

**CERTIFICATE OF APPROVAL FOR
BOURBON COUNTY ROAD SUPERVISOR**

I hereby certify that the Bourbon County Road Department has inspected the site of the entrance proposed on this plat and found it to meet all current safety standards including the time/site distance standards of Section 345(A)4(1) in these Bourbon County Subdivision Regulations.

County Road Supervisor _____

Date _____

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Original Tract
- Right-of-Way Easement
- Adjacent Property Line
- Entrance Driveway Centerline
- Existing Power Line

NOTES:

- Parcel 3 and Parcel 4 platted hereon is the same as Parcel 2 shown on Plat Cabinet C, Slide 397 and a portion of that property described in Deed Book 182, Page 651. See also D.B. 283, Pg. 283; D.B. 218, Pg. 572; and P.C. B, Sl. 212.
- Property platted hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
- Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
- This plat shall be deemed invalid if not recorded within one year of the Planning Commission Chairman's signature being affixed hereto.
- The purpose of this plat is to divide or separate Parcel 3 from its parent tract; and leave Parcel 4 as the remainder of the same.

TALBOT & STATION, LLC
D.B. 294, Pg. 651
P.C. C, Sh. 334

THOMAS WINN TALBOT
CAROLYN G. TALBOT
D.B. 157, Pg. 568

MT. LEBANON, LLC
D.B. 295, Pg. 654
P.C. C, Sh. 334

MT. LEBANON, LLC
D.B. 295, Pg. 404
P.C. C, Sh. 322

MT. LEBANON, LLC
D.B. 295, Pg. 404
P.C. C, Sh. 322

PARCEL 1
ELIZABETH FORSYTHE SPENCER
DONNIE R. SPENCER
D.B. 304, Pg. 460
P.C. C, Sl. 397
{June 16, 2017}

PARCEL 1
ELIZABETH FORSYTHE SPENCER
DONNIE R. SPENCER
D.B. 304, Pg. 460
P.C. C, Sl. 397
{June 16, 2017}

PARCEL 4
74.349 Acres

PARCEL 3
20.903 Acres

PARCEL 4
Continued

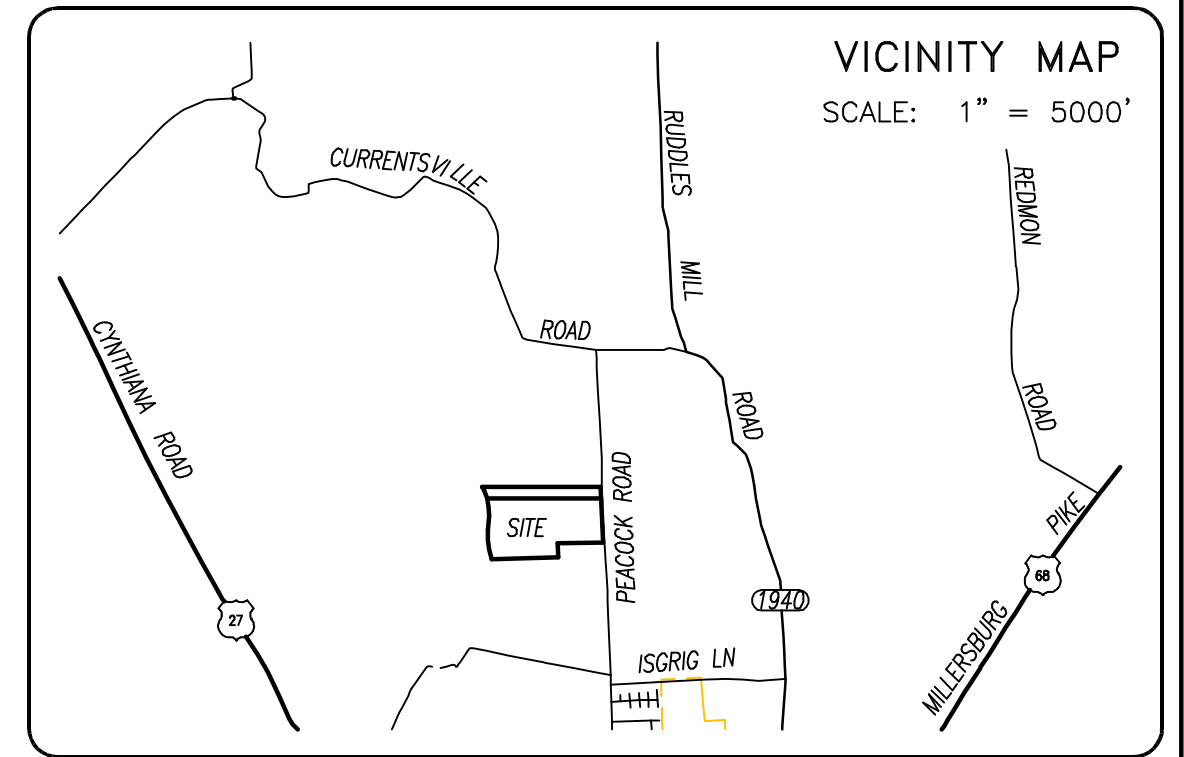
CLAY T. FORSYTHE
D.B. 218, Pg. 572
D.B. 283, Pg. 283
P.C. B, Sh. 212
(10.00 Acres)
(6/24/1994)

STEWART PROPERTY HOLDINGS, LLC
D.B. 285, Pg. 128
(Tract 2)

STEWART PROPERTY HOLDINGS, LLC
D.B. 285, Pg. 128
(Tract 2)

LEGEND:

- ⊙ USGS Disc Found
- ⊙ Iron Pin Found with I.D. Cap bearing "RLS 1662"
- ⊙ #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- ⊙ #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- ⊙ #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- ⊙ Mag Nail Set in Road
- ⊙ Point in Road
- ⊙ Point @ Right-of-Way
- ⊙ Metal Found in Road
- ⊙ Railroad Spike Found
- ⊙ Point @ Property Line w/Reference
- ⊙⊙ Address



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 (a portion of) the same property conveyed to me (us) by Ann Talbot Keller Morrison (See Also W.B. X, Pg. 177), by deed dated October 1, 1979, and recorded in Deed Book 182, page 651 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

_____	Witness	_____	Owner
_____		_____	Owner
_____	Address	_____	
_____	Date	_____	Address

LAND SURVEYOR'S CERTIFICATION

I do hereby 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 ratio of the random traverse was 1:5,000+ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Rural 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 the bearings shown hereon is in relation to Plat Cabinet C, Sheet 322

August 27, 2018

Date

P.O. Box 175
Cynthiana, Kentucky 41031

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.

Date

Planning Commission Official



PLOTTED: 08/27/18 @ 4:00 BY APD

AGRICULTURAL LAND DIVISION

**BRUCE H. FORSYTHE
MARIE DUDLEY FORSYTHE**

PEACOCK ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 300'	DATE 04/13/17	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 *THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.*
	FILE NO. 17-3563	FILENAME FORSYTHE2	
	FIELD BOOK 147-5	CRD FILE TALBOT	
	DRAWN BY APD	CHECKED BY APD	