NOTES:

1. The source of the title for Bruner Land Company, Inc. in Deed Book 379 Page 401.
2. The reference basis of bearing for horizontal control and directions on this survey was GPS grid-enhanced using a Hemisphere S631+ base (serial # 2105B0701) & rover (serial # 2105B0534) utilizing the Kentucky Coords network. RTK corrections were received via a Verizon mifi modem. the type of survey, including static opus control, real-time kinematic ("RTK") utilizing Fieldgenius software time-fixed solutions.
3. All monuments found established by GPS - fixed position within 0.05' (Averaged) using Fieldgenius 11+ software using a Hemisphere GNSS - S631 baseHover. GNSS points are checked and processed using More Survey SiteVisit 12.
4. In providing this boundary no attempt has been made to obtain or shown data concerning existence, size, depth, condition, capacity of location of any utility existing on site, whether private, municipal or public owned. Check with 811 for utility location before any construction.
5. The parcels/tracts contains no proposed public improvements.
6. Flat approval for residential building development for residential building development is contingent upon issuance of a sewage construction permit from the Pendleton County Health Department, where applicable.

SITE STATISTICS

ZONING CLASSIFICATION - RURAL

LOT NO.	ACRES	ROAD FRONTAGE
1	13.307	710
2	30.174	594
3	109.941	311
4	21.033	773
5	80.712	761
Remaining	5.047	0
TOTAL	260.21	3149

NO OF RURAL RESIDENTIAL LOTS - 5
Front Yard 50' Iron Bachelors Rest Road
Minimum Lot Size - 13.307
Maximum Lot Size - 109.941
Total Area in Subdivision = 255.17 Acres
Total Area in this Survey = 260.21 Acres

CURVE	BEARING	DISTANCE	RADIUS	ARC LENGTH
C1	N35°56'07"E	106.65'	259.79'	107.74'
C2	N25°54'25"E	317.82'	1580.55'	319.35'
C3	N54°04'41"E	242.05'	304.12'	249.84'
C4	N41°16'53"E	99.90'	345.59'	100.25'
C5	N20°59'41"E	158.29'	1014.80'	158.39'
C6	S82°04'59"W	164.81'	415.59'	171.55'
C7	S63°37'32"W	165.63'	345.59'	167.25'

LINE	BEARING	DISTANCE
L1	N53°30'39"W	141.94'
L2	N64°42'09"W	61.59'
L3	S81°40'54"W	114.12'
L4	N78°16'07"W	41.02'
L5	N83°25'03"W	135.74'
L6	N25°11'03"W	25.00'
L7	N24°13'15"W	22.46'
L8	N78°42'12"E	49.11'
L9	N73°29'39"E	69.32'
L10	N64°52'29"E	172.85'
L11	N63°08'21"E	109.43'
L12	N59°11'55"E	73.67'
L13	N47°11'25"E	94.15'
L14	N6°10'57"W	35.31'
L15	N58°36'39"W	70.09'
L16	N77°59'55"W	147.64'

LINE	BEARING	DISTANCE
L17	S59°11'41"W	85.56'
L18	N54°58'27"W	51.25'
L19	S82°34'05"W	31.62'
L20	S56°48'26"W	54.63'
L21	N42°48'30"W	68.39'
L22	S52°58'36"E	138.25'
L23	S77°35'26"E	130.79'
L24	S82°04'21"E	155.38'
L25	N72°18'13"W	126.68'
L26	N58°19'21"W	26.02'
L27	S31°46'07"W	109.62'
L28	S50°07'56"E	14.07'
L29	N36°58'24"E	182.16'
L30	N40°43'19"W	25.00'
L31	S73°21'50"W	146.50'
L32	N35°53'33"W	271.30'

Latitude Location for POB Reference is 38°39'05.182"N Longitude Location is 84°43'35.969"W GRID is NAD83 Kentucky Single Zone - State Plane Coordinates for Ref. POINT is X: 5856289.33556 Y:4128470.89865. Theta: 0°16'07" Grid FACTOR:0.999995355

OWNER'S CERTIFICATE

I (we) do hereby certify that I am (we are) the owner(s) of the property shown and described herein, said property being (a portion of) the same property conveyed to me (us) by Kaye C. Johnting, aka Kaye Johnting, by deed dated October 16, 2023, and recorded in Deed Book 379, Page 401, in the Pendleton County Clerk's Office and hereby adopt this as (our) record plat for the property and dedicate the Right-of-Way, as shown hereon, to public use.

Douglas R. Bruner, President — Date

LAND SURVEYOR'S CERTIFICATE

I certify that the survey depicted by this plat was done by me using the GNSS RTK GPS method. GPS used for this survey was a Hemisphere S631(BaseRover) Multi Frequency GNSS Smart Antenna with FieldGenius 11+ software referencing KY Single Zone (NAD83). The relative positional accuracy @ 95% for all points collected using GPS does not exceed 02 + 100 ppm. The survey described hereon is an "Urban/Rural" Survey, and the accuracy and precision of said survey meet the specifications of this class. Bearing/Angles hereon are based on GPS measurements to control points and are Grid North.

Ronald F. Willhoit, PLS 3004 — Date

PLANNING and ZONING APPROVAL CERTIFICATE

I hereby certify that the survey shown hereon has been found to comply with the subdivision regulations for Pendleton County, Kentucky, with the exception, of such variances, if any, as are noted in the minutes of the of the Pendleton County Planning Commission and that it has been approved for recording in the office of the county clerk.

Date — Chairman of the Planning Commission or designee

COUNTY CLERK'S CERTIFICATE

I hereby certify that the survey plat was presented to me and accepted for recording in the office of the Pendleton County Clerk and recorded in Pendleton County at the city of Falmouth, Kentucky, on this _____ day of _____, 20____ at _____ (time).

Signature of Clerk/Recorder — 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: _____

250' 0 250' 500'

Map Date: 3-23-2024

LAND DIVISION FOR

BRUNER LAND COMPANY, INC.

59890 VOCATIONAL ROAD - BYESVILLE, OHIO 43723

SITE/LOCATION OF DIVISION:

419 BACHELOR REST ROAD - FALMOUTH, KY. 41040

PENDLETON COUNTY KENTUCKY

SCALE	250 FT/in
SURVEY DATE	02-09-2024
JOB	23-3004-205
DWN BY	BFW
MAP REFERENCE:	070-00-00-003.01 072-00-00-004.30 070-00-00-004.00
FILE NAME	Bruner-BachelorRest_Subdv_FINAL.tv

RONALD F. WILLHOIT, PLS
LAND SURVEY/GEOMATICS
307 HIAWATHA TRAIL
FRANKFORT, KY 40601
502-330-1387

THIS PLAT IS OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 MAR 18 (3)(a)

This map was drawn with TRAVERSE PC Software

LEGEND

- Meander Point
- MAG Nail (Set)
- 1/2"x 18" Rebar (Set) with Surveyor's "Orange" I.D. Cap stamped Willhoit PLS 3004
- Well
- Phone Riser
- Water Meter
- Tree (As labeled)
- Hydrant
- 1/2" Rebar (Found) with Surveyor's "Orange" I.D. Cap stamped R&H Survey, PLS 83416
- 1/2" X 18" Rebar (Set) with "Yellow" Cap stamped Witness - Willhoit PLS 3004
- Water Valve
- MAG Nail (Set) with Surveyor's Aluminum Cap stamped Willhoit 3004
- 1/2" Rebar (Found) with Surveyor's "Yellow" I.D. Cap stamped Hicks and Mann, LS 3457,3316
- Boundary (This Survey)
- Adjoiners (By Deed)
- Creek/Stream/Drain
- Utilities Overhead
- Entrance (Existing/Proposed)

Traverse PC