

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

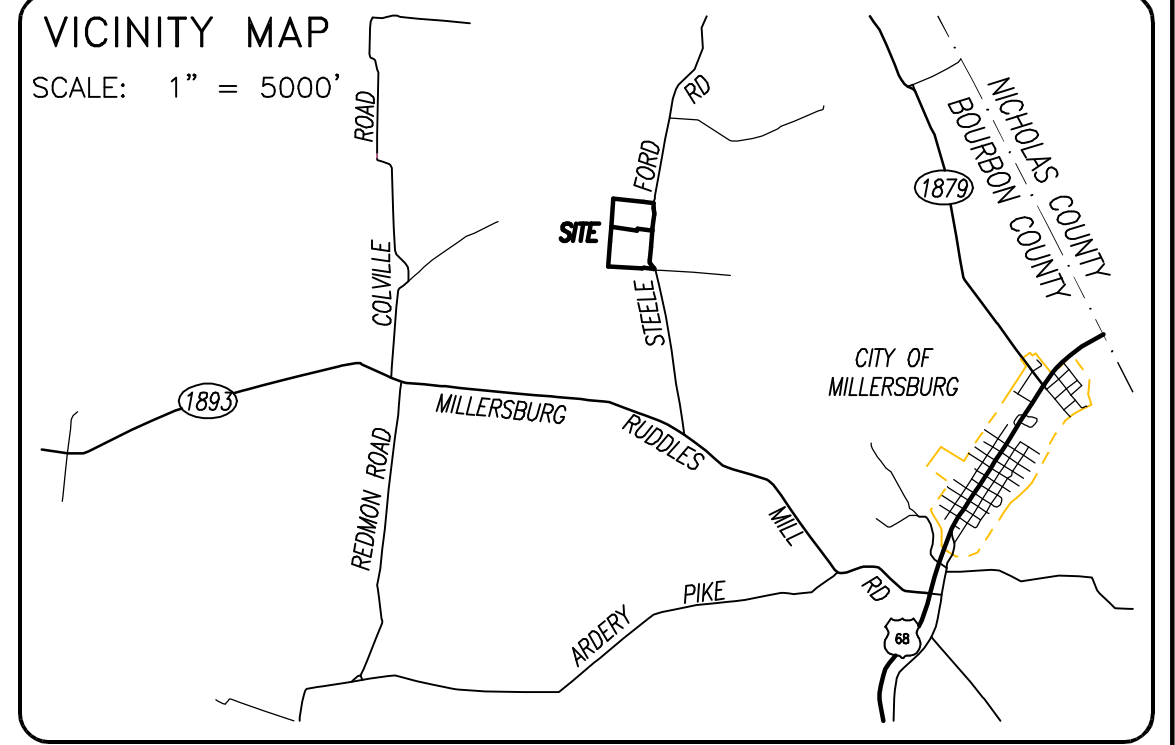
I hereby certify that the Bourbon County Road Department has inspected the site of the entrance proposed on this plat and found it to meet all current safety standards including the time/site distance standards of Section 345(A)4(1) in these Bourbon County Subdivision Regulations.

County Road Supervisor _____ Date _____



VICINITY MAP

SCALE: 1" = 5000'



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 Martha P. Denny, by deed dated August 23, 2016, and recorded in Deed Book 301, page 720 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 1:44,000+ 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 385

_____ Date April 23, 2018 _____ 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: 04/23/18 @ 5:00 BY APD

AGRICULTURAL LAND DIVISION
JESSE L. HURST, JR.
STEELE FORD ROAD

	SCALE 1" = 200'	DATE 06/21/16	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. 18-3861	FILENAME HURST	
	FIELD BOOK 139-25	CRD FILE DENNY	
	DRAWN BY APD	CHECKED BY APD	

LEGEND:

- ⊙ Iron Pin Found
- ⊙ #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
- ⊙ Railroad Spike Found
- ⊙⊙⊙ Address

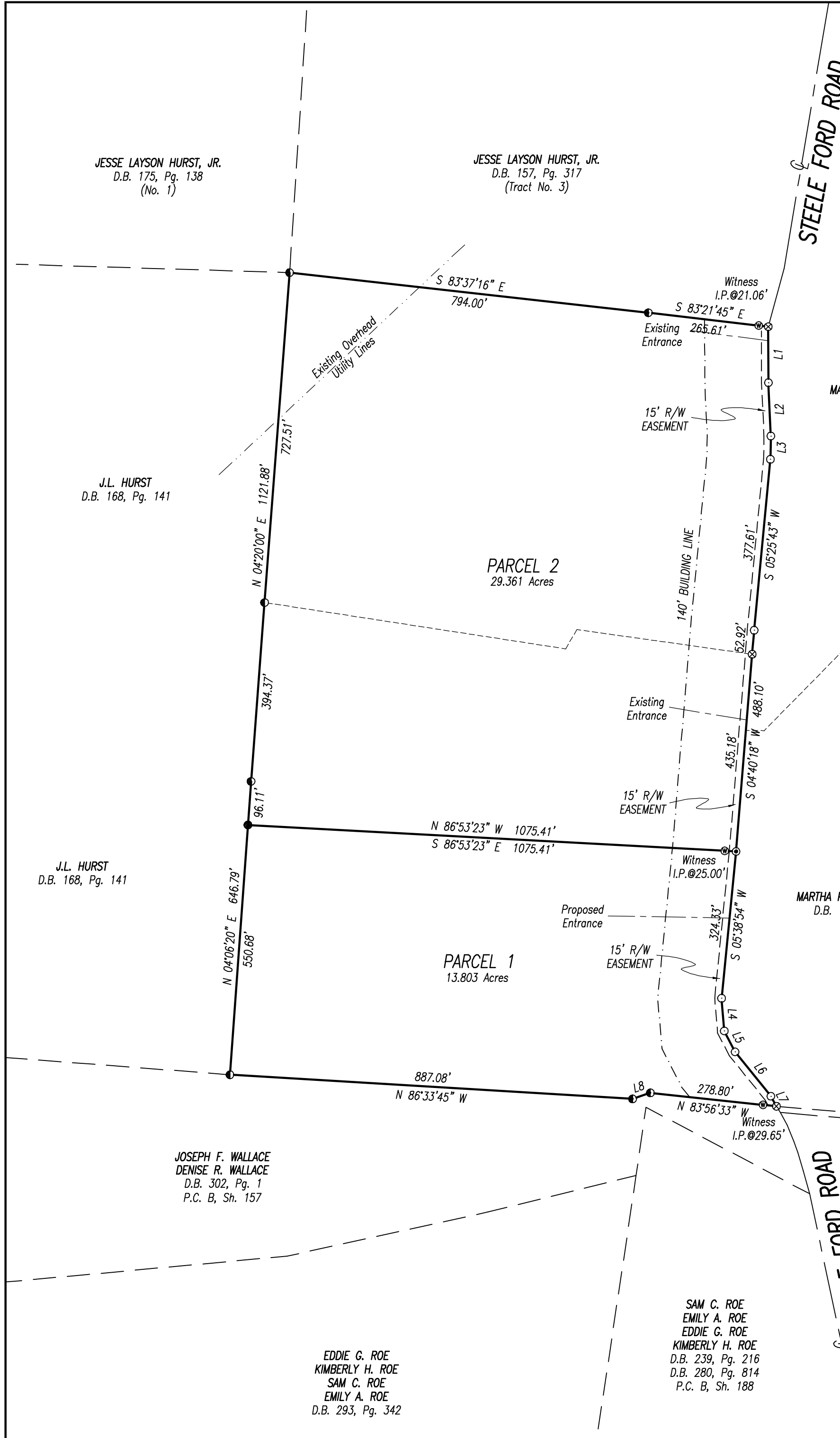
LINE	BEARING	DISTANCE
L1	S 00°08'45" E	123.06'
L2	S 02°38'29" E	117.52'
L3	S 01°06'31" W	51.13'
L4	S 04°45'26" E	72.23'
L5	S 27°18'46" E	51.74'
L6	S 38°53'33" E	125.29'
L7	S 29°01'03" E	25.18'
L8	S 71°18'02" W	41.40'

LINETYPE LEGEND:

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

NOTES:

1. Tract 1 and Tract 2 platted hereon are the same as Parcel 1 and Parcel 3 shown on Plat Cabinet C, Sheet 385 and further described in Deed Book 301, Page 720.
2. Tract 1 and Tract 2 platted hereon are subject to that telephone easement in favor of South Central Bell Telephone Company as recorded in Deed Book 170, Page 671.
3. 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.
4. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
5. The purpose of this plat is to divide the parent tract into two separate and legal parcels or tracts of land.
6. This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.



JESSE LAYSON HURST, JR.
D.B. 175, Pg. 138
(No. 1)

JESSE LAYSON HURST, JR.
D.B. 157, Pg. 317
(Tract No. 3)

MARTHA P. DENNY ESTATE
D.B. 139, pG. 456

MARTHA P. DENNY ESTATE
D.B. 139, pG. 456

JOSEPH F. WALLACE
DENISE R. WALLACE
D.B. 302, Pg. 1
P.C. B, Sh. 157

SAM C. ROE
EMILY A. ROE
EDDIE G. ROE
KIMBERLY H. ROE
D.B. 239, Pg. 216
D.B. 280, Pg. 814
P.C. B, Sh. 188

EDDIE G. ROE
KIMBERLY H. ROE
SAM C. ROE
EMILY A. ROE
D.B. 293, Pg. 342