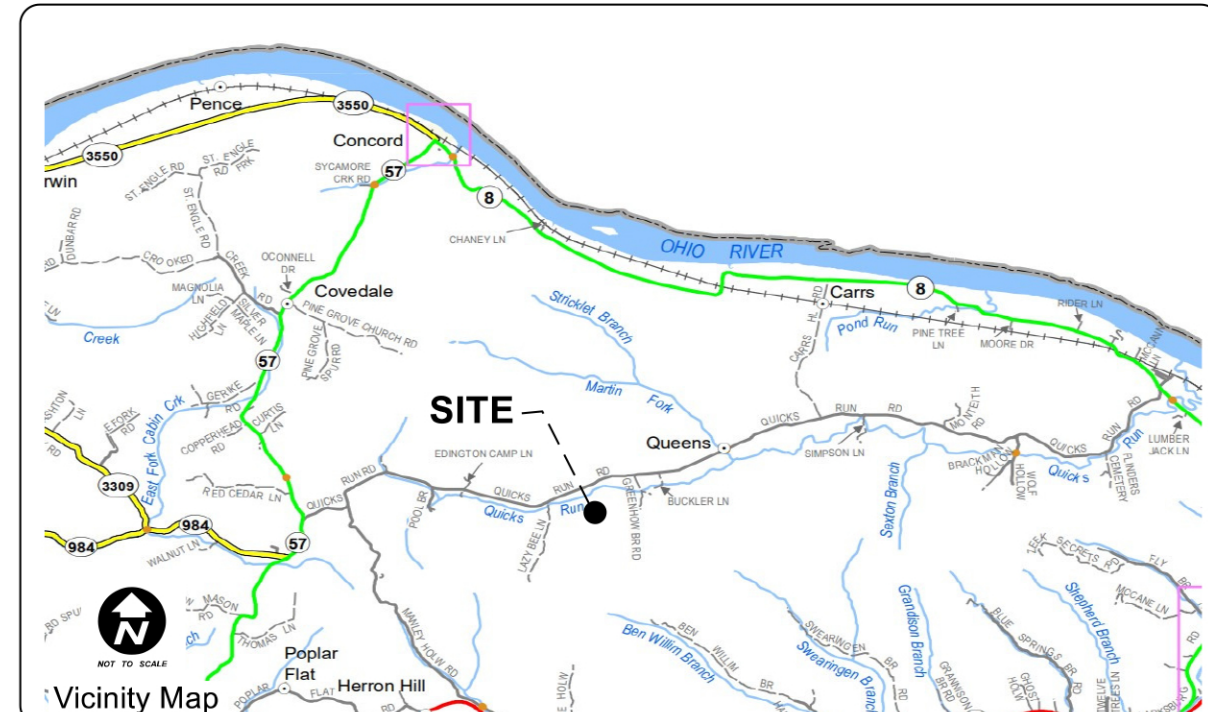
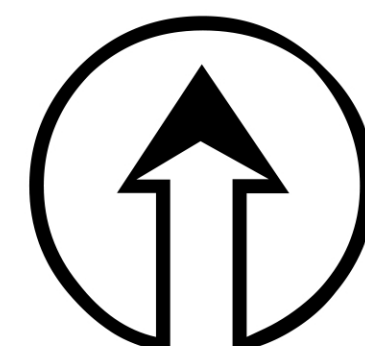


NOTES:

- The source of the title for Bruner Land Company, Inc. in Deed Book 284 Page 536.
- The reference basis of bearing for horizontal control and directions on this survey was GPS grid-enhanced using a Hemisphere S631+ Base (serial # 21058071) & Rover (serial # 21058594) utilizing the Kentucky Coords network. RTK corrections were received via a Verizon mifi modem. The type of survey, including Static Opus Control, real-time kinematic ("RTK") utilizing FieldGenius software time-fixed solutions.
- All monuments found established by GPS - fixed position within 0.05' (Averaged) using FieldGenius 11+ software using a Hemisphere GNSS - S631 Base/Rover. GNSS points are checked and processed using Micro Survey StartNet 12.
- 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.
- Property shown is subject to those restrictions set forth by the Lewis County Planning Commission (if any) for its respective zone and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
- According to FIRM MAP 21135C0063D, 21135C0064D, and 21135C0205D, revised 4/16/2013, portions of each lot does lie within the 100-year flood limits as shown hereon.
- Purpose of plat is to illustrate the split of five (5) lots from TRACT TWO (99.36+- Acres) as conveyed to Bruner Land Company, Inc. and as described in Deed Book 284 Page 536 at the Lewis County Clerk's Office in Vanceburg, Kentucky.

LEGEND

- ◊ Corner Fence Post
- ⊗ 5/8" Rebar (Found) without JHP I.D. Cap 723
- Set Witness 1/2" Rebar (Set) with Surveyor's I.D. Cap Stamped Willhoit 3004
- Meander Point
- ⊙ 1/2" Rebar (Found) with Surveyor's "Orange" I.D. Cap T. McGlone 3221
- ⊙ MAG Nail (Set) with Surveyor's I.D. Washer stamped Willhoit 3004
- ⊙ 5/8" Rebar (Found) with Surveyor's "Yellow" I.D. Cap Stamped RDH 3264
- 1/2" x 18" Rebar (Set) with Surveyor's "Orange" I.D. Cap Stamped Willhoit 3004
- ⊙ 1/2" Rebar (Found) without I.D. Cap recapped with "Orange" I.D. Cap Willhoit 3004
- Tree (as labeled)
- Boundary (This Survey)
- Wire Fence
- Stream/Creek
- Setback Line
- Road Gravel/Dirt
- Adjoinder (by Deed)



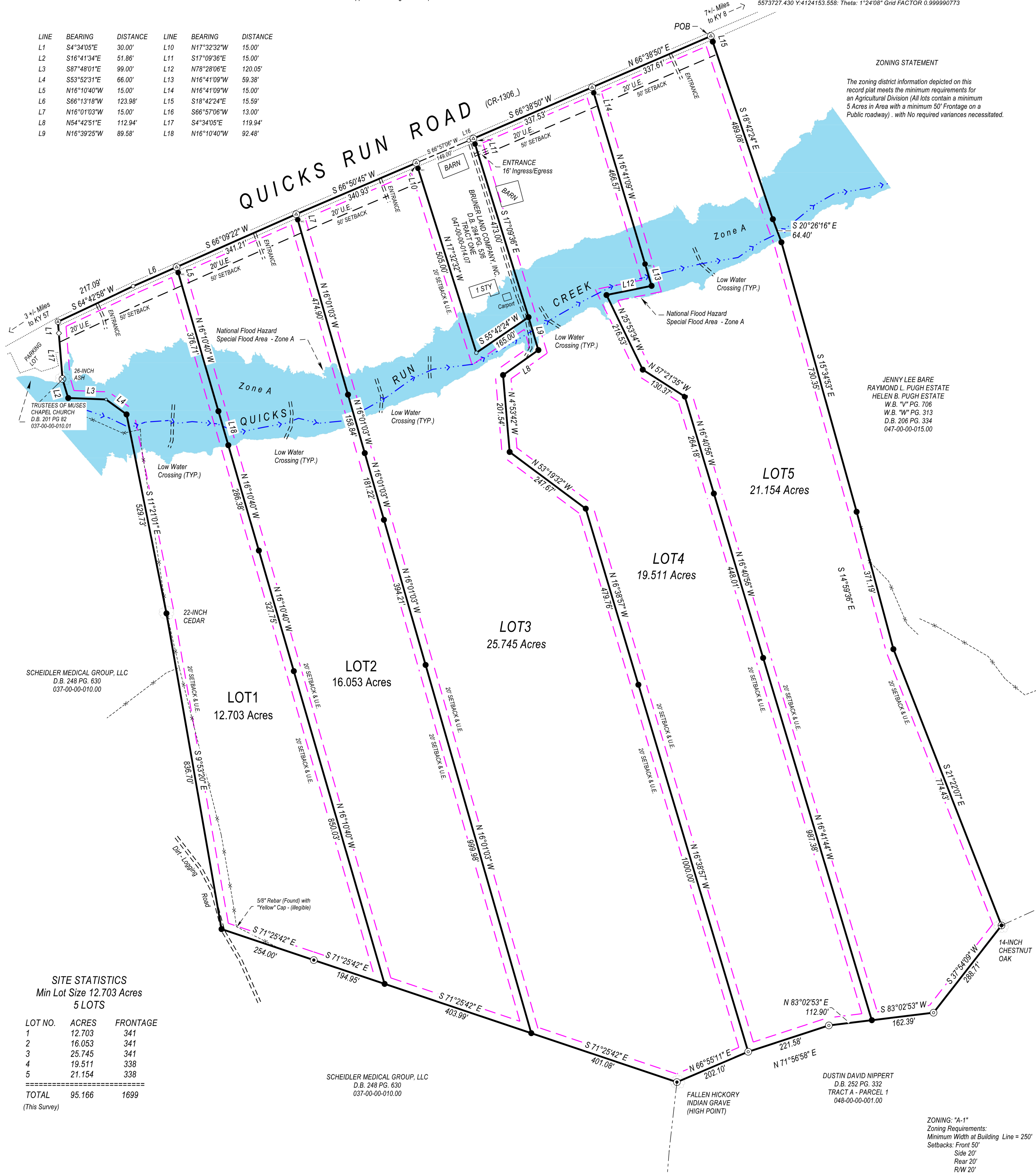
Latitude Location for POB Reference is 38°37'38.672515"N Longitude Location is 83°27'57.226395"W
 GRID is NAD83 Kentucky Single Zone - State Plane Coordinate value for Ref. POINT is X: 5573727.430 Y:4124153.558 Theta: 1°24'08" Grid FACTOR 0.999990773

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S4°34'05"E	30.00'	L10	N17°32'32"W	15.00'
L2	S16°41'34"E	51.86'	L11	S17°09'36"E	15.00'
L3	S87°48'01"E	99.00'	L12	N78°28'06"E	120.05'
L4	S53°52'31"E	66.00'	L13	N16°41'09"W	59.38'
L5	N16°10'40"W	15.00'	L14	N16°41'09"W	15.00'
L6	S66°13'18"W	123.98'	L15	S18°42'24"E	15.59'
L7	N16°01'03"W	15.00'	L16	S66°57'06"W	13.00'
L8	N54°42'51"E	112.94'	L17	S4°34'05"E	119.94'
L9	N16°39'25"W	89.58'	L18	N16°10'40"W	92.48'

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.

JENNY LEE BARE
 RAYMOND L. PUGH ESTATE
 HELEN B. PUGH ESTATE
 W.B. "V" PG. 706
 W.B. "W" PG. 313
 D.B. 206 PG. 334
 047-00-00-015.00



SITE STATISTICS
 Min Lot Size 12.703 Acres
 5 LOTS

LOT NO.	ACRES	FRONTAGE
1	12.703	341
2	16.053	341
3	25.745	341
4	19.511	338
5	21.154	338
TOTAL	95.166	1699

(This Survey)

OWNER'S CERTIFICATE

I (we) do hereby certify that I am (we are) the owner(s) of the property shown and described herein, said property being (a portion of) the same property conveyed to me (us) by Sue Ella Kennedy, by deed dated April 30, 2024, and recorded in Deed Book 284, Page 536, in the Lewis County Clerk's Office and hereby adopt this as (our) record plat for the property.

Bruner Land Company, Inc. _____ Date _____
 Douglas R. Bruner, President

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(Base/Rover) Multi-Frequency GNSS Smart Antenna with FieldGenius 11+ software referencing KY Single Zone (NAD83). The relative positional accuracy @ 95% for all points collected using GPS does not exceed 0.10' + 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 _____

COMMISSION'S CERTIFICATE

I hereby certify that the survey shown hereon has been found to comply with the subdivision regulations for Lewis County, Kentucky, with the exception, of such variances, if any, as are noted in the minutes of the of the Lewis 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



Map Date: 6-25-2024

RECORD PLAT
BRUNER LAND COMPANY, INC.
 P.O. BOX 98 - 59890 VOCATIONAL ROAD
 BYESVILLE, OHIO 43723
 6923 QUICKS RUN ROAD, VANCEBURG, KY. 41179

STATE OF KENTUCKY RONALD F. WILLHOIT 3004 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 120 Ft/in	SURVEY DATE 6-15-2024	RONALD F. WILLHOIT, PLS LAND SURVEYING/GEOMATICS 307 HAWATHA TRAIL FRANKFORT, KY 40601 502-330-1367
MAP REFERENCE: 047-00-00-014.07 FILE NAME QuicksRunRd - Subd.trv	JOB 24-3004-223	DWN BY RWF	

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150
 This map was drawn with TRAVERSE PC Software