

## 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 962A - ROBOTT 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 1:15,779. THE TRAVERSE WAS NOT ADJUSTED. THE RELATIVE POSITIONAL ACCURACY FOR GPS METHOD WAS  $\pm 0.10''/200'$  PRIMER OR GREATER. THE SURVEY AS SHOWN HEREON IS AN URBAN/RURAL SURVEY AND THE 4-CORNER AND PRECISION OF 3-MIN SURVEY MEETS ALL SPECIFICATIONS OF THIS CLASS. THE REFERENCE MERIDIAN BASIS FOR DIRECTIONS ON THIS SURVEY WAS GPS ENHANCED.

RONALD E. WILHOIT, PLS 3004 DATE 03/15/2021  
307 HAMMILL DR  
FRANKFORT, KY 40601  
502.339.1267

## LEGEND

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

## OWNER'S CERTIFICATE

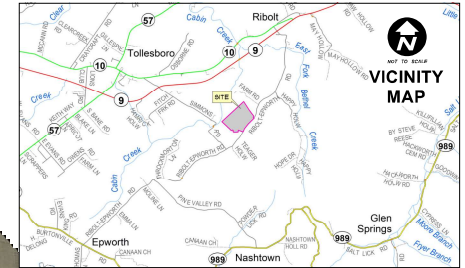
I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC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

DATE \_\_\_\_\_  
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



Latitude Location for P.O.B. is 36°32'33.186"W Longitude Location is 83°32'10.504"W GRID is NAD83  
Kentucky Single Zone - State Plane Coordinate value for Ref. Point is X: 5554396.645 Y: 4092774.667  
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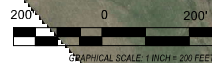
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## NOTES:

- 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 GNSS RECEIVER (SERIAL # 19303690) UTILIZING THE KENTUCKY COORDS NETWORK. RTK CORRECTIONS WERE RECEIVED VIA A VERIZON MOTO MOTO. THE TYPE OF SURVEY WAS A WILSON 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-962A TOTAL STATION, BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS.
- 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



## RIBOLT-EPWORTH ROAD

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N70°22'38"W	25.03'	L12	S54°34'26"E	46.71'	L23	N36°28'24"E	48.83'
L2	N69°00'04"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"E	94.48'
L8	S58°17'09"E	76.42'	L19	S34°01'58"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'			

## PLAT PURPOSE

TO ILLUSTRATE THE SPLIT OF FIVE (5) TRACTS FROM A 122 +/- 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	DATE	DRAWN BY
BRUNER_RIBOLT_EPWORTH-SUBD.TRV	8-9-2021	RFW
SCALE	DATE	DRAWN BY
200 FvIn	8-9-2021	RFW
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 16:150