



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 The Estate of James M. Clifford (Andrea Clifford Plaster, Executrix), by deed dated March 10, 2017, and recorded in Deed Book 303, page 549 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 1:99,000± 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 plot meets or exceeds the minimum standards of all governing authorities. The basis of the bearings shown hereon is in relation to Parent Tract

_____	April 10, 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
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LEGEND :

- ⊙ Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "xxxxxx"
- ⦿ #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 Set in Fence Post
- ⦿ Fence Post Found
- ⊗⊗ Address

NOTES :

- Parcel 1 and Parcel 2 shown hereon are the same as Tract #2 described in Deed Book 303, Page 549.
- Property shown hereon is subject to a water line easement in favor of the Harrison County Water Association as recorded in Deed Book 222, Page 505.
- Property shown hereon is subject to a telephone line easement in favor of South Central Bell Telephone Co. as recorded in Deed Book 164, Page 585.
- Parcel 2 shown hereon is subject to that previous conveyance for right-of-way purposes in favor of the Commonwealth of Kentucky, Department of Highways, as recorded in Deed Book 129, Page 412 and Deed Book 167, Page 140.
- 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 (1) year of the Planning Commission Chairman's signature being affixed hereto.
- The purpose of this plat is to divide or separate Parcel 1 from the parent tract; and leave Parcel 2 as the remainder. Parcel 2 is shown hereon based on the existing legal description and does not reflect actual field measurements made by Darnell Engineering, Inc. at the date of this survey.
- Proposed entrance shown hereon was granted an encroachment permit by the Commonwealth of Kentucky, Department of Highways, permit number 07-2017-00126 and dated March 10, 2017.



PLOTTED: 04/10/17 @ 12:00 BY APD

AGRICULTURAL LAND DIVISION MICHAEL J. THORNTON RUDDLES MILL ROAD (KY 1940)			
STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 300'	DATE 04/04/17	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. 17-3538	FILENAME THORNTON	
	FIELD BOOK 145-52	.CRD FILE THORNTON	
	DRAWN BY APD	CHECKED BY APD	