

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 the same property conveyed to me (us) by Deborah B. Gifford, by deed dated December 21, 2021, and recorded in Deed Book 282, Page 258, in the Fleming County Clerk's Office and hereby adopt this plan of subdivision with my (Our) free consent, establish the minimum building lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted, as (our) record plat for the property.

Douglas R. Bruner, President

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 (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 0.07' + 100 ppm. The survey described herein is an "Rural" Survey, and the accuracy and precision of said survey meet the specifications of this class. Bearings herein are based on GPS measurements to control points and are Grid North.

Ronald F. Willhoit, PLS 3004

Date



Latitude Location for POB Reference is 38°21'53.237"N Longitude Location is 83°50'20.705"W GRID is NAD83 Kentucky Single Zone - State Plane Coordinate value for Ref. POINT is X: 5469096.983 Y: 4026136.514; Theta: 1°10'24" Grid FACTOR 0.999941192

NOTES:

- The source of the title for Bruner Land Company, Inc. in Deed Book 282 Page 258.
- 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 MicroSurvey StartNet 13.
- The type of equipment used to obtain the linear and angular measurement used in the preparation and Check GPS measurements of said map or plat is a Topcon. GTS-903A Robotic total stations, by the method of random traverse with sideshots.
- Property shown is subject to those restrictions set forth by the County Planning Commission (if any) for its respective zone.
- In providing this boundary, no attempt has been made to obtain or show data concerning the existence, size, depth, condition, capacity, or location of any utility existing on site, whether private, municipal, or public-owned. Check with 911 for utility location before any construction.
- Private Lane as shown herein is a Gravel Road that is 20 foot +/- in width. It is the intention to dedicate this road for Public Use, until such time as Fleming County accepts any road designed to public road standards, the ownership and maintenance of the road, right-of-way, and drainage structures in the right-of-way shall be shared between all landowners that abut Bruner Land Company.
- Public Sanitary Sewers are not available to this property and before any private sewage disposal system is installed a site evaluation be done.



LEGEND

- Angle Point
- ⊕ 1/2" x 18" Rebar (Found) with Surveyor's i.d. Cap stamped Willhoit 3004
- ⊕ 1/2" Rebar (Found) with Surveyor's i.d. Cap stamped W.T.C. 2380
- 1/2" x 18" Rebar (Set) with Surveyor's i.d. Cap stamped Willhoit 3004
- Tree (as labeled)
- Tree (as labeled)
- GPS RTK - On-Site Base and Rover
- Fire Hydrant
- Water Valve
- Boundary (This Boundary)
- Adjoiners (by Deed)
- Branch/Stream
- Utilities Power
- Utilities Water
- Center Line
- Utility Easement

LOT SUMMARY

Lot No.	Acres	Road Frontage
LOT 1	7.030	1144
LOT 2	10.093	283
LOT 3	10.114	388
LOT 4	13.711	586
LOT 5	13.218	60
LOT 6	5.726	304
LOT 7	5.772	414
LOT 8	5.341	334
LOT 9	5.334	483
LOT 20	10.222	661
Total	86.6	



Map Date: 10-29-2024

RECORD PLAT

BRUNER LAND COMPANY, INC.

59890 VOCATIONAL ROAD - BYESVILLE, OHIO 43723

4097 HILLTOP ROAD - EWING, KY. FLEMING COUNTY

STATE OF KENTUCKY	SCALE	SURVEY DATE	RONALD F. WILLHOIT, PLS LAND SURVEYING/GEOMATICS 307 HIAWATHA TRAIL FRANKFORT, KY 40601 502-330-1367
RONALD F. WILLHOIT 3004	120 Ft/in	10-01-2024	
LICENSED PROFESSIONAL LAND SURVEYOR	JOB	DWN BY	
FILE NAME	BRUNER-Hilltop-Sub.trv	019-00-00-010.00	

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

CURVE	BEARING	DISTANCE	RADIUS	ARC LENGTH	DELTA	TANGENT	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
C1	N84°32'28"W	157.01'	445.00'	157.84'	20°19'21"	79.76'	L1	N74°55'52"W	26.07'	L13	S45°20'05"E	31.04'
C2	S40°48'02"W	134.82'	145.00'	140.22'	55°24'20"	76.14'	L2	S81°12'07"W	41.86'	L14	S83°20'46"W	78.42'
C3	N6°41'28"W	301.09'	2450.00'	301.28'	7°02'45"	150.83'	L3	N62°25'58"E	42.09'	L15	S83°20'46"W	38.89'
C4	N22°37'18"E	528.59'	662.00'	543.74'	47°03'39"	288.26'	L4	N89°49'39"E	88.16'	L16	N70°37'10"W	31.13'
C5	N64°17'23"E	134.80'	1969.00'	134.83'	3°55'24"	67.44'	L5	N27°51'52"E	30.35'	L17	N72°23'02"W	30.37'
C6	N59°28'27"E	133.48'	668.58'	133.70'	11°27'31"	67.08'	L6	S15°11'16"W	87.42'	L18	N71°02'00"W	30.04'
C7	N50°26'59"E	303.63'	6762.00'	303.66'	2°34'23"	151.85'	L7	S22°21'26"W	45.54'	L19	S26°35'45"W	27.00'
C8	N50°19'17"E	197.50'	725.02'	198.11'	15°39'22"	99.68'	L8	S26°35'45"W	19.26'	L20	S86°46'35"W	10.00'
C9	N10°46'06"W	47.40'	2450.00'	47.40'	1°06'31"	23.70'	L9	S32°34'45"W	57.51'	L21	S15°13'13"W	104.91'
							L10	S34°17'07"W	55.02'	L22	S13°28'28"W	95.77'
							L11	S64°17'42"E	30.34'	L23	S15°29'30"E	69.43'
							L12	S34°26'16"W	69.25'	L24	S19°39'19"E	76.30'