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 *See Sources of Title Hereon*, by deed dated _____, and recorded in Deed Book _____, page _____ in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness — David Willoughby, Owner

_____ — _____, Owner

481 Redmon Rd, Address — Box 159

Paris KY 40361 7/30/19, Date — Millersburg Ky 40348, Address

LINETYPE LEGEND:

- Survey Boundary
- Parent Tract Line
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed 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 1:46,000+ 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. The basis of the bearings shown hereon is in relation to Deed Book 156, Page 568 (Harp Farm)

July 24, 2019, Date

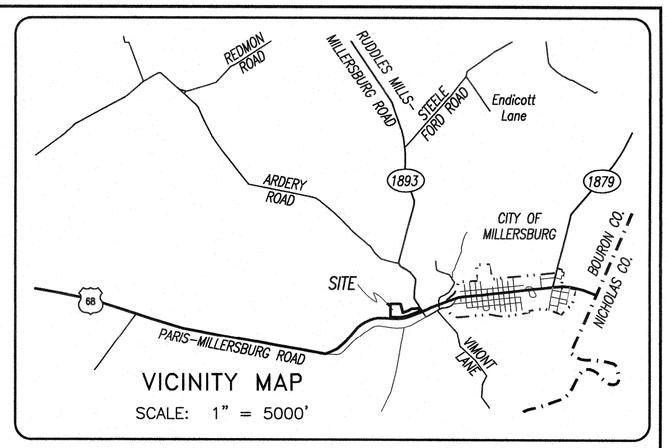
Allen Patrick Darnell
P.O. Box 175
Cynthiana, Kentucky 41031

L E G E N D :

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Chambliss PLS 3185"
- #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
- Mag Nail Found in Road
- Point @ Right-of-Way
- Mag Nail Found in Post
- (XXX) Address

LINE	BEARING	DISTANCE
L1	S 82°04'16" E	17.55'
L2	S 08°26'41" W	50.01'
L3	S 81°44'36" E	50.13'
L4	N 08°10'39" E	50.10'
L5	S 81°49'21" E	75.00'

LINE	BEARING	DISTANCE
L6	N 66°08'48" W	10.00'
L7	S 58°38'50" E	10.00'
L8	N 11°13'33" E	28.99'
L9	S 32°13'33" W	19.18'
L10	S 11°13'33" W	28.99'



VICINITY MAP
SCALE: 1" = 5000'

DR. JAMES E. JOHNSON
NEIL JOHNSON
D.B. 156, Pg. 568
(Harp Farm)

DR. JAMES E. JOHNSON
NEIL JOHNSON
D.B. 156, Pg. 568
(Harp Farm)

LETTON C. WILLIAMS
D.B. 307, Pg. 785
P.C. D, Sh. 15

FREDDY GAYLE GILLESPIE
LINDA LORENE GILLESPIE
D.B. 271, Pg. 713
P.C. C, Sh. 264

CALVIN L. FIELDS
SHERYL M. FIELDS
D.B. 279, Pg. 181
P.C. C, Sh. 264

LETTON C. WILLIAMS
D.B. 307, Pg. 785
P.C. D, Sh. 15

LETTON C. WILLIAMS
D.B. 200, Pg. 6
W.B. AAA, Pg. 520

FREDDY GAYLE GILLESPIE
LINDA L. GILLESPIE
D.B. 150, Pg. 105

CALVIN L. FIELDS
SHERYL M. FIELDS
D.B. 279, Pg. 181
P.C. C, Sh. 264

COMMONWEALTH OF KENTUCKY
DEPARTMENT OF TRANSPORTATION
D.B. 267, Pg. 736

COMMONWEALTH OF KENTUCKY
DEPARTMENT OF TRANSPORTATION
D.B. 267, Pg. 736

HARRISON COUNTY
WATER ASSOCIATION, INC.
D.B. 267, Pg. 697

RUDDLES MILLS-MILLERSBURG ROAD (KY 1893)

PARIS-MILLERSBURG ROAD (US 68)

TRACT 1
2.008 Acres

TRACT 2
3.205 Acres

TRACT 3
4.656 Acres

TRACT 4
1.808 Acres

N 39°15'00" E 112.40'
110.55'
N 39°18'51" E 790.80'
680.25'
Witness I.P.@22.83'
S 82°22'23" E 221.92'
20' R/W EASEMENT
145' BUILDING LINE
Existing Barn
Existing Entrance
Existing Creek/Drain
S 81°12'46" W 418.64'
N 81°12'46" E 418.64'
N 65°30'24" W 425.15'
S 65°30'24" E 425.15'
624.97'
N 50°34'33" W
I.P.@ 13.96'
S 32°13'33" W 291.62'
N 32°13'33" E 291.62'
I.P.@ 5.00'
86.00'
S 36°43'33" W
N 36°43'33" E 86.00'
103.01'
S 11°13'33" W
N 11°13'33" E 103.01'
L10
L8
S 17°03'33" W 311.00'
N 17°03'33" E 311.00'
125' BUILDING LINE
S 81°12'46" W 257.89'
N 81°12'46" E 257.89'
374.60'
S 17°34'48" W 406.01'
Existing Entrance
31.41'
Set Witness I.P.@ N 81°12'30" E 27.80'
Ch=S 20°28'04" W 264.81'
L=264.96' R=2242.00'
Ch=S 27°36'11" W 291.94'
L=292.15' R=2232.00'
L9
Ch=S 33°25'07" W 161.64'
A=161.67' R=2242.00'
L7
R/W
℄

N O T E S :

1. Tract 1 and Tract 2 platted hereon are the same as that property or tract of land described in Deed Book 301, Page 153.
2. Tract 3 and Tract 4 platted hereon are the same as Parcel 5 shown on Plat Cabinet C, Sheet 264 and further described in Deed Book 287, Page 119.
3. Property platted hereon is subject to that previous exception for right-of-way purposes in favor of the Commonwealth of Kentucky, Department of Transportation, as recorded in Deed Book 267, Page 736.
4. Property shown hereon maybe subject to a telephone line easement in favor of South Central Bell Telephone Company as recorded in Deed Book 176, Page 797.
5. Property shown 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.

N O T E S (Continued):

6. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
7. The purpose of this plat is to consolidate Tract 1 with Tract 3; and consolidate Tract 2 with Tract 4; as shown hereon.
8. Tract 1, Tract 2, Tract 3, and Tract 4 must be consolidated and cannot be sold separately.

SOURCES OF TITLE:

Being that property deeded David B. Willoughby by James E. Johnson & Neil P. Johnson by deed dated March 23, 2012 and recorded in Deed Book 287, Page 119.

Being that property deeded David Willoughby by U.S. Bank National Association by deed dated June 10, 2016 and recorded in Deed Book 301, Page 153.

N O T E S :

BEFORE CONSOLIDATION:
Tract 1 + Tract 2 = 5.213 Acres
Tract 3 + Tract 4 = 6.464 Acres
AFTER CONSOLIDATION:
Tract 1 + Tract 3 = 6.664 Acres
Tract 2 + Tract 4 = 5.013 Acres

0' 100' 200' 300'

PLOTTED: 07/24/19 @ 8:00 BY APD

COMMISSION'S CERTIFICATION

I do hereby certify that this record plat conforms with the regulations of the Paris-Bourbon County Planning Commission, and that it has been approved for recording in the office of the Bourbon County Court Clerk.

8.06.2019, Date

Planning Commission Official

DOUBLE CONSOLIDATION PLAT

DAVID B. WILLOUGHBY

PARIS-MILLERSBURG ROAD (US 68) &
RUDDLES MILLS-MILLERSBURG ROAD (KY 1893)

STATE of KENTUCKY
ALLEN PATRICK DARNELL
3553
LICENSED PROFESSIONAL LAND SURVEYOR

SCALE	DATE
1" = 100'	06/24/19
FILE NO. 19-4184	FILENAME WILLOUGHBY
FIELD BOOK 167-20	.CRD FILE JOHNMILL
DRAWN BY APD	CHECKED BY APD

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."