

**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

**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: \_\_\_\_\_

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

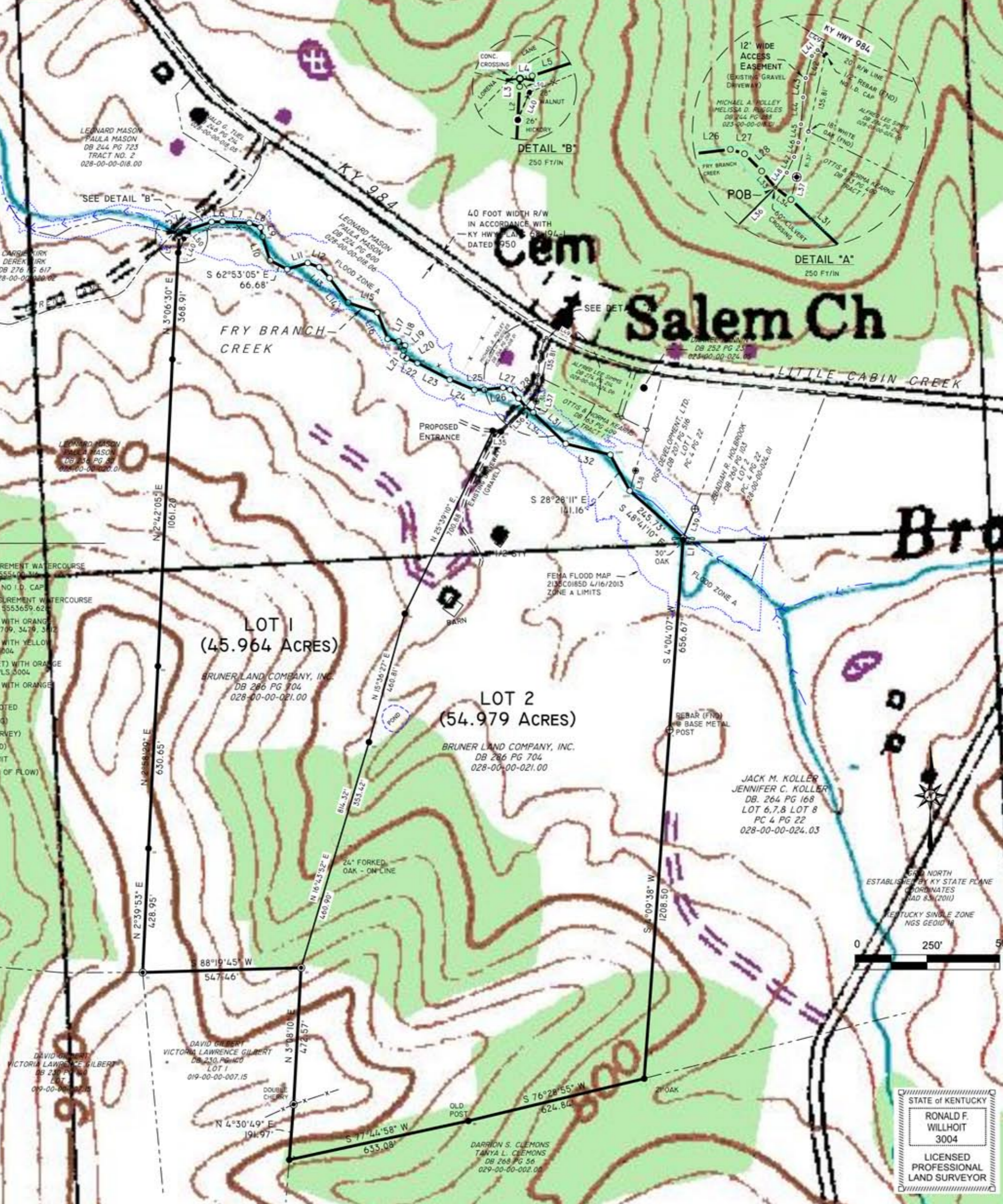
LINE	BEARING	DISTANCE
L1	S4°04'07"W	8.39'
L2	N3°06'30"E	57.62'
L3	N3°06'30"E	13.48'
L4	N76°33'04"E	21.59'
L5	N7°44'18"E	95.41'
L6	N88°41'18"E	37.69'
L7	S87°16'09"E	92.89'
L8	S68°50'24"E	41.07'
L9	S12°06'30"E	33.26'
L10	S17°36'27"E	85.99'
L11	N72°50'43"E	73.98'
L12	S70°15'57"E	42.63'
L13	S43°26'34"E	51.64'
L14	S31°04'46"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°40'51"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	16.33'
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	N55°46'00"W	28.48'

**LEGEND**

- MEANDER POINT
- EXIT LINEAR MEASUREMENT WATERCOURSE  
E = 419600.38 X = 555540.34
- 1/2" REBAR (FOUND) NO I.D. CAP
- ENTER LINEAR MEASUREMENT WATERCOURSE  
Y = 420656.170 X = 5553659.62
- 1/2" REBAR (FOUND) WITH ORANGE I.D. CAP STAMPED 2709, 3479, 3402
- 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
- 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 2.066 ACRES = 98 % OF DEEDED



40 FOOT WIDTH R/W IN ACCORDANCE WITH KY HWY PLAN 68-194-1 DATED 1950

DETAIL "B" 250 FT/IN

12" WIDE ACCESS EASEMENT (EXISTING GRAVEL DRIVEWAY)

DETAIL "A" 250 FT/IN



Latitude location for P.O.B. REFERENCE IS 35°31'07.65" N LONGITUDE IS 83°51'36.19" W GRID IS NAD 83 KENTUCKY SINGLE ZONE - STATE PLANE. UTM ZONE VALUE FOR REFERENCE POINT IS X: 5554855.996 Y: 420053.129 DATA 12/14/21 GRID FACTOR 0.999998497

**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 MODE 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 OF DATA PROCESSED USING THE NGS "TRIMBLE" SOFTWARE. THE BASIS OF BEARINGS WERE DERIVED FROM GPS OBSERVATIONS ON HIGHLY CONTROLLED AND CHECKED GEODETIC DISTANCES WHICH AS STATED HAVE BEEN REDUCED TO HORIZONTAL FIELD MEASUREMENTS WITH A SCALE FACTOR OF 1.
3. ALL POINTS FOUND ESTABLISHED BY THIS SURVEY - 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 SOFTWARE 13. THE BASIS OF COORDINATES USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS IN THIS SURVEY IS THE NAD 83 UTM ZONE VALUE FOR REFERENCE POINT IS X: 5554855.996 Y: 420053.129 DATA 12/14/21 GRID FACTOR 0.999998497.
4. IN PROVIDING THIS BOUNDARY SURVEY 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.
5. PROPERTY SHOWN IS SUBJECT TO THOSE RESTRICTIONS SET FORTH BY THE RESPECTIVE COUNTY PLANNING COMMISSION (IF ANY) BY ITS RESOLUTIONS.

**LAND SURVEYOR CERTIFICATE**

I CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAN WAS DONE BY ME USING THE GPS RTK METHOD. GPS USED FOR THIS SURVEY WAS THE HEMISPHERE S631+ (BASE/ROVER) MULTI-FREQUENCY GNSS SYSTEM WITH FIELDGENIUS 12+ SOFTWARE. REFERENCE TO STATE ZONE (NAD83). THE RELATIVE POSITIONAL ACCURACY OF ALL POINTS COLLECTED USING GPS DOES NOT EXCEED ± 0.07 ± 200 PPM. THE SURVEY DESCRIBED HEREON IS A PROFESSIONAL SURVEY, AND THE ACCURACY AND PRECISION OF THE SURVEY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THIS CLASS. BEARINGS AND DISTANCES ARE BASED ON GPS MEASUREMENTS TO CONTROL POINTS AND ARE GRID NORTH.

RONALD F. WILLHOIT, PLS.3004	DATE
REV: DESCRIPTION	BY DATE
STATUS: SURVEY PLAN REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18-150	

**RW RONALD WILLHOIT**  
LAND SURVEYING / GEOMATICS  
307 HIAWATHA TRAIL - FRANKFORT, KY 40601  
502-350-1367  
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: OFF LITTLE CABIN CREEK  
VANCEBURG, KENTUCKY  
LEWIS COUNTY, KENTUCKY

TITLE: MINOR FARM SUBDIVISION  
BRUNER LAND COMPANY, INC.

SCALE: 250 FT/1

SURVEY DATE: 1-2-2025

DRAWN BY: RFW

MAP DATE: 3-8-2025

FILE NAME: CABIN\_CREEK\_SUBDIV\_TRV

MAP REFERENCE: 000-00-00-000.00

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