

NOTES:

- Parcel 1, Parcel 2, Parcel 3, and Parcel 4 platted hereon is the remaining property described in Deed Book 77, Page 606.
- Property shown hereon is subject to a transmission line easement in favor of Kentucky Utilities Company as recorded in Deed Book 115, Page 65.
- Property shown hereon may be subject to an electric easement in favor of Lexington Utilities Company, Inc. as recorded in Deed Book 120, Page 69.
- 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.
- 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.

SOURCES OF TITLE:

Being a portion of that property deeded Lucy B. Beatty by Thomas A. Hutchcraft by deed dated March 1, 1896 and recorded in Deed Book 77, Page 606.
See Oder Book 33, Page 426 regarding the Estate of Lucy B. Beatty.
See Affidavit of Descent regarding the Estate of Ora B. Beatty recorded in Deed Book 144, Page 700.
See the Will of John Charles Beatty recorded in Will Book BB, Page 415.
See the Will of Sallie A. Beatty recorded in Will Book DD, Page 422.

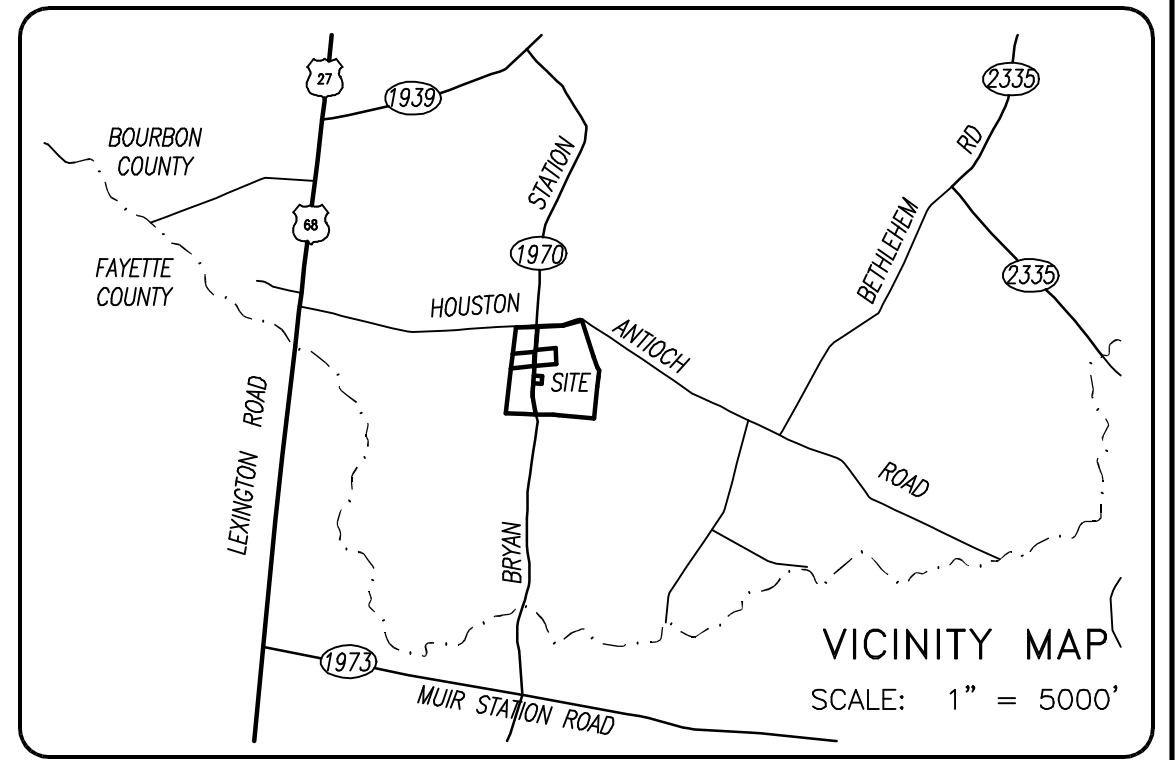
LINE	BEARING	DISTANCE
L1	N 49°28'09" E	40.55'
L2	N 49°28'09" E	246.41'
L3	N 48°22'57" E	352.94'
L4	S 49°28'09" W	40.55'
L5	N 48°24'11" E	182.72'
L6	S 41°41'49" E	209.16'
L7	S 48°24'11" W	200.00'
L8	N 41°41'49" W	209.16'
L9	N 48°02'01" E	229.80'

NOTES (Continued):

- Property platted hereon includes those areas referenced as an exception within the parent deed, Deed Book 77, Page 606 that includes a "toll house" and a "graveyard." No out-conveyance of record was found. Graveyard is shown hereon. No evidence of "toll house" exists.

LEGEND:

- ⊙ Iron Pipe Found
- △ Iron Pin 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
- ⊙ Found Metal in Road
- ⊙ Property Corner w/Reference
- ⊙ Fence Post Found
- (XX) 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 _____, 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	_____	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 1:30,000+ 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 126

March 3, 2017 _____ 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: 03/03/17 @ 9:00 BY APD

AGRICULTURAL LAND DIVISION

DONALD R. THOMPSON
WANDA W. THOMPSON

BRYAN STATION ROAD (KY 1970) & HOUSTON-ANTIOCH ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 02/02/17	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.*</small>
	FILE NO. 17-3492	FILENAME THOMPSON	
	FIELD BOOK 146-12	.CRD FILE THOMPWA	
	DRAWN BY APD	CHECKED BY APD	

