

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: _____ 20____

CHAIRMAN OR SECRETARY,
LEWIS COUNTY PLANNING COMMISSION

LEGEND

- MEANDER POINT (CENTER OF ROADWAY)
- 5/8" REBAR (FOUND) WITH SURVEYOR'S "YELLOW" I.D. CAP STAMPED JHP 723
- 5/8" REBAR (FOUND) WITH NO I.D. CAP
- 5/8" REBAR (FOUND) WITH SURVEYOR'S I.D. CAP STAMPED PELL 3221
- 1/2" x 18" REBAR (FOUND) WITH SURVEYOR'S "ORANGE" I.D. CAP STAMPED WILLHOIT 3004
- SET WITNESS CORNER
- FINCH STEEL ROD (FOUND)
- BOUNDARY (THIS SURVEY)
- ADJOINERS (BY DEED)
- STREAM
- OVERHEAD UTILITIES
- ENTRANCE/ROAD
- CENTERLINE
- IRON PIPE
- MONUMENT IN CASE



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S10°42'24"E	42.43'	L11	N63°34'03"E	53.15'	L22	N57°56'30"E	87.23'
L2	N55°08'03"E	136.25'	L12	S85°11'13"E	46.08'	L23	N65°13'49"E	118.35'
L3	N58°12'58"E	161.43'	L13	S71°52'44"E	33.88'	L24	S65°03'54"E	178.28'
L4	N54°54'56"E	214.47'	L14	S66°51'05"E	41.38'	L25	S65°03'54"E	30.00'
L5	N55°21'37"E	35.54'	L15	S0°44'40"E	180.91'	L26	S30°00'17"E	30.00'
L6	N56°23'02"E	255.47'	L16	S25°14'46"E	113.13'	L27	S29°51'29"E	42.00'
L7	N50°12'10"E	116.51'	L17	S7°35'00"E	177.33'	L28	N44°15'02"W	36.46'
L8	N54°23'48"E	192.25'	L18	S8°46'37"E	109.54'	L29	N28°09'19"W	76.91'
L9	N50°45'25"E	125.34'	L19	S50°54'48"W	58.76'			
L10	N50°45'25"E	118.85'	L20	S48°28'33"E	202.70'			

SUMMARY

LOT NO	ACRES	FRONTAGE
1	5.000	336
2	18.264	434
3	5.332	333
4	5.000	291
5	5.000	543
6	81.000	298
TOTAL	119.596	2235

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



LATITUDE LOCATION FOR P.O.B. REFERENCE IS 38°33'47.50" N, LONGITUDE IS 83°31'30.182" W. GRID IS NAD 83 KENTUCKY SINGLE ZONE. STATE PLANE COORDINATE VALUES FOR REFERENCE POINT IS 408550.7501 X, 430698.8943 Y. TOTAL 12' 3/4" GRID FACTOR 0.99998

NOTES:

1. THE SOURCE OF THE TITLE FOR BRUNER LAND COMPANY, INC. IN DEED BOOK 236 PAGE 92.
2. THIS SURVEY WAS CONDUCTED USING SURVEY GRADE HEMISPHERE S6314 BASE (SERIAL # 21098071) & ROVER (SERIAL # 21058594) UTILIZING THE KENTUCKY CORS NETWORK RTK NODE ON A LOCAL COORDINATE USING FIELDGENIUS 12+ RUNNING ON A MESA2 CONTROLLER. THE BASE RECEIVER WAS LOCATED ON A CONTROL POINT IDENTIFIED AS THE BASIS OF COORDINATES WITH THE BASE DATA PROCESSED USING THE NCS DUALS UTILITY. THE BASELINE BEARINGS WERE DERIVED FROM GPS OBSERVATIONS ON THIS CONTROL POINT AND ARE GEODETIC. DISTANCES SHOWN AS MEASURED HAVE BEEN REDUCED TO HORIZONTAL FIELD DISTANCES WITH A SCALE FACTOR OF 1.
3. ALL MONUMENTS FOUND ESTABLISHED BY GPS - FIXED POSITION WITHIN 0.05' (AVERAGED) USING FIELDGENIUS 12+ SOFTWARE USING A HEMISPHERE GNSS - S631 BASE/ROVER. GNSS POINTS WERE CHECKED AND PROCESSED USING MICRO SURVEY-STARTER 13.
4. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS IN THE PREPARATION AND CHECK GPS MEASUREMENTS OF SAID MAP OR PLAT IS A FORCON GTS-003A ROBOTIC TOTAL STATIONS, BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS.
5. IN PROVIDING THIS BOUNDARY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES EXISTING ON SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. CALL 811 BEFORE YOU DIG.
6. PROPERTY SHOWN IS SUBJECT TO THOSE RESTRICTIONS SET FORTH BY THE RESPECTIVE COUNTY PLANNING COMMISSION (IF ANY) FOR ITS RESPECTIVE ZONE.

LAND SURVEYOR 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 S6314(BASE/ROVER) MULTI-FREQUENCY GNSS SMART ANTENNA WITH FIELDGENIUS 12+ SOFTWARE. REFERENCE TO SINGLE ZONE (NAD83). THE RELATIVE POSITIONAL ACCURACY IS 25% FOR ALL POINTS COLLECTED USING GPS DOES NOT EXCEED 0.07" ± 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 _____

REV.	DESCRIPTION	BY	DATE
STATUS:	SURVEY PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150		

RONALD WILLHOIT
LAND SURVEYING / GEOMATICS
3007 HAWATHA TRAIL - FRANKFORT, KY. 40601
502-530-1367
EMAIL: RONWILLHOIT@GMAIL.COM

CLIENT: BRUNER LAND COMPANY, INC.
59890 VOCATIONAL ROAD
P.O. BOX 98
BYESVILLE, OHIO 43723

OWNER: BRUNER LAND COMPANY, INC.
59890 VOCATIONAL ROAD
P.O. BOX 98
BYESVILLE, OHIO 43723

OWNERS CERTIFICATE

I (WE) CERTIFY THAT I AM (ARE) THE CHIEF(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADMIT 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.

LOCATION:	58 GERIKE ROAD VANCEBURG, KY 41179 LEWIS COUNTY, KENTUCKY
TITLE:	MAJOR SUBDIVISION BRUNER LAND COMPANY, INC.
SCALE:	300 FT/IN
SURVEY DATE:	1-2-2025
DRAWN BY:	RFW
MAP DATE:	1-30-2025
FILE NAME:	BRUNER-GERIKE_RI.TRY
MAP REFERENCE:	027-00-00-017.01
JOB:	(25)
247	

BRUNER LAND COMPANY, INC.
DOUGLAS R. BRUNER, PRESIDENT

GRID NORTH
ESTABLISHED BY KY STATE PLANE
COORDINATES
NAD 83 (2011)
KENTUCKY SINGLE ZONE
NGS GEOID 18

