

LEGEND:

- ⊙ Iron Pipe Found
- ⊙ Iron Pin Found
- ⊙ Iron Pin Found with I.D. Cap bearing "Williams LPLS 316"
- ⊙ #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
- ⊙ Mag Nail Found in Road
- ⊙ Point in Road
- ⊗ Address



WILLIAM McKEE
BARBARA McKEE
D.B. 284, Pg. 545

JOSE L. VILLASANA
MARLANDA L. VILLASANA
D.B. 260, Pg. 209

STEVE TURNER
D.B. 198, Pg. 591

BECKY J. THORNTON
D.B. 244, Pg. 168
P.C. C, Sh. 72

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 70°15'56" E | 144.33' |
| L2 | N 60°41'45" E | 144.80' |
| L3 | N 65°09'42" E | 176.01' |
| L4 | S 27°02'47" E | 41.63' |
| L5 | N 59°59'49" E | 11.95' |
| L6 | N 35°44'16" W | 12.68' |
| L7 | N 35°44'16" W | 38.89' |
| L8 | S 59°59'49" W | 11.95' |
| L9 | N 27°02'47" W | 41.63' |
| L10 | S 65°09'42" W | 176.01' |
| L11 | S 60°41'45" W | 144.80' |
| L12 | S 70°15'56" W | 144.33' |

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 _____

WILLIAM McKEE
BARBARA McKEE
D.B. 284, Pg. 545

MICHAEL ALLEN CURTIS
D.B. 295, Pg. 307
(Tract #1)

WILLIAM B. PERKINS
JODY PERKINS
D.B. 303, Pg. 351

WILLIAM B. PERKINS
JODY PERKINS
D.B. 265, Pg. 604
P.C. C, Sh. 206A
(Tract No. 2)

JOHN HUNT
ELSIE HICHOLE HUNT
D.B. 268, Pg. 149
P.C. C, Sh. 106B
(Tract No. 2A)

MARK CHRISTMAN
D.B. 279, Pg. 734
P.C. C, Sh. 267

BARRY P. MORELAND
SUSAN R. MORELAND
D.B. 294, Pg. 324
P.C. C, Sh. 267

GUY ROBIN COOK
LUZ COOK
D.B. 300, Pg. 659
P.C. C, Sh. 380
(51.891 Acres)

GUY ROBIN COOK
LUZ COOK
D.B. 300, Pg. 659
P.C. C, Sh. 380
(51.891 Acres)

NOTES:

- Tract 1 and Tract 2 platted hereon are the same as Parcel 1 shown on Plat Cabinet C, Sheet 380 and further described in Deed Book 300, Page 664 plus Tract 1 shown on Plat Cabinet C, Sheet C and further described in Deed Book C, Page C.
- 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.
- Property platted hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
- The purpose of this plat is to divide or separate Tract 1 from the parent tract, and leave Tract 2 as the remainder of the parent.
- Property platted hereon is subject to a telephone line easement in favor of South Central Bell. No easement found of record.
- Property platted hereon is subject to a water line easement in favor of the Harrison County Water Association as recorded in Deed Book 180, Page 415.

LINETYPE LEGEND:

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

GUY ROBIN COOK
LUZ COOK
D.B. 300, Pg. 659
P.C. C, Sh. 380
(51.891 Acres)

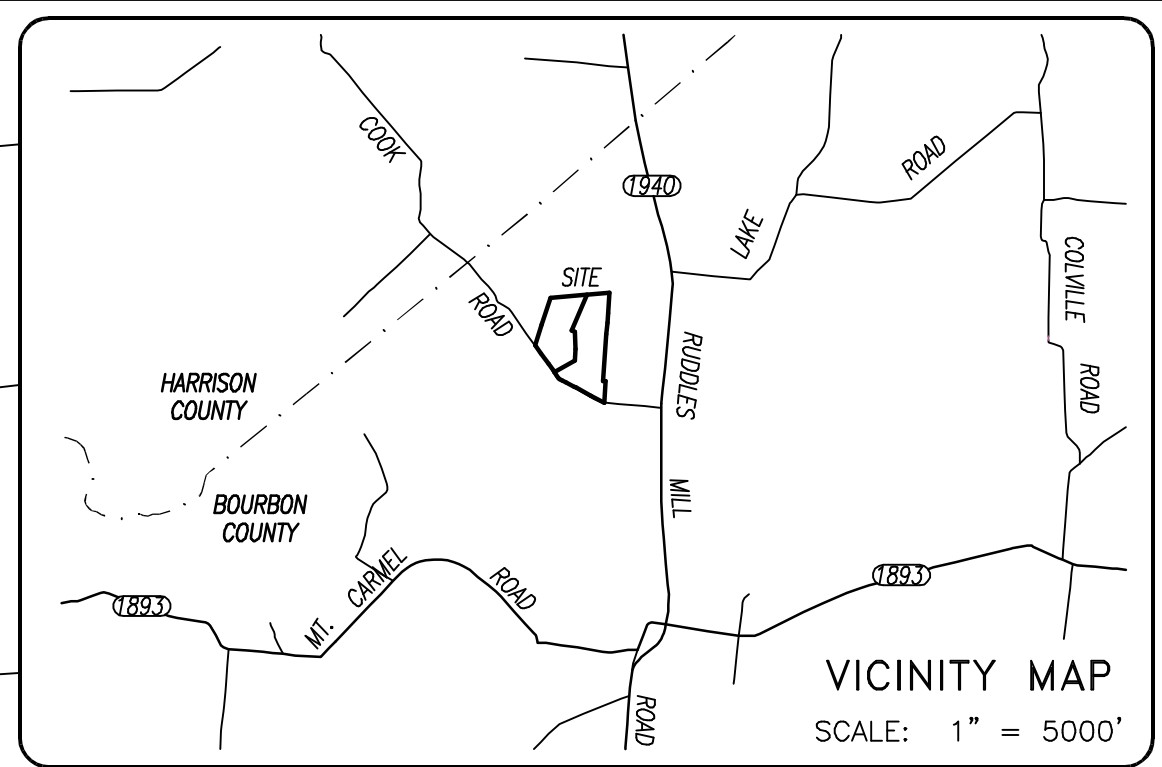
DANIEL W. FURNISH
LORIE L. FURNISH
D.B. 303, Pg. 105
P.C. C, Sh. 42

TIFFANY SUE KELLIONE
D.B. 241, Pg. 821
P.C. C, Sh. 42

PHILLIP KING
LISA S. KING
D.B. 241, Pg. 376

TIMOTHY M. TUCKER
D.B. 258, Pg. 361
P.C. R, Sh. 186

JOHN B. WYATT
BETTY HEWITT L. WYATT
D.B. 192, Pg. 428



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 _____ Guy Robin Cook
 _____ Luz Cook
 Address _____ Laurie Wyatt Cook
 Date _____ Date _____

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 1:18,000+ 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 42

August 27, 2018 Date _____ P.O. Box 175
 _____ Planning Commission Official
 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 _____

SOURCES OF TITLE:

Being that property deeded Anne Laurie Wyatt Cook by Guy Robin Cook & Luz Cook by deed dated May 8, 2015 and recorded in Deed Book 300, Page 664.
 Being that property deeded Anne Laurie Wyatt Cook by Guy Robin Cook & Luz Cook by deed dated _____ and recorded in Deed Book _____, Page _____

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

AGRICULTURAL LAND DIVISION

ANNIE LAURIE WYATT COOK

COOK ROAD

| | | | |
|--|----------------------|-------------------|--|
| STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR | SCALE 1" = 200' | DATE 11/16/15 | 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. 17-3721 | FILENAME COOK3 | |
| | FIELD BOOK 123-39 | CRD FILE KINGL | |
| | DRAWN BY APD | CHECKED BY APD | |