NOTES.

1. This source of this info for Bruner Land Company, Inc. in Deed Book 378 Page 401
2. The reference basis of bearing for horizontal control and directions on this survey was GPS and enhanced using a Hemisphere S631+ base receiver & Eclipse (serial # 3120B2594) utilizing the Kentucky County of record. RTK corrections were received via a cellular cell modem. The type of survey employed were base station real time kinematic (RTK) using Eclipse software, time i.e.d solutions
3. All monuments found established by GPS - field position error 0.05' (if applied) using Field genius 11+ software using a Hemisphere GNSS - S631 base rover. GNSS points are checked and processed using Micro Survey StarNet 12.
4. In providing this boundary no attempt has been made to locate or show site-constraining easements, size, depth, condition, capacity of location of any utility existing on site, whether private, municipal or public owned. Check with 811 for utility location before any construction
5. The parent tract contains no proposed public improvements
6. Plat approval for residential building development for residential building development is contingent upon issuance of a zoning construction permit from the Pendleton County Health Department, where applicable

SITE STATISTICS

ZONING CLASSIFICATION - RURAL

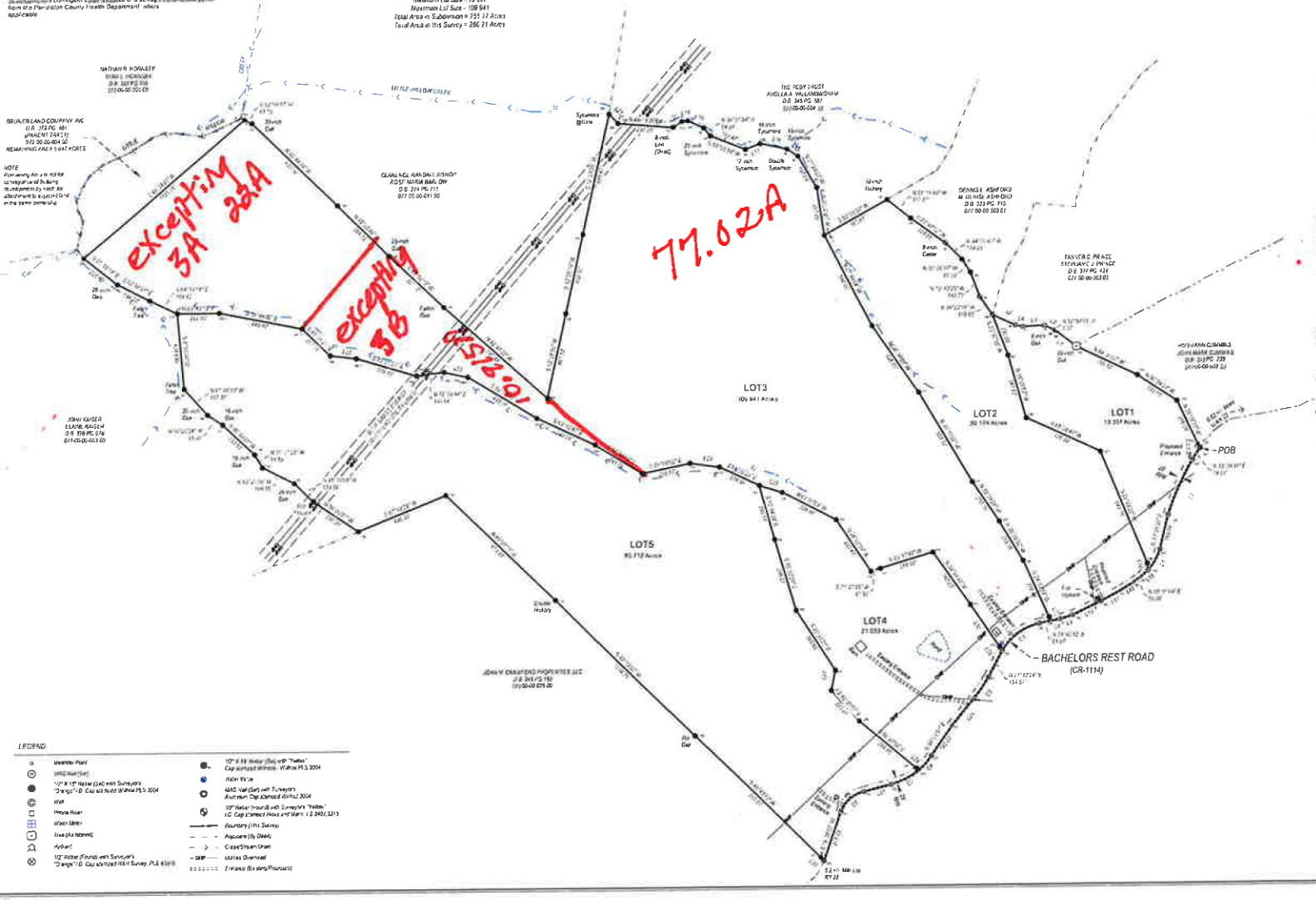
LOT NO.	ACRES	ROAD FRONTAGE
1	13.307	710
2	30.174	594
3	109.941	311
4	21.033	773
5	80.712	761
Remaining	5.047	0
TOTAL	260.21	3149

NO OF RURAL RESIDENTIAL LOTS = 5
Front Yard 50' from Bachelors Rest Road
Minimum Lot Size - 13.307
Maximum Lot Size - 109.941
Total Area in Subdivision = 255.17 Acres
Total Area in this Survey = 260.21 Acres

CURVE	BEARING	DISTANCE	RADIUS	ARC LENGTH
C1	N35°56'32"W	170.10'	269.19'	172.14'
C2	N23°34'00"E	311.82'	1560.50'	312.15'
C3	N04°04'31"E	240.01'	704.13'	240.84'
C4	N41°16'57"E	44.61'	143.92'	44.75'
C5	N32°33'44"E	128.75'	1210.50'	128.81'
C6	S42°54'32"W	164.91'	143.50'	173.16'
C7	S62°37'57"W	163.82'	143.50'	157.21'

LINE	BEARING	DISTANCE
L1	N52°55'32"W	141.94'
L2	N64°42'06"W	81.59'
L3	S84°40'30"W	334.13'
L4	N48°18'07"W	41.02'
L5	N53°25'03"W	133.71'
L6	N35°14'27"W	25.00'
L7	N74°13'10"W	23.46'
L8	N18°42'12"E	43.11'
L9	N13°24'36"E	88.13'
L10	N64°53'35"E	170.85'
L11	N67°06'21"E	136.42'
L12	N68°18'55"E	73.87'
L13	N47°11'25"E	54.75'
L14	N41°05'57"W	33.31'
L15	N58°36'06"W	70.03'
L16	N77°15'25"W	147.64'

LINE	BEARING	DISTANCE
L17	S83°13'47"W	69.36'
L18	N58°16'07"W	37.38'
L19	S87°16'50"W	31.82'
L20	S58°15'22"W	54.85'
L21	N42°16'20"W	60.39'
L22	S87°53'31"E	13.25'
L23	S17°35'51"E	130.12'
L24	S87°54'21"E	153.34'
L25	N73°54'13"W	124.87'
L26	N88°15'51"W	15.50'
L27	S14°46'01"W	159.62'
L28	S30°13'53"E	14.72'
L29	N38°34'29"E	187.15'
L30	N15°43'13"W	25.00'
L31	S75°21'50"W	146.50'
L32	N30°53'33"W	34.30'



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GRID NORTH NAD 83 (2011)
Kentucky Single Zone (1600)

Latitude Location for POB Reference is 38°29'45.18"N Longitude Location is 84°13'35.18"W GRID is 6602813 Kentucky Single Zone - State Plane Coordinate value for: Rul POINT is X: 53 06.49 33738 Y: 4129478.85665 Here 8"38'57" Grid Inclination 0.0999995385

OWNER'S CERTIFICATE

I (we) do hereby certify that I am (we are) the owner(s) of the property shown and described herein and subsequently being to portion of the same property conveyed to me (us) by Kaye C. Johnson, aka Kaye Johnson, by deed dated October 18, 2023, and recorded in Deed Book 378, Page 401, in the Pendleton County Clerk's Office and hereby adopt this as (our) recorded plan for the property.

Owner _____ Date _____

Witness _____ Date _____

LAND SURVEYOR'S 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 Hemisphere S631 Proprietary Multi-Frequency GNSS Smart Antenna with FieldGenius 11+ software referencing KY Single Zone (NAD83). The relative positional accuracy is 0.05 for all points indicated using GPS does not exceed 0.1 + 100 ppm. The survey described herein is an "Urban/Rural" Survey, and the accuracy and precision of land survey meet the specifications of the class. Bearings herein are based on GPS measurements to control points and are Grid North.

Ronald F. Willhoit, PLS 3004 Date

PLANNING and ZONING APPROVAL CERTIFICATE

I hereby certify that the survey shown hereon has been found to comply with the subdivision regulations for Pendleton County, Kentucky, with the exception, if any, as are noted in the minutes of the of the Pendleton County Planning Commission and that it has been approved for recording in the office of the county clerk.

Date _____ Chairman of the Planning Commission or designee

COUNTY CLERK'S CERTIFICATE

I hereby certify the (the survey plat) was presented to me and accepted for recording in the office of the Pendleton County Clerk and recorded in Pendleton County at this city, of Falmouth, Kentucky, on this day of 20 at (am/pm)

Signature of Clerk/Recorder Date

NOTARY ACKNOWLEDGMENT

_____, a Notary Public in and for said county and state, do hereby hold the foregoing instrument was acknowledged before me this _____ day of _____

20 by

Signed
Notary Public State of Kentucky

My commission expires

250' 0 250 500

Map Date: 3.11.2024

LEGEND

- Meander Point
- GPS Point (Set)
- 1/2" X 18" Rebar (Set) with Surveyor's "Orange" I.D. Cap stamped Willhoit PLS 3004
- Well
- Power Poles
- Water Meter
- Tree (As Indicated)
- Hydrant
- 1/2" Rebar (Found) with Surveyor's "Orange" I.D. Cap stamped Hall Survey, PLS 4349
- 1/2" X 18" Rebar (Set) with "Yellow" Cap stamped Willhoit PLS 3004
- Water Valve
- NGS Vertical (Set) with Surveyor's Aluminum Cap stamped Willhoit 3004
- 1/2" Rebar (Found) with Surveyor's "Yellow" I.D. Cap stamped Hess and Mann I.D. 340, 3215
- Boundary (Hit Survey)
- Aqueous (By Others)
- Creek/Stream Drain
- OHP — Utilities Overhead
- Entrance (Existing/Proposed)

LAND DIVISION FOR

BRUNER LAND COMPANY, INC.

59990 VOCATIONAL ROAD - BYESVILLE, OHIO 43723

SITE/LOCATION OF DIVISION

419 BACHELOR REST ROAD FALMOUTH, KY 41040

PENDLETON COUNTY KENTUCKY

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

SCALE	SURVEYDATE
250 Feet	12.08.2024
JOB	DWG BY
23-3024-225	RFW
VAP REFERENCE	
FILE NAME	

RONALD F. WILLHOIT, PLS
LAND SURVEYING/GEOMATICS
317 HIAWATHA TRAIL
FRANKFORT, KY 40601
502-330-1367