR (FOUND) NO I.D. CAP
- BOUNDARY (THIS SURVEY)
- - - STREAM
- - - DIVISION LINE
- - - EXISTING WIRE FENCE
- - - SET BACK LINE & U.E.
- OHP- Utilities Overhead Power (Existing)

LISA M & DOUGLAS RAUCH
Deed Book 279 Page 503
031-00-00-023.00

LINE	BEARING	DISTANCE
L1	N75°02'39"W	20.00'
L2	N68°55'37"W	20.00'
L3	N64°32'47"W	20.05'
L4	N57°25'04"W	20.02'
L5	N72°39'37"W	19.98'
L6	N22°15'47"W	19.99'
L7	N45°24'54"W	14.16'
L8	N0°50'55"W	114.57'

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

FILE NAME Scheidler_Lewis_DIVISIONS.trv		
SCALE 200 Ft/in	DATE 7-26-2023	DRAWN BY RFW
JOB 23-3004-189	MAP REF: 031-00-00-019.00 031-00-00-019.01	

This map drawn with TRAVERSE PC, Software
SURVEY BY:
RONALD F. WILLHOIT, PLS
307 HIAWATHA TRAIL - FRANKFORT, KY. 40601