

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

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.

DATE _____ 20____

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

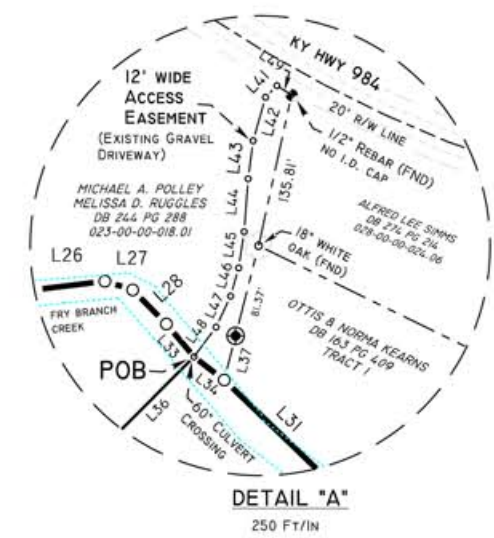
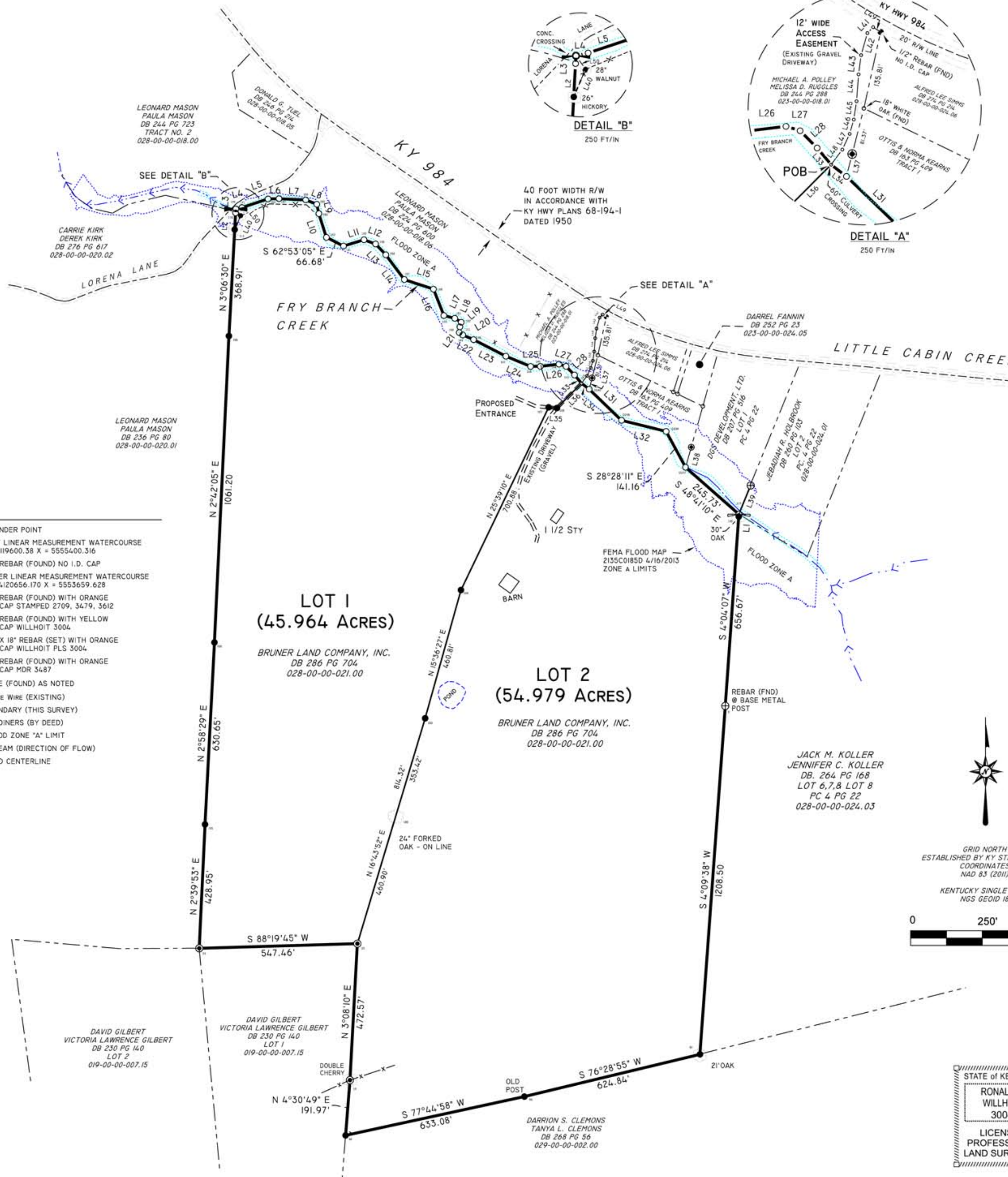
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S4°04'07"W | 8.39' |
| L2 | N3°06'30"E | 57.62' |
| L3 | N3°06'30"E | 13.48' |
| L4 | N76°33'04"E | 21.59' |
| L5 | N71°44'18"E | 95.41' |
| L6 | N88°41'18"E | 37.69' |
| L7 | S87°16'09"E | 92.89' |
| L8 | S68°50'24"E | 41.07' |
| 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' |

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

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 = 5553659.628
- ⊖ 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



LATITUDE LOCATION FOR P.O.B. REFERENCE IS 38°37'02.65" N LONGITUDE IS 83°51'56.19" W GRID IS NAD 83 KENTUCKY SINGLE ZONE - STATE PLANE COORDINATE VALUE FOR REFERENCE POINT IS X: 5554853.796 Y: 4120053.120 THEMA 12142 GRID FACTOR 0.9999867

- NOTES:**
1. THE SOURCE OF THE TITLE FOR BRUNER LAND COMPANY, INC. 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 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 NGS "ORUS" UTILITY. THE BASIS OF 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 0.07' (AVERAGED) USING FIELDGENIUS 12+ 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 GPS MEASUREMENTS OF SAID MAP OR PLAT IS A TOPCON GTS-903A 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 OF 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 S631(BASE/ROVER) MULTI-FREQUENCY GNSS SMART ANTENNA WITH FIELDGENIUS 12+ 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.

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|---|-----------|
| 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 |

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|----------------|---|
| LOCATION: | OFF LITTLE CABIN CREEK VANCEBURG, KENTUCKY LEWIS COUNTY, KENTUCKY |
| TITLE: | MINOR FARM SUBDIVISION BRUNER LAND COMPANY, INC. |
| SCALE: | 250 FT/I |
| SURVEY DATE: | 1-2-2025 |
| DRAWN BY: | RFW |
| MAP DATE: | 3-8-2025 |
| FILE NAME: | CABINCREEKSUBDV.TRV |
| JOB: | 248 |
| MAP REFERENCE: | 000-00-00-000.00 |

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

