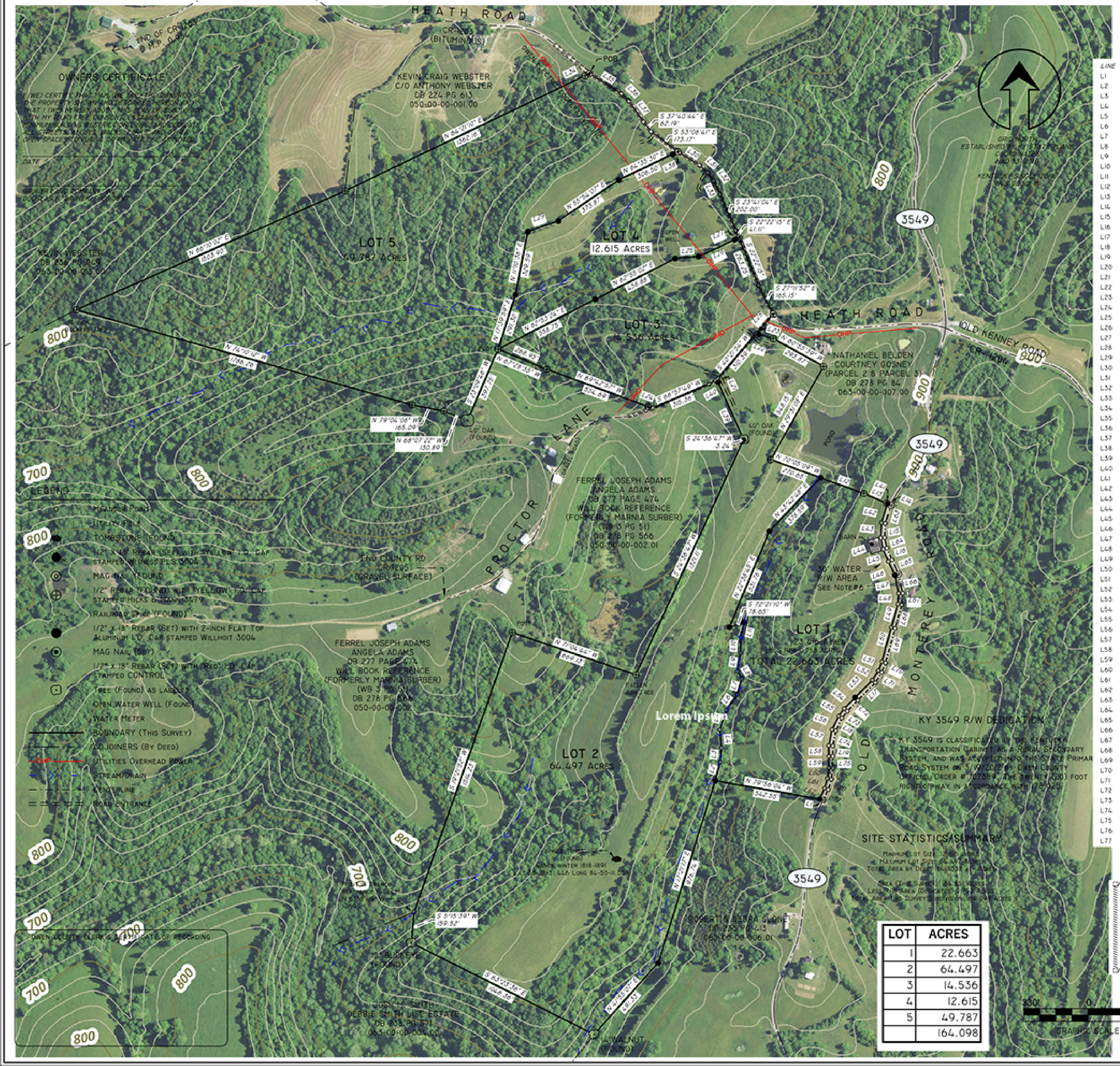
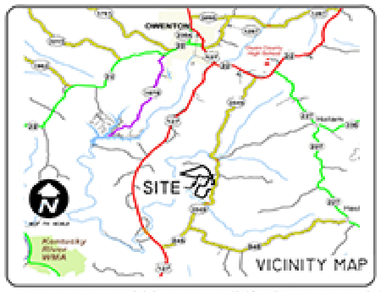


LOT	ACRES
1	22.663
2	64.497
3	14.536
4	12.615
5	49.787
	164.098

LINE	BEARING	DISTANCE
L1	N79°56'06"W	20.10'
L2	N14°16'54"E	98.14'
L3	N5°48'18"E	72.26'
L4	N5°00'57"W	95.57'
L5	N19°13'20"E	105.70'
L6	N36°43'09"E	96.89'
L7	N15°39'35"E	86.82'
L8	N31°07'33"W	42.81'
L9	N9°16'30"E	94.09'
L10	N11°14'58"E	80.30'
L11	N11°48'56"E	77.67'
L12	S70°05'09"E	236.35'
L13	S66°31'47"E	126.54'
L14	S66°31'47"E	25.00'
L15	S2°37'58"W	72.61'
L16	S23°19'44"E	65.26'
L17	S44°48'12"W	127.01'
L18	S26°21'32"W	72.56'
L19	S0°20'53"E	52.60'
L20	S17°09'29"W	54.88'
L21	S24°08'22"E	14.88'
L22	N73°21'43"W	76.52'
L23	N73°21'43"W	14.94'
L24	N69°42'58"W	21.22'
L25	N85°31'37"E	120.35'
L26	N64°56'25"E	203.34'
L27	N64°56'25"E	24.51'
L28	S41°25'43"W	151.73'
L29	N70°37'45"E	165.14'
L30	S58°14'41"E	128.72'
L31	S47°40'20"E	57.42'
L32	S35°43'21"E	51.52'
L33	S25°29'46"E	76.00'
L34	N64°21'07"E	25.04'
L35	S57°56'43"E	193.18'
L36	S43°51'35"E	55.50'
L37	S35°29'55"E	130.55'
L38	N64°35'30"E	29.14'
L39	S24°08'22"E	320.52'
L40	S60°35'46"W	47.04'
L41	S66°31'47"E	4.89'
L42	S17°27'25"W	101.81'
L43	S2°37'58"W	77.73'
L44	S11°41'44"E	60.07'
L45	S25°19'44"E	67.65'
L46	S25°14'55"E	78.45'
L47	S11°57'33"E	94.11'
L48	S4°15'29"W	56.42'
L49	S15°54'18"W	124.08'
L50	S15°21'50"W	182.22'
L51	S22°12'31"W	49.36'
L52	S31°48'03"W	57.66'
L53	S44°48'12"W	126.82'
L54	S44°18'14"W	79.55'
L55	S36°57'28"W	47.50'
L56	S26°21'32"W	77.07'
L57	S11°12'41"W	83.48'
L58	S0°20'53"E	54.69'
L59	S0°43'32"E	58.65'
L60	S7°51'09"W	55.69'
L61	S17°09'29"W	51.91'
L62	S24°19'32"W	61.89'
L63	S17°27'25"W	97.10'
L64	S11°41'44"E	55.52'
L65	S25°14'55"E	80.44'
L66	S11°57'33"E	99.29'
L67	S4°15'29"W	59.31'
L68	S15°54'18"W	126.03'
L69	S15°21'50"W	183.32'
L70	S22°12'31"W	52.23'
L71	S31°48'03"W	61.62'
L72	S44°18'14"W	78.16'
L73	S36°57'28"W	44.36'
L74	S11°12'41"W	78.80'
L75	S0°43'32"E	60.08'
L76	S7°51'09"W	58.82'
L77	S24°50'42"W	58.10'



LATITUDE LOCATION FOR P.O.B. REFERENCE IS 38°29'10.1861" N LONGITUDE IS 84° 50'12.758" W GRID IS NAD 83 KENTUCKY SINGLE ZONE - STATE PLANE COORDINATE VALUE FOR REFERENCE POINT IS X: 5182656.7480 Y: 4066108.2120; THETA 0°35'39" GRID FACTOR 0.9999961535

NOTES:

1. THE SOURCE OF THE TITLE FOR BRUNER LAND COMPANY, INC. IN DEED BOOK 278 PAGE 081
2. THIS SURVEY WAS CONDUCTED USING SURVEY GRADE CHCNAV i83 BASE (SERIAL # 4268706) & ROVER (SERIAL # 4268797) UTILIZING THE KENTUCKY CORS NETWORK. RTK NODE ON A LOCAL COORDINATES USING LANDSTAR 8 RUNNING ON A TRIMTER 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 STARPLNET I.5.
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 50-FOOT WATERLINE EASEMENT LOCATED ON THE WEST SIDE OF KY HWY 3549 FOR THE CONSTRUCTION OF 4-INCH WATERLINE, AS RECORDED IN DEED BOOK 208 PAGE 481 - KENTUCKY AMERICAN WATER COMPANY.
7. ACCORDING TO FIRM MAP 21187C0225C, DATED 05/02/2011 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 REFERENCING KY SINGLE ZONE (NAD83). THE RELATIVE POSITIONAL ACCURACY @ 95% FOR ALL POINTS COLLECTED USING GPS DOES NOT EXCEED 0.030' + 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		

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

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: KY 3549 (OLD MONTEREY ROAD) & HEATH ROAD
OWEN COUNTY, KENTUCKY

TITLE: **MINOR SUBDIVISION**
BRUNER LAND COMPANY, INC.
OWEN COUNTY, KENTUCKY

SCALE:	SURVEY DATE:	DRAWN BY:	MAP DATE:
330 FT/IN	1-5-2026	RFW	1-22-2026
FILE NAME:	BRUNER-HEATH RD.TRV		JOB: 272
MAP REFERENCE:	063-00-00-00-007.07		

Traverse PC