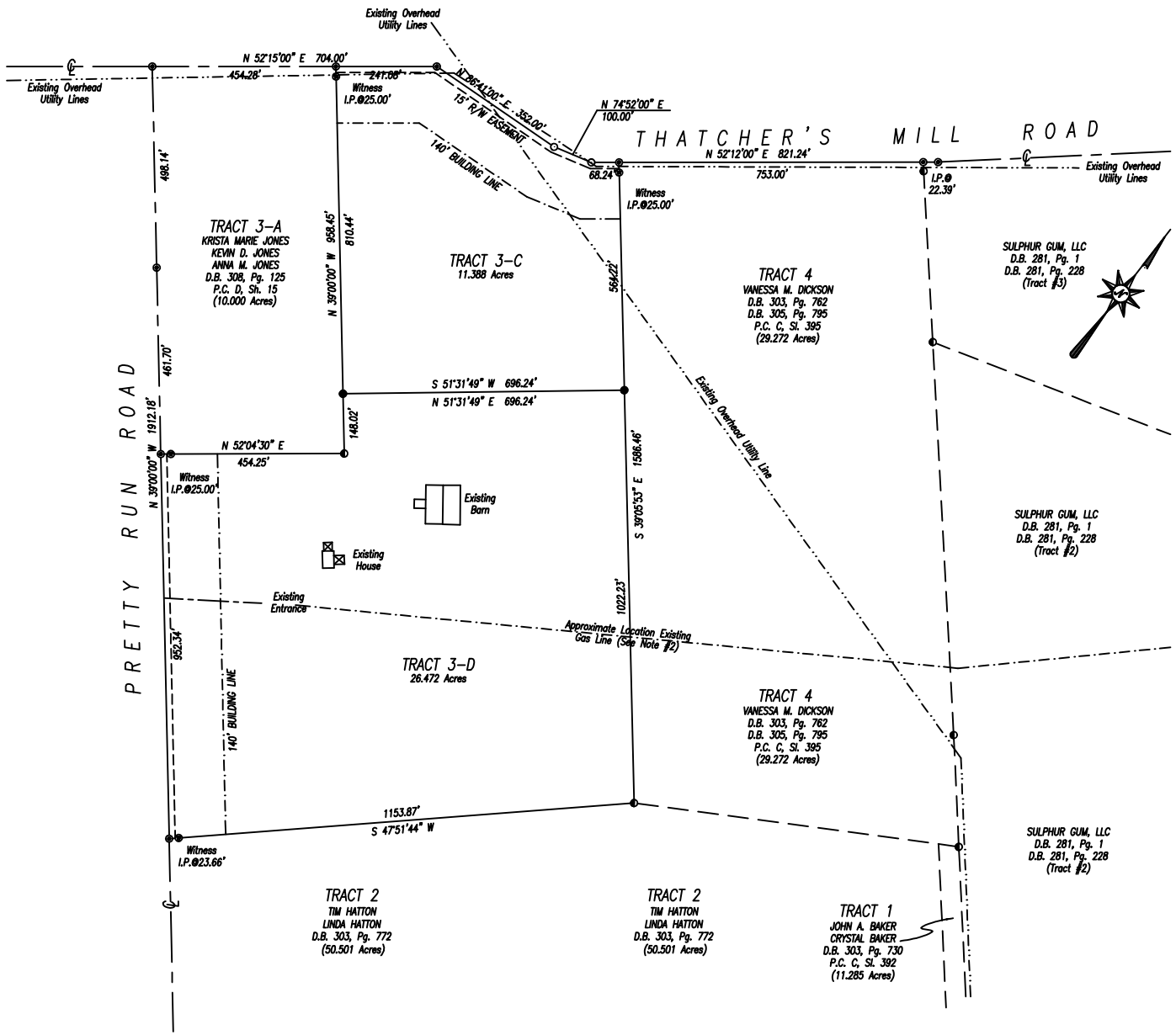

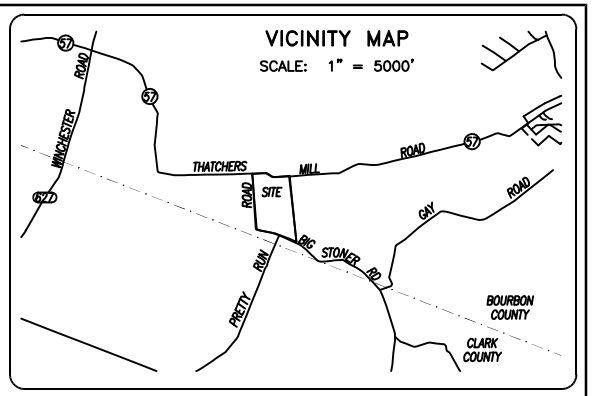

OWNER'S CERTIFICATION

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 Ricky A. Claypool & Claudia L. Claypool, by deed dated April 25, 2019, and recorded in Deed Book 310, page 619 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 1:17,000+ 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, Slide 395

July 4, 2019 _____

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 _____

0' 200' 400' 600'

PLOTTED: 07/04/19 @ 8:00 BY APD

NOTES:

1. Tract 3-C and Tract 3-D platted hereon are the same as Tract 3-B shown on Plat Cabinet D, Slide 15 and a portion of that tract or parcel of land described in Deed Book 310, Page 619.
2. Property platted hereon is subject to a gas line easement in favor of the town of North Middletown as recorded in Deed Book 120, Page 107. No width is specified therein.
3. Property platted hereon is subject to a water line easement in favor of the the city of North Middletown as recorded in Deed Book 214, Page 638. Permanent easement to be twenty (20) feet wide, being ten (10) feet on either side of the existing water transmission line.
4. Property shown hereon is subject to a any and all easements or right-of-way of record and in existence at the date of the field survey.
5. Property shown hereon is subject to those restrictions set forth by the Paris and Bourbon County Planning Commission for its respective zoning class.
7. This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.

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/Found in Road
- Point in Road
- Mag Nail Set in Tree
- Found Set Stone
- (XXX) Address

LINETYPE LEGEND:

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

AGRICULTURAL LAND DIVISION

STEVE DAVIES
BRENDA DAVIES

THATCHERS MILL ROAD & PRETTY RUN ROAD

STATE of KENTUCKY
ALLEN PATRICK DARNELL
3553
LICENSED PROFESSIONAL LAND SURVEYOR

SCALE	DATE
1" = 200'	04/05/16
FILE NO.	FILENAME
18-3912	CLAYPOOL2
FIELD BOOK	.CRD FILE
138-9	DICKSON
DRAWN BY	CHECKED BY
APD	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."