CURVE	BEARING	DISTANCE	RADIUS	ARC LENGTH
C1	N33° 55'27"E	87.07'	389.00'	87.25'
C2	N41° 43'07"E	216.84'	417.00'	219.36'
C3	N69° 31'48"E	166.42'	627.00'	166.91'
C4	N54° 50'21"E	138.21'	200.00'	141.11'
C5	N55° 57'29"E	372.76'	534.00'	380.78'
C6	N77° 19'57"E	17.64'	534.00'	17.64'
C7	N66° 46'15"E	200.08'	348.00'	202.95'
C8	N77° 09'38"E	138.71'	198.00'	141.71'
C9	S49° 07'50"E	224.08'	269.00'	231.12'
C10	S13° 46'03"E	145.46'	612.00'	145.80'
C11	S31° 57'41"E	208.55'	426.00'	210.69'
C12	N37° 10'44"E	106.24'	414.00'	106.53'
C13	N41° 37'46"E	203.45'	392.00'	205.81'
C14	N69° 32'55"E	159.59'	602.00'	160.06'
C15	N54° 45'48"E	156.72'	225.00'	160.08'
C16	N56° 59'19"E	370.29'	509.00'	378.98'
C17	N67° 00'01"E	206.52'	373.00'	209.25'
C18	N76° 53'21"E	119.24'	173.00'	121.74'
C19	S48° 55'36"E	201.38'	244.00'	207.59'
C20	S13° 42'03"E	139.51'	587.00'	139.84'
C21	S31° 54'04"E	220.98'	451.00'	223.25'

SITE STATISTICS/SUMMARY

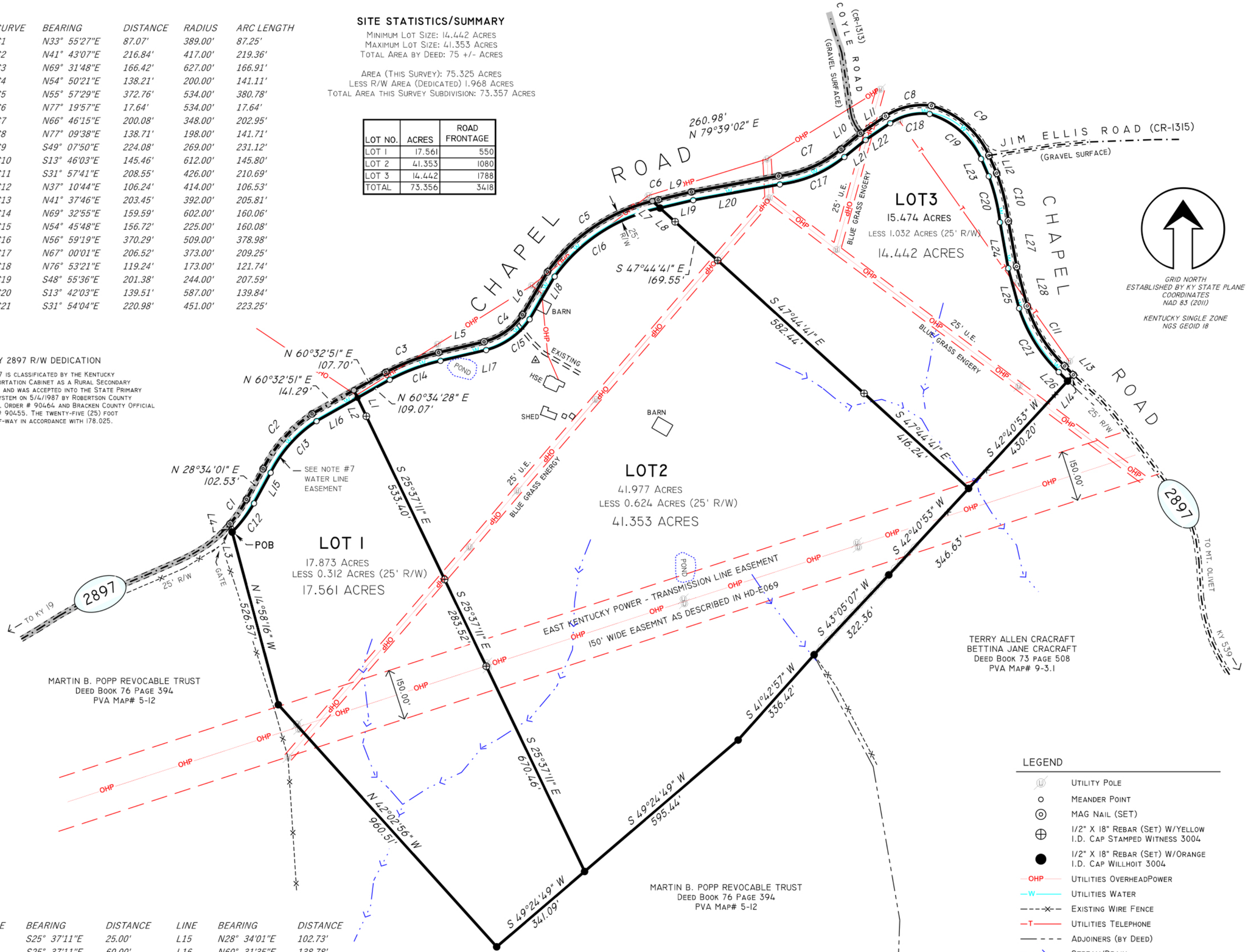
MINIMUM LOT SIZE: 14.442 ACRES
MAXIMUM LOT SIZE: 41.353 ACRES
TOTAL AREA BY DEED: 75 +/- ACRES

AREA (THIS SURVEY): 75.325 ACRES
LESS R/W AREA (DEDICATED) 1.968 ACRES
TOTAL AREA THIS SURVEY SUBDIVISION: 73.357 ACRES

LOT NO.	ACRES	ROAD FRONTAGE
LOT 1	17.561	550
LOT 2	41.353	1080
LOT 3	14.442	1788
TOTAL	73.356	3418

KY 2897 R/W DEDICATION

KY 2897 IS CLASSIFICATED BY THE KENTUCKY TRANSPORTATION CABINET AS A RURAL SECONDARY SYSTEM, AND WAS ACCEPTED INTO THE STATE PRIMARY ROAD SYSTEM ON 5/4/1987 BY ROBERTSON COUNTY OFFICIAL ORDER # 90464 AND BRACKEN COUNTY OFFICIAL ORDER # 90455. THE TWENTY-FIVE (25) FOOT RIGHT-OF-WAY IN ACCORDANCE WITH 178.025.



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S25° 37'11"E	25.00'	L15	N28° 34'01"E	102.73'
L2	S25° 37'11"E	60.00'	L16	N60° 31'35"E	138.78'
L3	N14° 58'16"W	10.00'	L17	N76° 40'41"E	138.09'
L4	N14° 58'16"W	15.00'	L18	N30° 20'57"E	146.10'
L5	N76° 40'41"E	137.64'	L19	N76° 40'02"E	100.32'
L6	N30° 20'57"E	146.34'	L20	N79° 39'02"E	259.45'
L7	S47° 44'41"E	30.57'	L21	N51° 25'11"E	80.35'
L8	S47° 44'41"E	60.00'	L22	N55° 35'55"E	87.71'
L9	N76° 40'31"E	100.61'	L23	S23° 46'17"E	55.95'
L10	N50° 42'49"E	74.32'	L24	S10° 06'36"E	137.78'
L11	N55° 35'55"E	89.19'	L25	S15° 12'42"E	122.25'
L12	S23° 46'17"E	56.81'	L26	S44° 25'41"E	37.16'
L13	S44° 25'41"E	36.26'	L27	S10° 06'36"E	135.97'
L14	S42° 40'53"W	25.03'	L28	S15° 12'42"E	120.58'

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.

_____, 20_____
DATE

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

STATE of KENTUCKY
RONALD F. WILLHOIT 3004
LICENSED PROFESSIONAL LAND SURVEYOR

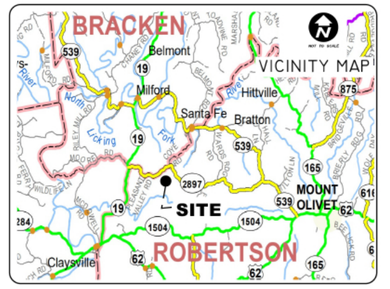
GRID NORTH
ESTABLISHED BY KY STATE PLANE COORDINATES
NAD 83 (2011)

KENTUCKY SINGLE ZONE
NGS GEOID 18

LEGEND

- UTILITY POLE
- MEANDER POINT
- MAG NAIL (SET)
- 1/2" X 18" REBAR (SET) W/YELLOW I.D. CAP STAMPED WITNESS 3004
- 1/2" X 18" REBAR (SET) W/ORANGE I.D. CAP WILLHOIT 3004
- OHP — UTILITIES OVERHEADPOWER
- W — UTILITIES WATER
- EXISTING WIRE FENCE
- T — UTILITIES TELEPHONE
- ADJOINERS (BY DEED)
- STREAM/DRAIN
- CENTERLINE
- COUNTY LINE BRACKEN/ROBERTSON
- BASE- CONTROL GNSS 1/2" X 18" REBAR (SET) W/RED I.D. CAP STAMPED CONTROL
  4092848.180/5381824.988
  38°33'10"N/84°08'20"W

200' 0 200' 400'
GRAPHICAL SCALE: 1 INCH = 200 FEET



LATITUDE LOCATION FOR P.O.B. REFERENCE IS 38°33'06.021" N LONGITUDE IS 84°08'33.240 W GRID IS NAD 83 KENTUCKY SINGE ZONE - STATE PLANE COORDINATE VALUE FOR REFERENCE POINT IS X: 5380931.3274 Y: 4092342.4296: THETA 0°59'13" GRID FACTOR 0.999974194

NOTES:

1. THE SOURCE OF THE TITLE FOR BRUNER LAND COMPANY, INC. IN DEED BOOK 76 PAGE 439
2. THIS SURVEY WAS CONDUCTED USING SURVEY GRADE CHCNAV I83 BASE (SERIAL # 4268796) & ROVER (SERIAL # 4268797) UTILIZING THE KENTUCKY CORS NETWORK. RTK NODE ON A LOCAL COORDINATES USING LANDSTAR 8 RUNNING ON A TRIPLTEK 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 0.03' (AVERAGED) USING LANDSTAR 8 SOFTWARE USING A CHCNAV I83 BASE/ROVER. GNSS POINTS ARE CHECKED AND PROCESSED USING MICRO SURVEY STARTNET 13.
4. 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.
5. PROPERTY SHOWN IS SUBJECT TO THOSE RESTRICTIONS SET FORTH BY THE RESPECTIVE COUNTY PLANNING COMMISSION (IF ANY) FOR ITS RESPECTIVE ZONE.
6. PROPERTY PLATTED HEREON IS SUBJECT TO 20-FOOT WATERLINE EASEMENT LOCATED ON THE SOUTH & WEST SIDE OF KY HWY 2897 FOR THE CONSTRUCTION OF 4-INCH WATERLINE, AS RECORDED IN DEED BOOK 44 PAGE 552 - BUFFALO TRAIL WATER ASSN.,INC.
7. ACCORDING TO FIRM MAP 21201C0125C, 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 I83 (BASE/ROVER) MULTI-FREQUENCY GNSS SMART ANTENNA WITH LANDSTAR 8 SOFTWARE REFERENCING KY SINGLE ZONE (NAD83). THE RELATIVE POSITIONAL ACCURACY @ 95% FOR ALL POINTS COLLECTED USING GPS DOES NOT EXCEED 0.03' + 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 18:150

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: 4205 CHAPEL ROAD
MT. OLIVET, KENTUCKY 41064
ROBERTSON COUNTY, KENTUCKY

TITLE: **MINOR SUBDIVISION**
BRUNER LAND - CHAPEL ROAD FARMS

SCALE:	SURVEY DATE:	DRAWN BY:	MAP DATE:
200 FT/IN	12-28-2025	RFW	3-9-2026
FILE NAME:	BRUNER-ChapelRoad.TR		JOB: 274
MAP REFERENCE:	009-001		

Traverse PC