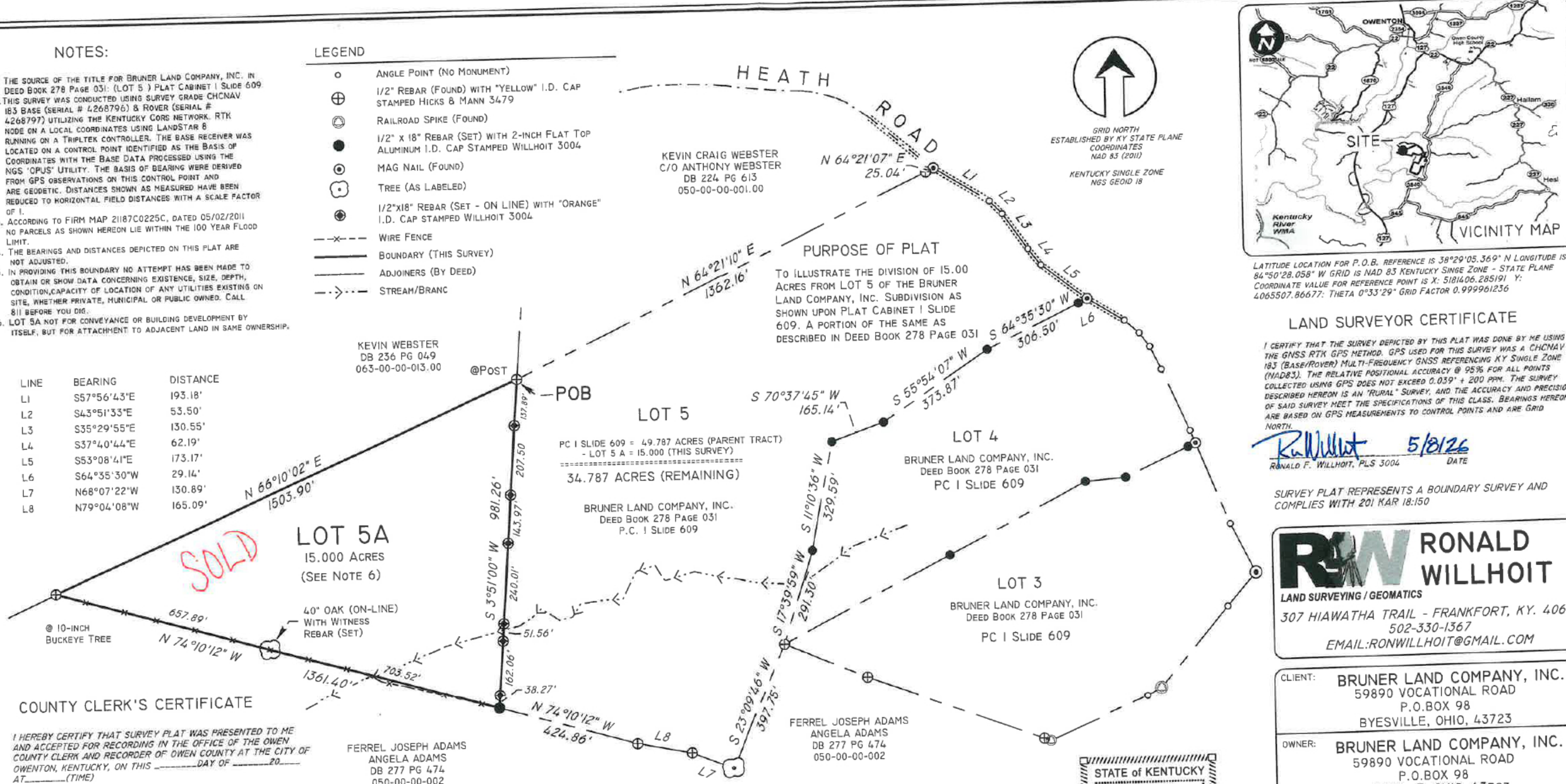
NOTES:

1. THE SOURCE OF THE TITLE FOR BRUNER LAND COMPANY, INC. IN DEED BOOK 278 PAGE 031: (LOT 5) PLAT CABINET I SLIDE 609
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. ACCORDING TO FIRM MAP 21187C0225C, DATED 05/02/2011 NO PARCELS AS SHOWN HEREON LIE WITHIN THE 100 YEAR FLOOD LIMIT.
4. THE BEARINGS AND DISTANCES DEPICTED ON THIS PLAT ARE NOT ADJUSTED.
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. LOT 5A NOT FOR CONVEYANCE OR BUILDING DEVELOPMENT BY ITSELF, BUT FOR ATTACHMENT TO ADJACENT LAND IN SAME OWNERSHIP.

LEGEND

- ANGLE POINT (NO MONUMENT)
- 1/2" REBAR (FOUND) WITH "YELLOW" I.D. CAP STAMPED HICKS & MANN 3479
- RAILROAD SPIKE (FOUND)
- 1/2" X 18" REBAR (SET) WITH 2-INCH FLAT TOP ALUMINUM I.D. CAP STAMPED WILLHOIT 3004
- MAG NAIL (FOUND)
- TREE (AS LABELED)
- 1/2"X18" REBAR (SET - ON LINE) WITH "ORANGE" I.D. CAP STAMPED WILLHOIT 3004
- WIRE FENCE
- BOUNDARY (THIS SURVEY)
- ADJOINERS (BY DEED)
- STREAM/BRANC

LINE	BEARING	DISTANCE
L1	S57°56'43"E	193.18'
L2	S43°51'33"E	53.50'
L3	S35°29'55"E	130.55'
L4	S37°40'44"E	62.19'
L5	S53°08'41"E	173.17'
L6	S64°35'30"W	29.14'
L7	N68°07'22"W	130.89'
L8	N79°04'08"W	165.09'



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

KENTUCKY SINGLE ZONE
NGS GEOID 18

LATITUDE LOCATION FOR P.O.B. REFERENCE IS 38°29'05.369" N LONGITUDE IS 84°50'28.058" W GRID IS NAD 83 KENTUCKY SINGE ZONE - STATE PLANE COORDINATE VALUE FOR REFERENCE POINT IS X: 5181406.285191 Y: 4065507.86677: THETA 0°33'29" GRID FACTOR 0.999961236

PURPOSE OF PLAT

TO ILLUSTRATE THE DIVISION OF 15.00 ACRES FROM LOT 5 OF THE BRUNER LAND COMPANY, INC. SUBDIVISION AS SHOWN UPON PLAT CABINET I SLIDE 609. A PORTION OF THE SAME AS DESCRIBED IN DEED BOOK 278 PAGE 031

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 0.039' + 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 5/8/26

SURVEY PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

COUNTY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT SURVEY PLAT WAS PRESENTED TO ME AND ACCEPTED FOR RECORDING IN THE OFFICE OF THE OWEN COUNTY CLERK AND RECORDER OF OWEN COUNTY AT THE CITY OF OWENTON, KENTUCKY, ON THIS _____DAY OF _____20____ AT_____(TIME)

_____
SIGNATURE OF CLERK/RECORDER DATE

OWEN COUNTY CLERK'S CERTIFICATE OF RECORDING

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: _____

OWNER'S 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

0 300' 600'
GRAPHICAL SCALE: 1" = 100 FEET

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: PROCTOR LANE
OWEN COUNTY, KENTUCKY

TITLE: **PARTIAL BOUNDARY SURVEY & DIVISION LOT 5**
BRUNER LAND COMPANY, INC.

SCALE:	SURVEY DATE:	DRAWN BY:	MAP DATE:
300 FT/IN	4-24-2026	RFW	5-8-2026
FILE NAME:	BRUNER-HEATH_THREE.TRV		283
MAP REFERENCE	067-00-00-007.07		