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 COMMISION.

_____ 20_____
DATE

_____
CHAIRMAN OR SECRETARY,
LEWIS COUNTY PLANNING COMMISSION

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 ADOPT 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.

_____ 20_____
DATE

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

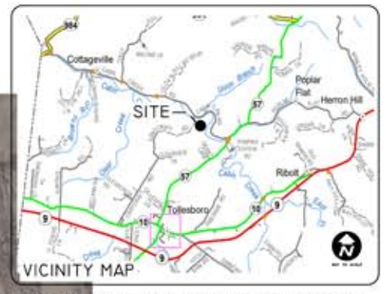
LINE	BEARING	DISTANCE
L1	S4°04'07"W	8.39'
L2	N3°06'30"E	57.62'
L3	N3°06'30"E	13.48'
L4	N76°33'04"E	21.59'
L5	N71°44'18"E	95.41'
L6	N88°41'18"E	37.69'
L7	S87°16'09"E	92.89'
L8	S68°50'24"E	41.07'
L9	S12°06'30"E	33.26'
L10	S17°36'27"E	85.99'
L11	N72°50'43"E	73.98'
L12	S70°15'37"E	42.63'
L13	S43°26'34"E	51.64'
L14	S36°44'18"E	106.89'
L15	S71°47'15"E	106.34'
L16	S21°31'11"E	98.16'
L17	S75°59'25"E	38.74'
L18	S58°07'10"E	26.09'
L19	S15°48'30"W	16.65'
L20	S6°09'02"W	19.80'
L21	S56°27'34"E	14.80'
L22	S66°30'51"E	40.52'
L23	S62°48'14"E	125.78'
L24	S67°27'42"E	92.28'
L25	N89°40'03"E	33.95'
L26	N83°11'13"E	64.82'
L27	S72°55'20"E	25.70'
L28	S44°32'31"E	42.01'
L31	S46°02'44"E	155.56'
L32	S76°04'14"E	158.85'
L33	S40°02'38"E	37.60'
L34	S52°38'42"E	33.37'
L35	S85°00'54"E	28.48'
L36	N44°54'09"E	120.90'
L37	S14°21'24"W	40.00'
L38	S15°48'17"W	72.54'
L39	S22°14'45"W	107.40'
L40	N23°10'32"E	52.09'
L41	S44°36'42"W	14.33'
L42	S15°58'03"W	39.64'
L43	S7°23'05"W	33.57'
L44	S4°20'56"W	46.56'
L45	S8°25'39"W	32.12'
L46	S16°04'25"W	25.66'
L47	S25°08'41"W	30.01'
L48	S36°34'29"W	32.51'
L49	N59°08'37"W	15.08'
L50	N35°46'00"W	28.48'

LEGEND
- MEANDER POINT
- EXIT LINEAR MEASUREMENT WATERCOURSE Y= 4119600.38 X = 5555400.316
- 1/2" REBAR (FOUND) NO I.D. CAP
- ENTER LINEAR MEASUREMENT WATERCOURSE Y = 4120656.170 X = 5553659.028
- 1/2" REBAR (FOUND) WITH ORANGE I.D. CAP STAMPED 2709, 3479, 3612
- 1/2" REBAR (FOUND) WITH YELLOW I.D. CAP WILLHOIT 3004
- 1/2" X 18" REBAR (SET) WITH ORANGE I.D. CAP WILLHOIT PLS 3004
- 1/2" REBAR (FOUND) WITH ORANGE I.D. CAP MDR 3487
- TREE (FOUND) AS NOTED
- x x FENCE WIRE (EXISTING)
- BOUNDARY (THIS SURVEY)
- ADJOINERS (BY DEED)
- FLOOD ZONE "A" LIMIT
- STREAM (DIRECTION OF FLOW)
- ROAD CENTERLINE

SITE SUMMARY

LOT 1 = 45.964 ACRES
LOT 2 = 54.979 ACRES
TOTAL AREA = 100.933 ACRES (THIS SURVEY)
NO ROAD FRONTAGE ACCESS ONLY

DEED AREA = 103 +/- ACRES
DIFFERENCE OF 2.067 ACRES = 98 % OF DEEDED



LATITUDE LOCATION FOR P.O.B. REFERENCE IS 38°37'02.651" N LONGITUDE IS 83°26'26.191 W GRID IS NAD 83 KENTUCKY SINGE ZONE - STATE PLANE COORDINATE VALUE FOR REFERENCE POINT IS X: 5554855.796 Y: 4120053.129 THETA 1°21'42" GRID FACTOR 0.999988497

NOTES:

1. THE SOURCE OF THE TITLE FOR BRUNER LAND COMPANY INC. IS IN DEED BOOK 286 PAGE 704.
2. THIS SURVEY WAS CONDUCTED USING SURVEY GRADE HEMISPHERE S631+ BASE (SERIAL # 21058071) & ROVER (SERIAL # 21058594) UTILIZING THE KENTUCKY CORS NETWORK. RTK NODE ON A LOCAL COORDINATES USING FIELDGENIUS 7 RUNNING ON A MESA2 CONTROLLER. THE BASE RECEIVER WAS LOCATED ON A CONTROL POINT CONSTRUED AS THE BASIS OF COORDINATES WITH THE BASE DATA PROCESSED USING THE NGS "OPUS" UTILITY. THE BASIS OF BEARING 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 IRON PINTS FOUND ESTABLISHED BY GPS RTK POSITION WITHIN 0.01' (AVERAGED) USING FIELDGENIUS 7 SOFTWARE USING A HEMISPHERE GNSS S631 BASE/ROVER. GNSS POINTS ARE CHECKED AND PROCESSED USING MICRO SURVEY STARTNET 13.
4. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENT USED IN THE PREPARATION AND CHECK OF THIS MEASUREMENT TO MAKE MAJOR PLAT IS A TOPCON GTS 903A ROBOTIC TOTAL STATION FOR THE METHOD OF RANDOM TRAVERSE WITH SECONDS TURNED.
5. IN PROVIDING THIS BOUNDARY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EASEMENTS, OWNERSHIP, DEPTH, CONDITION, CAPACITY OF LOCATION OF ANY UTILITIES EXISTING ON SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC. YOU SHOULD 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 WERE FOR THE SURVEY WAS A HEMISPHERE S631 (BASE/ROVER) MULTI-FREQUENCY GNSS SMART ANTENNA WITH FIELDGENIUS 7.4 SOFTWARE REFERENCING KY SINGLE ZONE (NAD83). THE RELATIVE POSITIONAL ACCURACY @ 95% FOR ALL POINTS COLLECTED USING GPS DOES NOT EXCEED 0.07' + 200 PPM. THE SURVEY DESCRIBED HEREON IS AN "URBAN/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
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

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

LOCATION: OFF LITTLE CABIN CREEK
VANCEBURG, KENTUCKY
LEWIS COUNTY, KENTUCKY

TITLE: **MINOR FARM SUBDIVISION**
BRUNER LAND COMPANY, INC.

SCALE:	SURVEY DATE:	DRAWN BY:	MAP DATE:
250 FT/IN	1-2-2025	RFW	3-8-2025
FILE NAME:	CABINCREEKSUBDV.TRV		JOB: 248
MAP REFERENCE:	000-00-00-000.00		

Traverse PC