

**NOTES:**

- The source of the title for Bruner Land Company, Inc. in Deed Book 379 Page 401
- The reference basis of bearing for horizontal control and directions on this survey was GPS grid-enhanced using a Hemisphere S631+ base (serial # 21058071) & rover (serial # 21058594) utilizing the Kentucky Coords network RTK corrections were received via a Verizon 4G LTE modem. The type of survey, including static, kinematic, real-time kinematic (RTK) utilizing FieldGenius software time-fixed solutions.
- All monuments found established by GPS - fixed position within 0.05' (Averaged) using FieldGenius 11+ software using a Hemisphere GNSS S631 base/rover. GNSS points are checked and processed using Micro Survey StartNet 12.
- 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 911 for utility location before any construction.
- The parcels/tracts contains no proposed public improvements.
- Plat 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             |
| <b>TOTAL</b> | <b>260.21</b> | <b>3149</b>   |

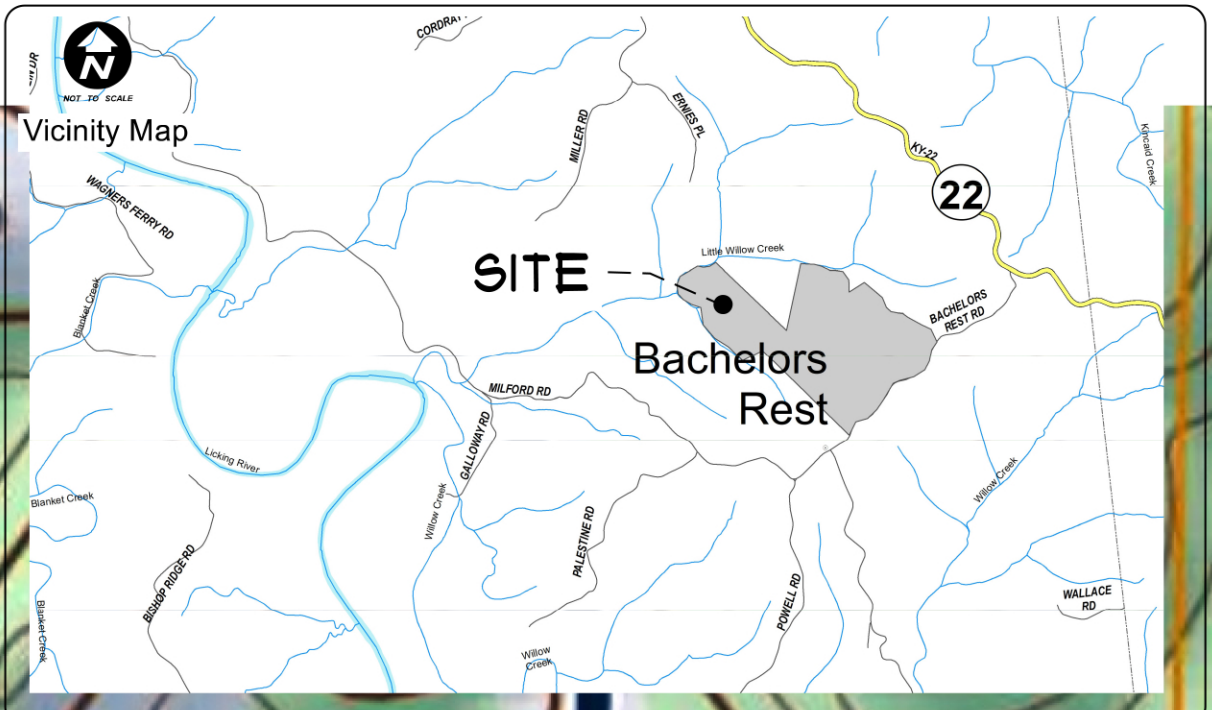
NO. OF RURAL RESIDENTIAL LOTS - 5  
 Front Yard 50' from Bachelors Rest Road  
 Minimum Lot Size - (3.307)  
 Maximum Lot Size - 109.941  
 Total Area in Subdivision = 255.17 Acres  
 Total Area in this Survey = 260.21 Acres

| CURVE | BEARING     | DISTANCE | RADIUS   | ARC LENGTH |
|-------|-------------|----------|----------|------------|
| C1    | N30°34'27"E | 126.55'  | 269.79'  | 127.74'    |
| C2    | N23°54'20"E | 317.82'  | 1590.50' | 318.35'    |
| C3    | N54°04'11"E | 242.05'  | 304.12'  | 248.84'    |
| C4    | N41°16'53"E | 99.90'   | 345.60'  | 100.25'    |
| C5    | N33°59'41"E | 138.29'  | 1014.60' | 138.39'    |
| C6    | S50°04'53"W | 164.81'  | 175.60'  | 171.55'    |
| C7    | S63°27'22"W | 165.63'  | 345.60'  | 167.26'    |

| LINE | BEARING     | DISTANCE | LINE | BEARING     | DISTANCE |
|------|-------------|----------|------|-------------|----------|
| L1   | N52°50'33"W | 141.94'  | L17  | S69°15'41"W | 85.56'   |
| L2   | N64°42'06"W | 61.99'   | L18  | N64°58'27"W | 91.35'   |
| L3   | S87°40'34"W | 114.12'  | L19  | S82°24'00"W | 31.62'   |
| L4   | N78°19'07"W | 41.02'   | L20  | S56°48'32"W | 54.65'   |
| L5   | N65°25'03"W | 131.74'  | L21  | N42°48'30"W | 68.39'   |
| L6   | N25°18'27"W | 25.00'   | L22  | S82°58'38"E | 138.25'  |
| L7   | N24°13'19"W | 22.46'   | L23  | S77°36'08"E | 130.79'  |
| L8   | N78°42'12"E | 49.11'   | L24  | S82°04'21"E | 155.38'  |
| L9   | N73°28'39"E | 69.32'   | L25  | N72°58'13"W | 126.83'  |
| L10  | N64°52'35"E | 170.86'  | L26  | N38°19'51"W | 25.00'   |
| L11  | N62°06'21"E | 126.43'  | L27  | S11°46'07"W | 109.62'  |
| L12  | N58°16'55"E | 73.67'   | L28  | S50°07'58"E | 14.77'   |
| L13  | N47°11'25"E | 54.15'   | L29  | N38°58'29"E | 182.16'  |
| L14  | N6°00'57"W  | 35.31'   | L30  | N45°43'13"W | 25.00'   |
| L15  | N56°36'36"W | 70.05'   | L31  | S75°21'50"W | 146.50'  |
| L16  | N77°59'55"W | 147.64'  | L32  | N33°52'33"W | 271.30'  |



GRID NORTH NAD83 (2011)  
 Kentucky Single Zone (1600)



Latitude Location for POB Reference is 38°39'05.32"N Longitude Location is 84°13'35.96"W GRID NAD83 Kentucky Single Zone - State Plane Coordinate value for Ref. POINT is X: 5352289.33358 Y: 4129470.89885 Theta: 0°56'07" Grid FACTOR is 0.999996365

**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. Johning, aka Kaye Johning, by deed dated October 18, 2023, and recorded in Deed Book 379, Page 401, in the Pendleton County Clerk's Office and hereby adopt this as (our) release of all or 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 (Base/Rover) 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 0.5" + 1.0 ppm. The survey described hereon is an "Urban/Rural" Survey, and the accuracy and precision of said survey meet the specifications of this class. Bearings 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 set forth 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 of 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 recorder of Pendleton County at the city of Falmouth, Kentucky, on this day of 20 at (time)

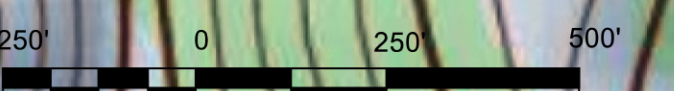
Signature of Clerk/Recorder Date

**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: \_\_\_\_\_



Map Date: 9-23-2024

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          | SURVEY DATE                        |
|----------------|------------------------------------|
| 250 F/In       | 02-09-2024                         |
| JOB            | DWN BY                             |
| 23-3004-205    | RFW                                |
| MAP REFERENCE: | 073-00-00-0022.01                  |
|                | 073-00-00-0004.00                  |
|                | 073-00-00-0006.00                  |
| FILE NAME      |                                    |
|                | Bruner-BachelorRest_Subv_FINAL.tvw |

**RONALD F. WILLHOIT, PLS**  
 LAND SURVEYING/GEOMATICS  
 307 HAWAIIA TRAIL  
 FRANKFORT, KY 40601  
 502-330-1367

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 15.150. 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 Without 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 #3416
- 1/2" X 18" Rebar (Set) with "Yellow" Cap stamped Witness - Without PLS 3004
- Water Valve
- MAG Nail (Set) with Surveyor's Aluminum Cap stamped Without 3004
- 1/2" Rebar (Found) with Surveyor's "Yellow" I.D. Cap stamped Hooks and Mann, LS 3409, 3316
- Boundary (This Survey)
- Adjoiners (By Deed)
- Creek/Stream/Drain
- Utilities Overhead
- Entrance (Existing/Proposed)

# Bachelors Rest