

**CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN 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

**LEGEND**

- MEANDER POINT (CENTER OF ROADWAY)
- 5/8" REBAR (FOUND) WITH SURVEYOR'S YELLOW I.D. CAP STAMPED "HP 723"
- 5/8" REBAR (FOUND) WITH I.D. CAP
- 5/8" REBAR (FOUND) WITH SURVEYOR'S I.D. CAP STAMPED BELL "221"
- 1/2" x 18" REBAR (FOUND) WITH SURVEYOR'S "ORANGE" I.D. CAP STAMPED WILLHOIT 3004
- SET WITNESS CORNER
- 1-INCH STEEL ROD (FOUND)
- BOUNDARY (THIS SURVEY)
- ADJOINERS (BY DEED)
- STREAM
- OVERHEAD UTILITIES
- ENTRANCE/ROAD
- CENTERLINE
- IRON PIPE
- MONUMENT IN CASE

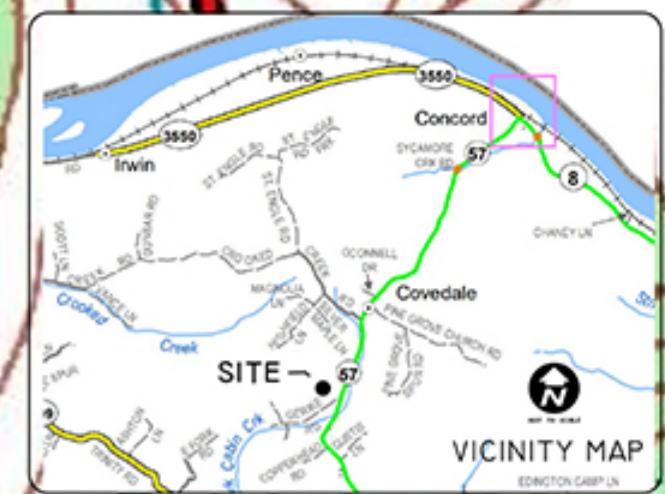
GRID NORTH ESTABLISHED BY KY STATE PLANE COORDINATES NAD 83 (2011)  
KENTUCKY SINGLE ZONE NGS GEOID 18

0 300' 600'

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	39.54'	L15	S0°44'40"E	180.91'	L26	S30°00'17"E	30.00'
L6	N56°23'02"E	295.47'	L16	S25°14'46"E	113.13'	L27	S29°31'29"E	42.00'
L7	N50°12'10"E	116.51'	L17	S7°35'00"E	177.33'	L28	N44°15'02"W	36.16'
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°45'28"E	118.85'	L20	S48°28'33"E	202.70'			

**SUMMARY**

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



LOCATION FOR P.O.B. REFERENCE IS 36°54'7.50" N LONGITUDE IS 83°51'32" W GRID IS NAD 83 KENTUCKY SINGLE ZONE - STATE PLANE COORDINATES FOR REFERENCE POINT IS 365590.736 / 450900.943 / METAS 103144 / GRID FACTOR 0.999994

**NOTES:**

1. THE SOURCE OF THE TITLE FOR BRUNER LAND COMPANY, INC. IN DEED BOOK 21 PAGE 521
2. THIS SURVEY WAS CONDUCTED USING SURVEY GRADE HEMISPHERE S331 BASE (SERIAL # 2108071) & ROVER (SERIAL 2105594) UTILIZING THE KENTUCKY CORSTNETWORK (RTK) MODE ON A LOCAL COORDINATES USING FIELDGENIUS 12 RUNNING ON A TRIMBLE 12 CONTROLLER. THE BASE RECEIVER WAS LOCATED AT POINT IDENTIFIED AS THE BASIS OF COORDINATES WITH THE BASE DATA PROCESSED USING THE MICRO SURVEY STATIONET 13. THE TYPE OF EMBODIMENT USED TO OBTAIN THE LINEAR AND ANGLE MEASUREMENTS IN THE PREPARATION AND COMPLETION OF THIS SURVEY IS A TOPCON GOM-3000 ROBOTIC TOTAL STATION, BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS.
3. IN PROVIDING THIS BOUNDARY SURVEY ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, LOCATION, CAPACITY OF LOCATION OF ANY UTILITIES EXISTING ON SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. CALL BEFORE YOU DIG.
4. 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 PLAN WAS DONE BY ME USING THE GNSS RTK GPS METHOD. GPS USED FOR THIS SURVEY WAS A HEMISPHERE S331 (BASE/ROVER) MULTI-FREQUENCY GNSS SMART ANTENNA WITH FIELDGENIUS 12+ SOFTWARE REFERENCING A SINGLE ZONE (NAD83). THE RELATIVE POSITIONAL ACCURACY @ 95% FOR ALL POINTS COLLECTED USING GPS DOES NOT EXCEED 0.07 + 2.00 PPM. THE SURVEY DESCRIBED HEREON IS AN RURAL SURVEY, AND THE ACCURACY AND PRECISION OF SAID SURVEY MEET THE SPECIFICATIONS OF THIS CLASS. BEARINGS, DISTANCES AND AREA ARE BASED ON GPS MEASUREMENTS TO CONTROL POINTS AND ARE GRID NORTH.

RONALD F. WILLHOIT, PLS-0004 DATE \_\_\_\_\_

REV:	DESCRIPTION	BY:	DATE:
1	SURVEY PLAN REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18-150		

**RONALD WILLHOIT**  
LAND SURVEYING / GEOMATICS  
307 HIAWATHA TRAIL - FRANKFORT, KY. 40601  
502-330-1367  
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

**LOCATION:** 58 GERIKE ROAD  
WANCEBURG, 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

**JOB:** (25)

**MAP REFERENCE:** 027-00-00-017.01

**247**

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

**OWNERS CERTIFICATE**

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. I (WE) 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: \_\_\_\_\_

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