

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME, BY METHOD OF RANDOM TRAVERSE FROM EVIDENCE FOUND OF RECORD AND IN THE FIELD, USING A TOPCON 903A - ROBOTIC TOTAL STATION WITH RADIAL TIES TO EXISTENT MONUMENTS, CORNERS, AND EVIDENCE OF CORNERS, AND RADIAL STAKE-OUT OF SET CORNERS OR BY USING APPROPRIATE GPS METHODS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:16,773. THE TRAVERSE WAS NOT ADJUSTED. THE RELATIVE POSITIONAL ACCURACY FOR GPS METHOD WAS  $\pm 0.10''/200$  PPM OR GREATER. THE SURVEY AS SHOWN HEREON IS AN URBAN/RURAL SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL SPECIFICATIONS OF THIS CLASS. THE REFERENCE MERIDIAN BASIS FOR DIRECTIONS ON THIS SURVEY WAS GPS ENHANCED.

RONALD F. WILLHOIT, PLS 3004 DATE  
307 HAWAIIA TRAIL  
FRANKFORT, KY 40601  
502-336-1957

## LEGEND

- ANGLE POINT
- MAG NAIL (SET)
- 1/2" X 18" REBAR (SET) WITH SURVEYORS  
I.D. CAP "ORANGE" - WILLHOIT 3004
- TREE (AS LABELED)
- MAG NAIL (SET) WITH SURVEYORS  
I.D. WASHER - WILLHOIT 3004
- EXISTING WIRE FENCE
- BOUNDARY (THIS SURVEY)
- ROAD (OUTLINE)
- DRAINSTREAM
- SETBACK LINE
- UTILITIES POWER

## OWNER'S CERTIFICATE

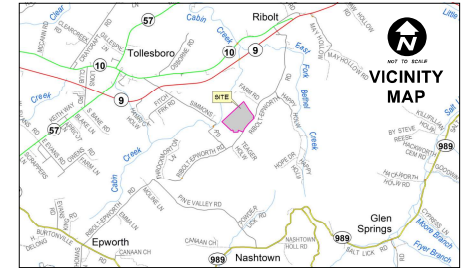
I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ 20\_\_\_\_  
OWNER \_\_\_\_\_  
OWNER \_\_\_\_\_

## CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR LEWIS COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

DATE \_\_\_\_\_ 20\_\_\_\_  
Chairman or Secretary,  
Lewis County Planning Commission



Latitude Location for P.O.B. is 38°32' 33.186"W Longitude Location is 83°32'10.504"W GRID is NAD83  
Kentucky Single Zone - State Plane Coordinate value for Ribolt POINT is X: 5554396.645 Y: 4092774.667  
Zone 17 121537

GRID TO GROUND 1.0000568625006  
GROUND TO GRID 0.99943320712138

BASIS OF BEARING - GRID NORTH  
KY STATE PLANE - NAD 83 SINGLE ZONE  
MAGNETIC DECLINATION 0 Deg 41.02' West  
GRID DECLINATION: S Deg 6.75' West  
Convergence Angle 1 Deg 34.86' West

## ZONING STATEMENT

THE ZONING DISTRICT INFORMATION DEPICTED ON THIS RECORD PLAT MEETS THE MINIMUM REQUIREMENTS FOR AN AGRICULTURAL DIVISION (ALL LOTS CONTAIN A MINIMUM 5 ACRES IN AREA WITH A MINIMUM 50' FRONTAGE ON A PUBLIC ROADWAY), WITH NO REQUIRED VARIANCES NECESSITATED.

## SITE STATISTICS

MIN LOT SIZE: 8.960 ACRES  
5 LOTS  
Before Boundary/Subdivision Survey  
122.9 Acres  
Deed Book 270 Page 724

LOT 1 = 50.553 Acres FRONTAGE = 294 Ft  
LOT 2 = 43.036 Acres FRONTAGE = 50 Ft  
LOT 3 = 8.960 Acres FRONTAGE = 448 Ft  
LOT 4 = 8.986 Acres FRONTAGE = 579 Ft  
LOT 5 = 12.395 Acres FRONTAGE = 419 Ft  
\*\*\*\*\*  
TOTAL AREA = 123.93 ACRES  
(This Survey)

PLAT OF SURVEY FOR  
BRUNER LAND COMPANY, INC.  
59890 VOCATIONAL ROAD  
BYESVILLE, OHIO 43723

## FARM SUBDIVISION OF:

BRUNER LAND COMPANY, INC.  
2458 RIBOLT EPWORTH ROAD  
TOLLESBORO, KENTUCKY 41189

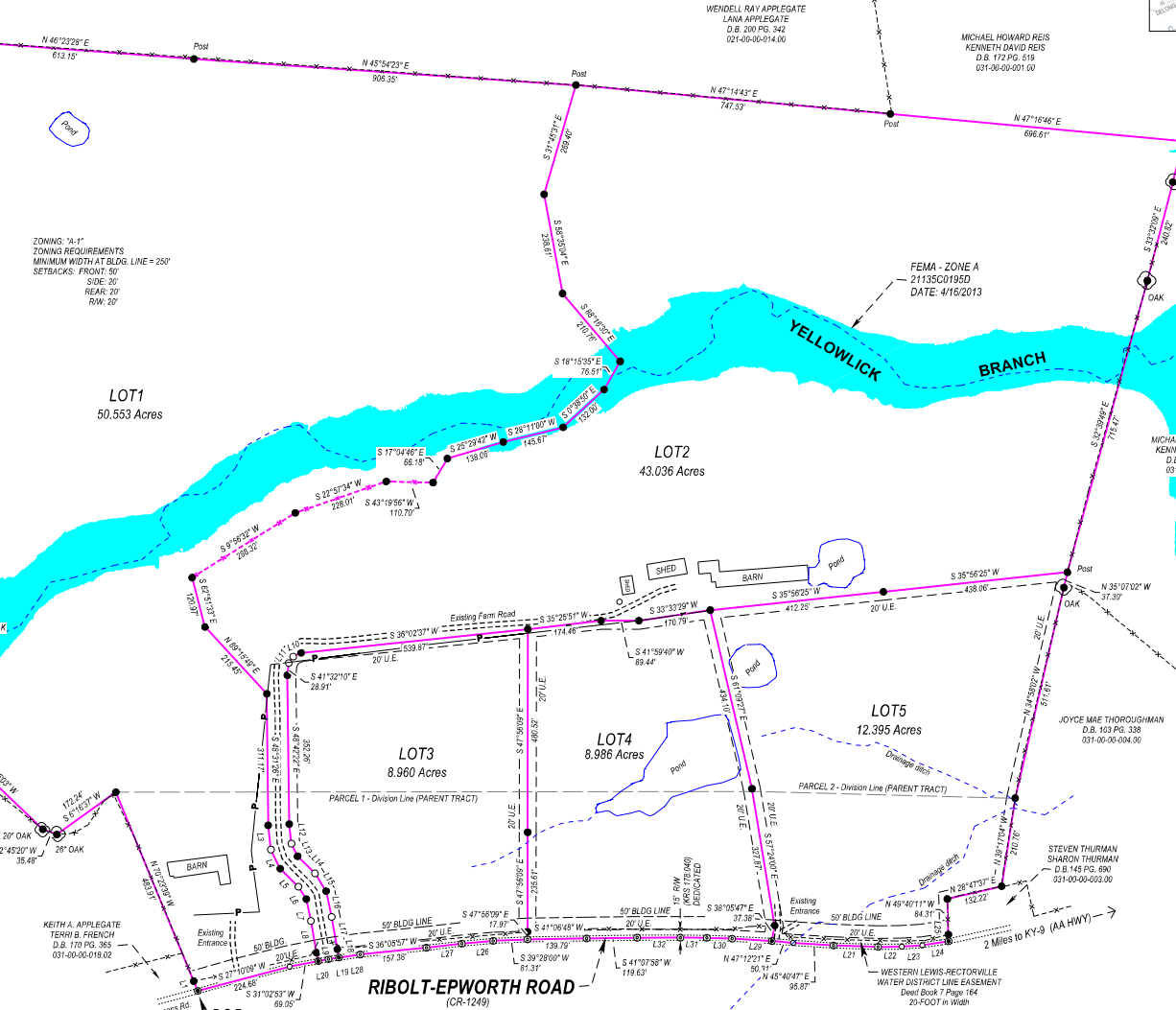
FILE NAME BRUNER_RIBOLT_EPWORTH-SUBD.TRV	DATE 7-27-2021	DRAWN BY RWF
SCALE 200 FvIn	DATE 7-27-2021	DRAWN BY RWF
JOB 21-3004-144	MAP REFERENCE: 031-00-00-002.00	

This map drawn with TRAVERSE PC, Software

SURVEY PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 16:150

## NOTES:

- SOURCE OF TITLE FOR BRUNER LAND COMPANY, INC. IN DB 270 PG 724
- THE REFERENCE BASIS OF BEARING FOR HORIZONTAL CONTROL AND DIRECTIONS ON THIS SURVEY WAS GPS GRID ENHANCED USING A HEIMSPHERE S321 GASS RECEIVER (SERIAL # 19303699) UTILIZING THE KENTUCKY COORDS NETWORK. RTK CORRECTIONS WERE RECEIVED VIA A VERICON M1000. THE TYPE OF SURVEY WAS A VRS REAL TIME NETWORK UTILIZING FIELD GENIUS SOFTWARE TIME FIXED SOLUTIONS OPERATED BY KY COORDS AND KY DOT.
- IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONTAINMENT, CAPACITY OF LOCATION OF ANY UTILITY EXISTING ON SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION AND CHECK GPS MEASUREMENTS OF SAID MAP OR PLAT IS A TOPCON GTS-903A TOTAL STATION, BY METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS.
- ANY MONUMENT SET USING GPS DERIVED USING KY DOT CONTROL VRS FIXED SOLUTION - REPEAT AVERAGE  $\pm 0.10''$  AVERAGE - EQUIPMENT USING HEIMSPHERE S321 GNSS - DOES NOT EXCEED  $0.10'' \pm 200$  PPM.
- BOUNDARY SURVEY FINISHED JULY 24, 2021



LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N70°22'38"W	25.03'	L12	S54°34'26"E	46.83'	L23	N38°28'24"E	48.83'
L2	N69°05'04"W	75.03'	L13	S73°54'20"E	33.19'	L24	N33°18'28"E	62.82'
L3	S54°34'26"E	57.95'	L14	N66°33'47"E	57.61'	L25	N49°40'09"W	15.76'
L4	S73°54'20"E	50.31'	L15	S60°16'23"E	49.73'	L26	S37°00'16"W	74.60'
L5	N66°33'47"E	60.45'	L16	S60°00'26"E	62.26'	L27	S35°25'07"W	84.45'
L6	S80°16'24"E	35.03'	L17	S58°06'56"E	77.89'	L28	S34°01'58"W	50.77'
L7	S60°00'26"E	52.57'	L18	S58°57'21"E	20.00'	L29	S45°19'42"W	94.48'
L8	S58°17'09"E	76.42'	L19	S30°19'58"W	25.02'	L30	S45°19'43"W	59.52'
L9	S58°17'09"E	20.12'	L20	S30°45'47"W	25.01'	L31	S42°33'08"W	62.85'
L10	S17°14'01"W	20.66'	L21	N43°47'45"E	105.47'	L32	S41°52'02"W	102.41'
L11	S14°16'28"E	18.66'	L22	N41°05'30"E	56.17'			

