

LEGEND

- Telephone Riser Box
Utility Pole
Witness Rebar (Set) with Surveyor's
"Yellow" i.d. Cap stamped Willhoit 3004
MAG Nail (Found) in Road
5/8" Rebar (Found) with Surveyor's i.d.
Cap Stamped "Darnell 3553"
1/2" Rebar (Found) without Surveyor's
i.d. Cap
1/2" x 18" Rebar (Set) with Surveyor's
"Orange" i.d. Cap Stamped Willhoit 3004
MAG Nail (Set) in Road
1/2" Rebar (Found) with Surveyor's
"orange" i.d. stamped R&H Survey PLS 3416
Tree (as Labeled)
5/8" Rebar (Found) with Surveyor's
i.d. Cap stamped RDH PLS 3264
Boundary (This Survey)
Existing Wire Fence
Adjoiners (by Deed)
Overhead Utilities Power
Utilities Gas
Stream
Centerline
Site Control 1/2" x 18" Rebar (Set)
with "Red" i.d. cap stamped Control
Abandoned Cistern (Found)

LINE	BEARING	DISTANCE
L1	N72°57'46"E	21.25'
L2	N22°41'47"E	65.14'
L3	S26°24'17"W	29.95'
L4	N37°06'21"W	137.63'
L5	S26°24'17"W	29.93'
L6	N36°55'03"W	175.35'
L7	N37°06'21"W	29.46'
L8	S26°24'17"W	29.97'
L9	N36°54'27"W	113.40'
L10	S26°24'17"W	21.78'
L11	N37°30'54"W	130.51'
L12	S19°09'41"W	21.21'
L13	S73°03'05"W	19.08'
L14	S71°28'03"W	57.95'
L15	S89°10'11"W	136.05'
L16	N43°20'24"E	20.28'
L17	N55°32'44"E	50.00'
L18	S71°16'30"E	93.80'
L19	N30°11'18"W	40.53'
L20	S26°27'18"W	21.71'
L21	N37°03'00"W	144.00'
L22	N34°44'58"W	205.84'
L23	N37°30'54"W	200.73'
L24	N36°53'54"W	190.64'
L25	N37°06'21"W	272.41'
L26	N36°24'27"W	312.41'

OWNERS 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____

BRUNER LAND COMPANY, INC.
DOUGLAS R. BRUNER, PRESIDENT

SITE STATISTICS / SUMMARY

Minimum Lot Size: 5.00 Acres
Maximum Lot Size: 23.12 Acres
Total Area by Deed: 95.97 Acres
Total Area this Survey Subdivision: 95.97 Acres

LOT NO	ACRES	ROAD FRONTAGE	
		KY 617	KY 1476
1	5.00	722	500
2	5.00	395	353
3	5.00	314	282
4	6.26	336	298
5	23.12	594	0
5A	10.00	NO ROAD FRONTAGE	
6	21.46	477	0
7	20.13	841	0
TOTAL	95.97		

SURVEY REFERENCES:

R&H SURVEY (PLS 3416) DATED 2/8/2020
DARNELL ENGINEERING (PLS 3553) DATED 1/23/2018
RDH SURVEY (PLS 3264) DATED 9/1/1999

KEVIN DRYDEN
DEED BOOK 43 PAGE 749
PVA MAP 20-1

ROBERT WITZEL
DEED BOOK 75 PAGE 766
PVA MAP 20-9

LOT 5A
10.00 Acres

NOTE:
LOT 5A IS NOT FOR CONVEYANCE OF BUILDING DEVELOPMENT BY ITSELF, FOR ATTACHMENT TO ADJACENT LAND IN THE SAME OWNERSHIP. FOR CONSOLIDATION ONLY.

ROBERT WITZEL
DEED BOOK 70 PAGE 37
PVA MAP 20-7.1

SANDRA MCCONNELL
DEED BOOK 51 PAGE 246
PVA MAP 20-6.1

LOT 5
23.12 ACRES

LOT 6
21.46 ACRES

LOT 7
20.13 ACRES

LOT 1
5.00 ACRES

LOT 2
5.00 ACRES

LOT 3
5.00 ACRES

LOT 4
6.26 ACRES

LATITUDE LOCATION FOR P.O.B. REFERENCE IS 38°28'57.667" N LONGITUDE IS 84°05'46.924" W GRID IS NAD 83 KENTUCKY SINGLE ZONE - STATE PLANE COORDINATE VALUE FOR REFERENCE POINT IS X: 5394583.205 Y: 4067655.644; THETA 1°00'55" GRID FACTOR 0.99999084

NOTES:

1. THE SOURCE OF THE TITLE FOR BRUNER LAND COMPANY, INC. IN DEED BOOK 75 PAGE 568
2. THIS SURVEY WAS CONDUCTED USING SURVEY GRADE CHCNAV 183 BASE (SERIAL # 4268796) & ROVER (SERIAL # 4268797) UTILIZING THE KENTUCKY CORRS NETWORK. RTK NODE ON A LOCAL COORDINATES USING LANDSTAR 8 RUNNING ON A TRIPLER CONTROLLER. THE BASE RECEIVER WAS LOCATED ON A CONTROL POINT IDENTIFIED AS THE BASIS OF COORDINATES WITH THE BASE DATA PROCESSED USING THE NGS "OPUS" UTILITY. THE BASIS OF BEARING WERE DERIVED FROM GPS OBSERVATIONS ON THIS CONTROL POINT AND ARE GEODETIC. DISTANCES SHOWN AS MEASURED HAVE BEEN REDUCED TO HORIZONTAL FIELD DISTANCES WITH A SCALE FACTOR OF 1.
3. ALL MONUMENTS FOUND ESTABLISHED BY GPS - FIXED POSITION WITHIN 0.05' (AVERAGED) USING LANDSTAR 8 SOFTWARE USING A CHCNAV 183 BASE/ROVER. GNSS POINTS ARE CHECKED AND PROCESSED USING MICRO SURVEY STARTNET I3.
4. 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 THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS.
5. IN PROVIDING THIS BOUNDARY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OF LOCATION OF ANY UTILITIES EXISTING ON SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. CALL 811 BEFORE YOU DIG.
6. PROPERTY SHOWN IS SUBJECT TO THOSE RESTRICTIONS SET FORTH BY THE RESPECTIVE COUNTY PLANNING COMMISSION (IF ANY) FOR ITS RESPECTIVE ZONE.
7. PROPERTY PLATTED HEREON IS SUBJECT TO 20-FOOT WATERLINE EASEMENT LOCATED ON THE WEST SIDE OF KY HWY 617 FOR THE CONSTRUCTION OF 3-INCH WATERLINE, AS RECORDED IN DEED BOOK 53 PAGE 67.
8. ACCORDING TO FIRM MAP 2101C0125C, DATED 05/20/2010 NO PARCELS AS SHOWN HEREON LIE WITHIN THE 100 YEAR FLOOD LIMIT.

LAND SURVEYOR 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 CHCNAV 183 (BASE/ROVER) MULTI-FREQUENCY GNSS SMART ANTENNA WITH LANDSTAR 8 SOFTWARE REFERENCE KY SINGLE ZONE (NAD83). THE RELATIVE POSITIONAL ACCURACY @ 95% FOR ALL POINTS COLLECTED USING GPS DOES NOT EXCEED (CALCULATED RPA = 0.02' + 200 PPM). THE SURVEY DESCRIBED HEREON IS AN "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 _____

REV: DESCRIPTION: _____ BY: DATE: _____

STATUS: SURVEY PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 15:0

RONALD WILLHOIT
LAND SURVEYING / GEOMATICS
307 HIAWATHA TRAIL - FRANKFORT, KY. 40601
502-330-1367
EMAIL: RONWILLHOIT@GMAIL.COM

CLIENT: BRUNER LAND COMPANY, INC.
59890 VOCATIONAL ROAD
P.O. BOX 98
BYESVILLE, OHIO 43723

OWNER: BRUNER LAND COMPANY, INC.
59890 VOCATIONAL ROAD
P.O. BOX 98
BYESVILLE, OHIO 43723

LOCATION: 1066 PIQUA KENTONTOWN PIKE
MT. OLIVET, KENTUCKY 41064
ROBERTSON COUNTY, KENTUCKY

TITLE: BRUNER LAND COMPANY
PIQUA-KENTONTOWN SUBDIVISION

SCALE: 200 FT/I SURVEY DATE: 1-2-2025 DRAWN BY: RFW MAP DATE: 4-25-2025

FILE NAME: PIQUA_KENT_P251.TRV JOB: 251

MAP REFERENCE: 020-00-00-003.00



GRID NORTH
ESTABLISHED BY KY STATE PLANE
COORDINATES
NAD 83 (2011)

KENTUCKY SINGLE ZONE
NGS GEOID 18

MICHAEL BUCKLER
DEED BOOK 66 PAGE 309
PVA MAP 20-4

LATITUDE LOCATION FOR CONTROL REFERENCE IS 38°28'53.58450" N
LONGITUDE IS 84°05'41.21999" W ORTHO HEIGHT = 742.94 NAVD88
KENTUCKY SINGLE ZONE - GEOID18 SPC (1600 KY 12)
NGS OPUS SOLUTION REPORT

