

Ronald and Pamela Mingua  
Deed Book 234, Page 814  
Plat Cabinet B, Slide 394

Ronald Mingua Trust  
Deed Book 301, Page 798  
Plat Cabinet C, Slide 272  
PVA ID# 019-00-00-020.01

**SITE STATISTICS**

Zone: A-1  
Number Of Lots Before: 1  
Number Of Lots After: 2

Parcel 2 (before) 45.0157 Acres  
-Parcel 2A 28.8470 Acres  
Parcel 2 (remaining) 16.1687 Acres

**\*\*Recording Notation\*\***

This Plat will be deemed to be invalid if not recorded within one year of Planning Commission Chairman signature being affixed.

**SURVEY NOTES**

This property is subject to all easements, restrictions, conditions, rights-of-way, etc. both apparent and of record.

No title search has been made in preparation of this survey.

**LEGEND**

- △ 24" long, 5/8" diameter rebar w/ID cap (Set this survey)
- MAG Nail w/ID Tag (Set this survey)
- ◆ Found 1/2" Rebar (PLS 3419)
- ◇ Found monument as noted
- ⊠ Found Right-of-Way monument

**F.E.M.A. FLOOD HAZARD AREA**

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 21017C0145C A WITH A DATE OF IDENTIFICATION OF JANUARY 6, 2011 FOR BOURBON COUNTY, KENTUCKY AND INCORPORATED AREAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES. THE PROPERTY LIES IN ZONE "X" (unshaded), DESIGNATED AS AREAS OUTSIDE THE LIMITS OF THE 0.2% CHANCE OF ANNUAL FLOOD.



EW, LLC  
Deed Book 289,  
Page 474  
PVA ID#  
019-00-00-010.00

Jennifer A Carlton  
Trust  
Deed Book 237,  
Page 563  
PVA ID#

Corrigan Racing Stables, Inc.  
Deed Book 267, Page 274;  
Deed Book 261, Page 376  
PVA ID# 019-00-00-012.13

Threave Main Stud, L.L.C.  
Deed Book 262, Page 245  
PVA ID# 019-00-00-011.00

Parcel 2  
(remaining -  
not surveyed)  
16.17 Acres  
(Parcel 2 shown per J. Smith  
survey of 01-16-2008)

Parcel 2A  
1256576.6 Sq. Feet  
28.8470 Acres

WOW, LLC  
Deed Book 301, Page 605  
Parcel 3 of Plat Cabinet C, Slide 272  
PVA ID# 019-00-00-020.00

Corrigan Racing Stables, Inc.  
Deed Book 274, Page 107  
Parcel 1 of  
Plat Cabinet C, Slide 249  
PVA ID# 019-00-00-013.01

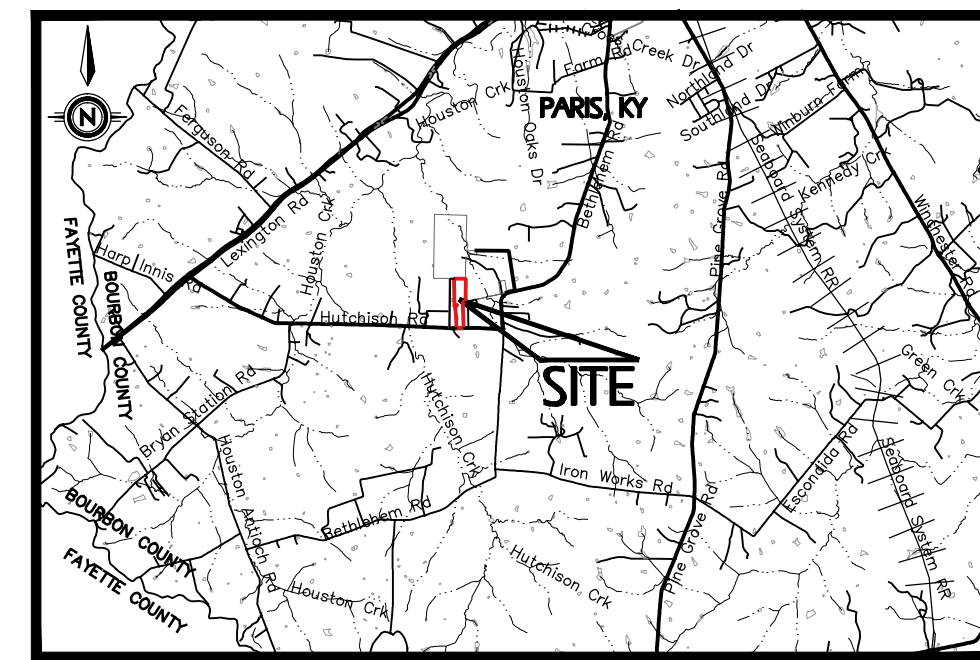
William & Michelle Simpson  
Deed Book 225, Page 280  
PVA ID# 019-00-00-014.00

**METHOD OF SURVEY**

This ground survey was prepared using a Trimble 5600 robotic total station. The State Plane coordinates shown were derived from a Real-Time (via cellular communication) survey utilizing the "KYTG" CORS station located at the KDOT District 7 office in Lexington, KY.

**PURPOSE OF PLAT**

The purpose of this plat is to create two lots from one as shown hereon; and to locate the parcels in Kentucky State Plane Coordinates.



**VICINITY MAP**  
(Scale: 1" = 10,000')

**ORIGIN OF BEARINGS AND COORDINATES**

The bearings shown hereon are based on Kentucky State Plane Grid North, North American Datum Of 1983 (NAD 83). Particularly, the bearings are based on a GPS survey utilizing Continuously Operating Reference Station (CORS) "KYTG", having a point designation of "KY Hwy Dist 7 CORS ARP" and having geographic coordinates of N 38° 04' 31.96484", W 084° 29' 31.91127" and Kentucky State Plane Coordinates (North Zone, NAD 83) of N=209,682.94', E=1,570,696.89'.

**OWNER'S CERTIFICATION**

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being the same property conveyed to me (us) by Raleigh D & Mae K Creech by deed dated Sep. 16, 1994, and recorded in Deed Book 219, Page 375 in the Bourbon County Clerk's Office; and do hereby adopt this as my (our) record plat for this property.

JIM G. ESTES \_\_\_\_\_ Date  
Address 815 Hutchison Road \_\_\_\_\_  
Paris, KY 40361 \_\_\_\_\_

EDDA A. ESTES \_\_\_\_\_ Date  
Address 815 Hutchison Road \_\_\_\_\_  
Paris, KY 40361 \_\_\_\_\_

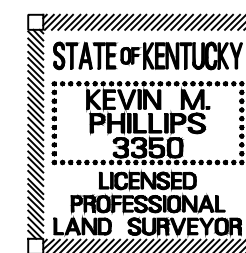
**COMMISSION'S CERTIFICATION**

I do hereby certify that this record plat has met the requirements of the Bourbon County Joint Planning Commission and is now approved for recording.

PLANNING COMMISSION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATION**

I hereby do certify that this plat depicts a survey made by me or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure of the random travers was 1:93,730 and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is an "Urban" Class survey and the accuracy and precision of said survey meets all the specifications of this class. This survey and plat meets or exceeds the minimum standards of all governing authorities. The basis of bearings shown hereon is in relation to Kentucky State Plane Grid North, North Zone (NAD '83).



KEVIN M. PHILLIPS, PLS 3350 \_\_\_\_\_ DATE \_\_\_\_\_  
kevin@endris.com

FILE NO.	3425
DWG. DATE	8-15-2017
DWG. FILE	3425 Hut...Road
SCALE:	1" = 200'

This Plat represents a boundary survey and complies with 201 KAR 18:150

**SURVEY COMPLETED**  
May 21, 2015

Agricultural Land Division  
**Jim & Edda Estes**  
815 Hutchison Road  
Paris, Bourbon County, Kentucky

**ENDRIS**  
Engineering

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FAX: 859-233-1436  
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