

Latitude Location for POB Reference is 38°39'23.682"N Longitude Location is 84°22'47.157"W GRID is NAD83 Kentucky Single Zone - State Plane Coordinate value for Ref. POINT is X: 5312540.35237 Y: 4129664.41864; Theta: 0°50'29" Grid FACTOR 1.00000



GRID NORTH  
ESTABLISHED BY KY STATE PLANE  
COORDINATES - SINGLE ZONE  
(NAD 83)

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S29°25'15"W	206.11'	L21	N77°33'43"W	36.86'	L41	S89°07'33"W	51.27'	L61	S60°48'20"W	29.52'
L2	N65°13'34"W	15.46'	L22	N57°21'17"W	90.67'	L42	S61°12'39"W	35.01'	L62	S60°12'08"W	25.61'
L3	N65°13'34"W	20.00'	L23	N56°34'28"W	58.06'	L43	S51°44'18"W	20.52'	L63	S59°47'59"W	39.53'
L4	S69°55'55"W	46.30'	L24	N43°39'59"W	65.24'	L44	S42°37'43"W	35.61'	L64	N77°33'43"W	47.63'
L5	S75°39'10"W	81.89'	L25	N37°08'13"W	96.85'	L45	S23°20'56"W	40.10'	L65	N57°21'17"W	95.29'
L6	S76°11'34"W	130.67'	L26	N42°56'30"W	86.05'	L46	S23°25'31"W	43.86'	L66	N56°34'28"W	61.06'
L7	S74°47'18"W	101.46'	L27	N48°42'48"W	96.52'	L47	S34°03'56"W	39.32'	L67	N43°39'59"W	69.49'
L8	S71°40'32"W	88.94'	L28	N57°27'41"W	77.36'	L48	S54°22'29"W	69.62'	L68	N37°08'13"W	97.01'
L9	S74°31'07"W	65.78'	L29	N63°23'19"W	78.00'	L49	S69°55'55"W	72.68'	L69	N42°56'30"W	83.52'
L10	S83°45'45"W	86.68'	L30	N59°10'46"W	61.09'	L50	S75°39'10"W	83.35'	L70	N48°42'48"W	93.34'
L11	N88°49'59"W	50.75'	L31	N51°05'46"W	32.91'	L51	S76°11'34"W	130.48'	L71	N11°24'52"W	149.31'
L12	N81°41'02"W	67.68'	L32	N67°53'40"W	5.44'	L52	S74°47'18"W	100.48'	L72	N63°23'19"W	77.63'
L13	N76°17'33"W	41.49'	L33	N67°53'40"W	20.00'	L53	S71°40'32"W	88.89'	L73	N59°10'46"W	63.77'
L14	S88°39'56"W	40.08'	L34	S82°46'32"W	36.85'	L54	S74°31'07"W	68.42'	L74	N51°05'46"W	69.36'
L15	S71°04'57"W	40.92'	L35	S37°08'13"W	56.93'	L55	S83°45'45"W	90.31'	L75	S45°03'43"W	49.39'
L16	S60°48'20"W	31.90'	L36	S49°58'48"W	29.32'	L56	N88°49'59"W	53.93'	L76	S45°11'58"W	62.21'
L17	S60°12'08"W	25.83'	L37	S48°25'09"W	66.81'	L57	N81°41'02"W	70.41'	L77	S70°16'48"E	17.38'
L18	S59°47'59"W	39.20'	L38	S54°11'07"W	59.22'	L58	N76°17'33"W	39.36'	L78	S44°10'06"E	107.43'
L19	S61°42'28"W	33.67'	L39	S76°35'31"W	31.63'	L59	S88°39'56"W	32.91'	L79	S70°16'48"E	10.22'
L20	S74°06'28"W	41.70'	L40	N81°26'26"W	61.42'	L60	S71°04'57"W	34.80'	L80	S70°16'48"E	59.48'

**SURVEYOR'S NOTES:**

- SOURCE OF TITLE FOR BRUNER LAND COMPANY, INC. IN DB.373 PG 021
- THE REFERENCE BASIS OF BEARING FOR HORIZONTAL CONTROL AND DIRECTIONS ON THIS SURVEY WAS GPS GRID ENHANCED USING A HEMISPHERE S321+ BASE (SERIAL # 19085448) & ROVER (SERIAL # 19085450) UTILIZING THE KENTUCKY COORDS NETWORK, RTK CORRECTIONS WERE RECEIVED VIA A VERIZON MIFI NETWORK. THE TYPE OF SURVEY, INCLUDING STATIC OPUS CONTROL, REAL TIME KINEMATIC ("RTK") UTILIZING FIELDGENIUS 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 ESTABLISHED BY GPS - FIXED POSITION WITHIN 0.03' USING FIELDGENIUS 11+ SOFTWARE USING A HEMISPHERE GNSS - S321+ BASE/ROVER
- 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.

**SUMMARY**

LOT	AREA	ROAD FRONTAGE
Tract 1	76.692 Ac.	2780
Tract 2	18.26 Ac.	280
Tract 3	24.561 Ac.	569
<b>=====</b>		
	<b>119.513 Ac.</b>	<b>3629</b>

**ZONING CLASSIFICATION - RURAL**

**PLAT PURPOSE:**

- PURPOSE OF PLAT IS TO DOCUMENT THE RESULTS OF A FIELD BOUNDARY RETRACEMENT SURVEY CONDUCTED TO LOCATE AND/OR MONUMENT THE BOUNDARY CORNERS OF PARCEL I AND PARCEL II, LESS AN 10.39 ACRES EXCEPTION AS CONVEYED TO BRUNER LAND COMPANY, INC. IN DEED BOOK 373 PAGE 021 OF RECORD, IN THE PENDLETON COUNTY CLERK'S OFFICE IN FALMOUTH, KENTUCKY.
- SHOW LOCATIONS OF EXISTING MONUMENTS AND ADJOINERS INFORMATION
- TO ACCURATELY DESCRIBE BY PLAT THE PROPERTY LOCATED BY THE SURVEY

**DEDICATION CERTIFICATE**

I (WE) THE UNDERSIGNED DO HEREBY DEDICATE THE PARCEL IDENTIFIED AS 25' RIGHT-OF-WAY PARCEL TO PUBLIC USE, BEING PART OF THE SAME PROPERTY CONVEYED TO ME (US) BY DEED DATED AUGUST 3, 2022 AND RECORDED IN DEED BOOK 373, PAGE 021 OF THE PENDLETON COUNTY RECORDS AT FALMOUTH, KENTUCKY.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_

SIGNED: \_\_\_\_\_  
NOTARY PUBLIC STATE OF KENTUCKY

MY COMMISSION EXPIRES: \_\_\_\_\_

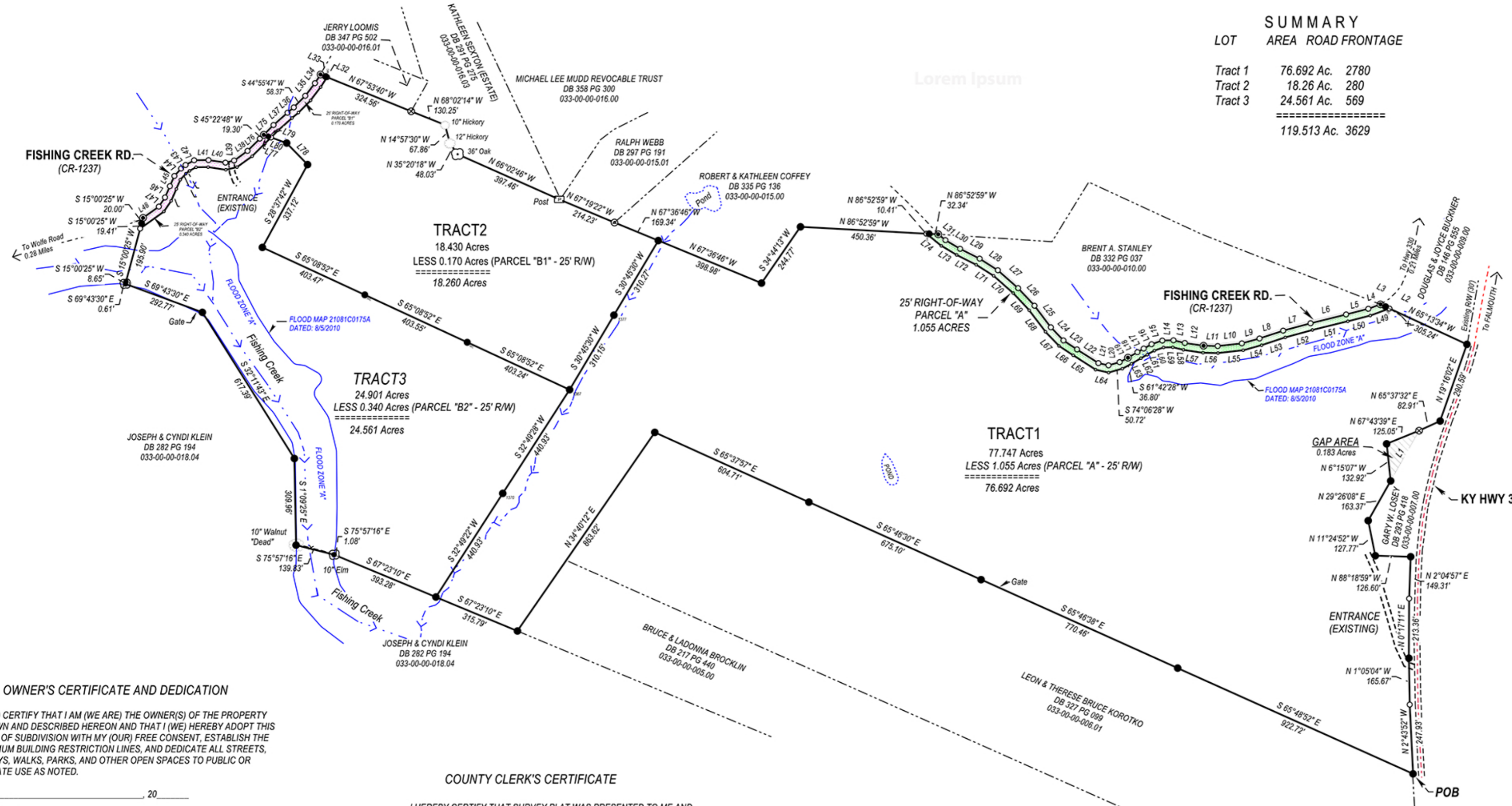
**MINOR SUBDIVISION OF:  
BRUNER LAND COMPANY, INC.  
HWY 330 WEST  
FALMOUTH, KY. 41040  
PENDLETON COUNTY**

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

FILE NAME		
FishingCreekFarmSubd.trv		
SCALE	DATE	DRAWN BY
300 Ft/In	9-15-2023	RFW
JOB	MAP REFERENCE:	
23-3004-173	033-00-00-008.00	

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



**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 USED FOR THIS SURVEY WAS A HEMISPHERE S321+ (BASE/ROVER) TRIPLE-FREQUENCY WITH FIELD GENIUS 11+ SOFTWARE REFERENCING KY SINGLE ZONE (NAD83) THE RELATIVE POSITIONAL ACCURACY @ 95% FOR ALL POINTS COLLECTED USING GPS DOES NOT EXCEED 0.07' + 140 PPM. THE SURVEY DESCRIBED HEREON IS AN "RURAL" SURVEY, AND THE ACCURACY AND PRECISION OF SAID SURVEY MEET THE SPECIFICATIONS OF THIS CLASS. BEARING HEREON ARE BASED ON GPS MEASUREMENTS TO CONTROL POINTS AND ARE GRID NORTH.

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

**COUNTY CLERK'S CERTIFICATE**

I HEREBY CERTIFY THAT SURVEY PLAT WAS PRESENTED TO ME AND ACCEPTED FOR RECORDING IN THE OFFICE OF THE PENDLETON COUNTY CLERK AND RECORDER OF PENDLETON COUNTY AT THE CITY OF FALMOUTH, KENTUCKY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ (TIME)

SIGNATURE OF CLERK/RECORDER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE PENDLETON COUNTY PLANNING COMMISSION AND IT HAS BEEN APPROVED FOR RECORDING.

CHAIRMAN, PLANNING COMMISSION DATE \_\_\_\_\_

**LEGEND**

- MEANDER POINT
- ⊙ 5/8" REBAR (FOUND) WITH SURVEYOR'S I.D. "YELLOW" CAP STAMPED PLS 3390
- ⊕ FENCE POST
- 1/2" X 18" REBAR (SET) WITH SURVEYOR'S I.D. "ORANGE" CAP STAMPED WILLHOIT PLS 3004
- ⊙ TREE (AS LABELED)
- ⊙ 1/2" REBAR (FOUND) WITH SURVEYOR'S I.D. "YELLOW" CAP STAMPED 3191 3316
- ⊙ 1/2" X 18" REBAR (SET) WITH SURVEYOR'S I.D. "YELLOW" CAP WITNESS PLS 3004
- ⊙ MAG NAIL (SET) WITH SURVEYOR'S WASHER STAMPED WILLHOIT 3004
- TREE (AS LABELED)
- BOUNDARY (THIS SURVEY)
- - - ADJOINERS (BY DEED)
- - - STREAM