

**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 982A - ROBOTIC TOTAL STATION WITH RADIAL TIES TO EXISTING 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 1:15,779. 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  
507 HAWAIIAN DR  
FRANKFORT, KY 40601  
502.339.1387

**OWNER'S CERTIFICATE**

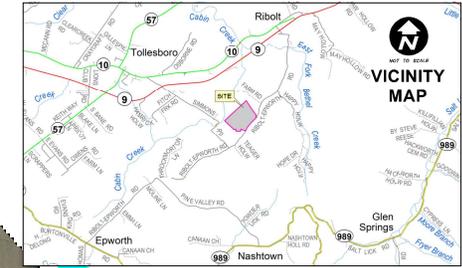
I (WE) CERTIFY THAT I AM (WE ARE), THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC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

DATE \_\_\_\_\_  
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.

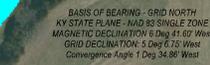
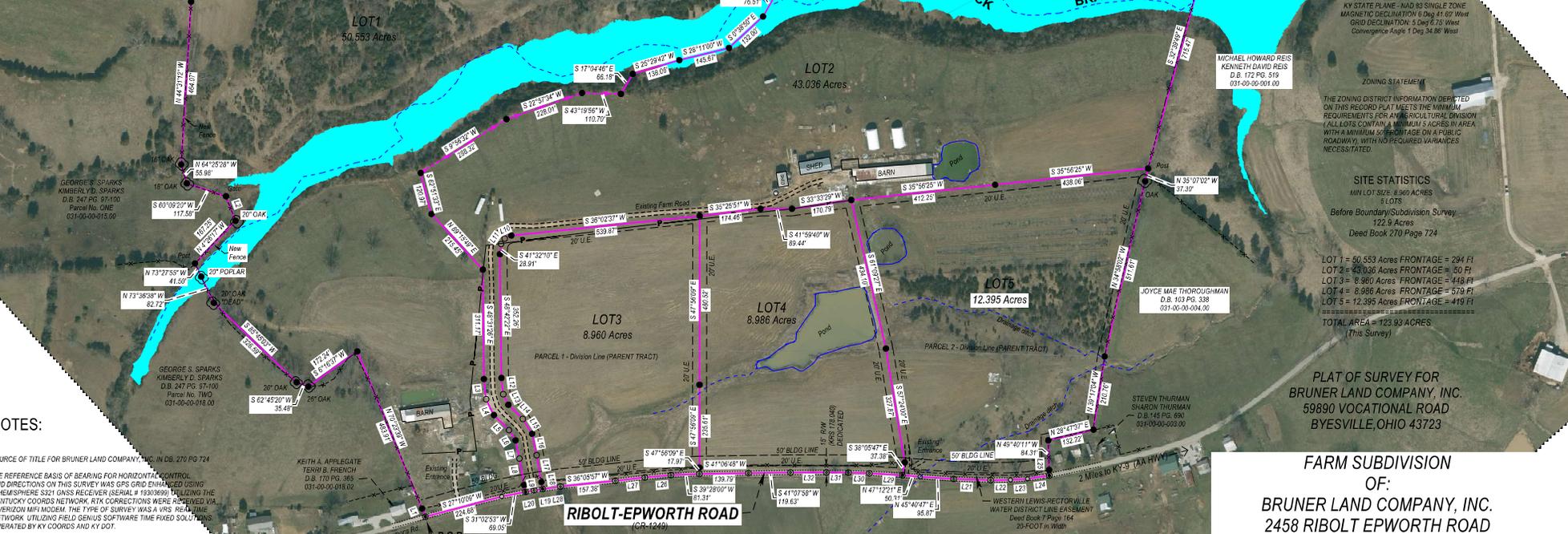
DATE \_\_\_\_\_  
Chairman or Secretary,  
Lewis County Planning Commission



**LEGEND**

- ANGLE POINT
- MAG NAIL (SET)
- 1/2" X 18" REBAR (SET) WITH SURVEYORS I.D. CAP "ORANGE" - WILLHOIT 2004
- TREE (AS LABELED)
- MAG NAIL (SET) WITH SURVEYORS I.D. WASHER - WILLHOIT 2004
- EXISTING WIRE FENCE
- BOUNDARY (THIS SURVEY)
- ROAD (OUTLINE)
- DRAINSTREAM
- SETBACK LINE
- UTILITIES POWER

ZONING: "A-1"  
ZONING REQUIREMENTS  
MINIMUM WIDTH AT BLDG. LINE = 25'  
SETBACKS - FRONT: 50'  
REAR: 20'  
SIDE: 20'  
R.W.: 20'



Latitude Location for P.O.B. is 38°32' 33.196"W Longitude Location is 83°32'10.504"W GRID IS NAD83  
Magnetic Single Zone - State Plane Coordinate value for Ref. POINT is X: 5554396.645 Y: 4092774.667  
Zone: 18T UTM  
GRID TO GROUND 1.0000568625006  
GROUND TO GRID 0.99943207121238

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

**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

**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 HEMSPHERE S321 GASS RECEIVER (SERIAL # 19303690) TALKING THE KENTUCKY COORDS NETWORK. RTX CORRECTIONS WERE RECEIVED VIA A HEMISPHERE MINI MOBILE. THE TYPE OF SURVEY WAS A WGS 84 LINE 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, CONDITION, 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-982A TOTAL STATION. BY METHOD OF RANDOM TRAVERSE WITH SIGHTSHOTS.
- ANY MONUMENT SET USING GPS DERIVED USING KY DOT CONTROL VRS FIXED SOLUTION - REPEAT AVERAGE  $\pm 0.10$  AVERAGE - EQUIPMENT USING HEMISPHERE S321 GASS - DOES NOT EXCEED  $0.10''/200$  PPM.
- BOUNDARY SURVEY FINISHED JULY 24, 2021

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N70°22'39"W	25.03'	L12	S54°34'26"E	46.71'	L23	N38°29'24"E	48.83'
L2	N69°00'04"W	75.03'	L13	S73°54'20"E	33.19'	L24	N52°18'28"E	62.82'
L3	S54°34'26"E	57.85'	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°15'21"E	20.00'	L29	S45°19'42"E	94.48'
L8	S58°17'09"E	76.42'	L19	S34°01'58"W	25.02'	L30	S42°53'43"W	59.52'
L9	S58°17'09"E	20.12'	L20	S30°45'47"W	25.01'	L31	S42°33'06"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'			

**PLAT PURPOSE**

TO ILLUSTRATE THE SPLIT OF FIVE (5) TRACTS FROM A 122 1/2 ACRES FARM AS CONVEYED TO BRUNER LAND COMPANY, INC. ON JANUARY 29, 2021 AND DESCRIBED IN DEED BOOK 270 PAGE 724 AT THE LEWIS COUNTY CLERK'S OFFICE IN VANCEBURG, KENTUCKY.

FILE NAME	BRUNER_RIBOLT_EPWORTH-SUBD.TRV	
SCALE	DATE	DRAWN BY
200 Ft/in	8-9-2021	BRW
JOB	MAP REFERENCE:	
21-3004-144	031-00-00-002.00	

THIS MAP DRAWN WITH TRAVERSE PC, SOFTWARE  
SURVEY PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150