

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 _____

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed 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 $\frac{1}{17,000+}$ 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. The basis of the bearings shown hereon is in relation to Parent Tract _____

August 14, 2019 Date _____ P.O. Box 175
Cynthiana, Kentucky 41031

OWNER'S CERTIFICATION (Baker Property)

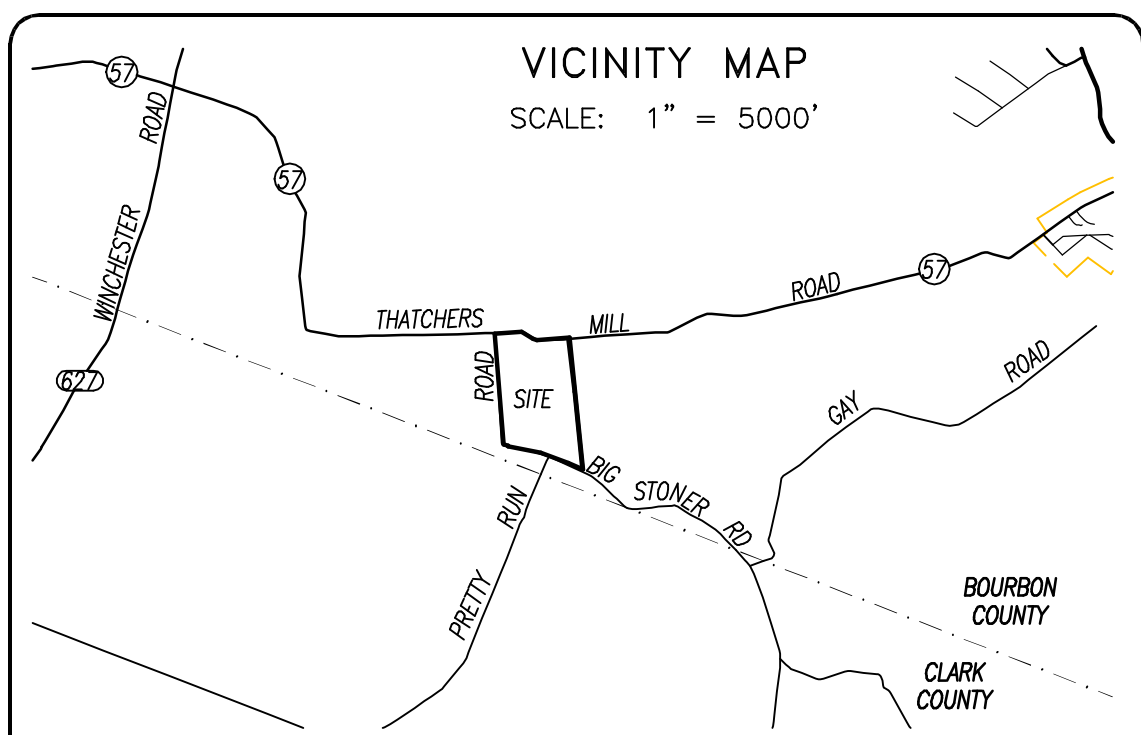
I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by Levy Properties, LLC, by deed dated April 3, 2017, and recorded in Deed Book 303, page 730 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

____ Witness _____ Owner _____
____ Owner _____
____ Address _____
____ Date _____ Address _____

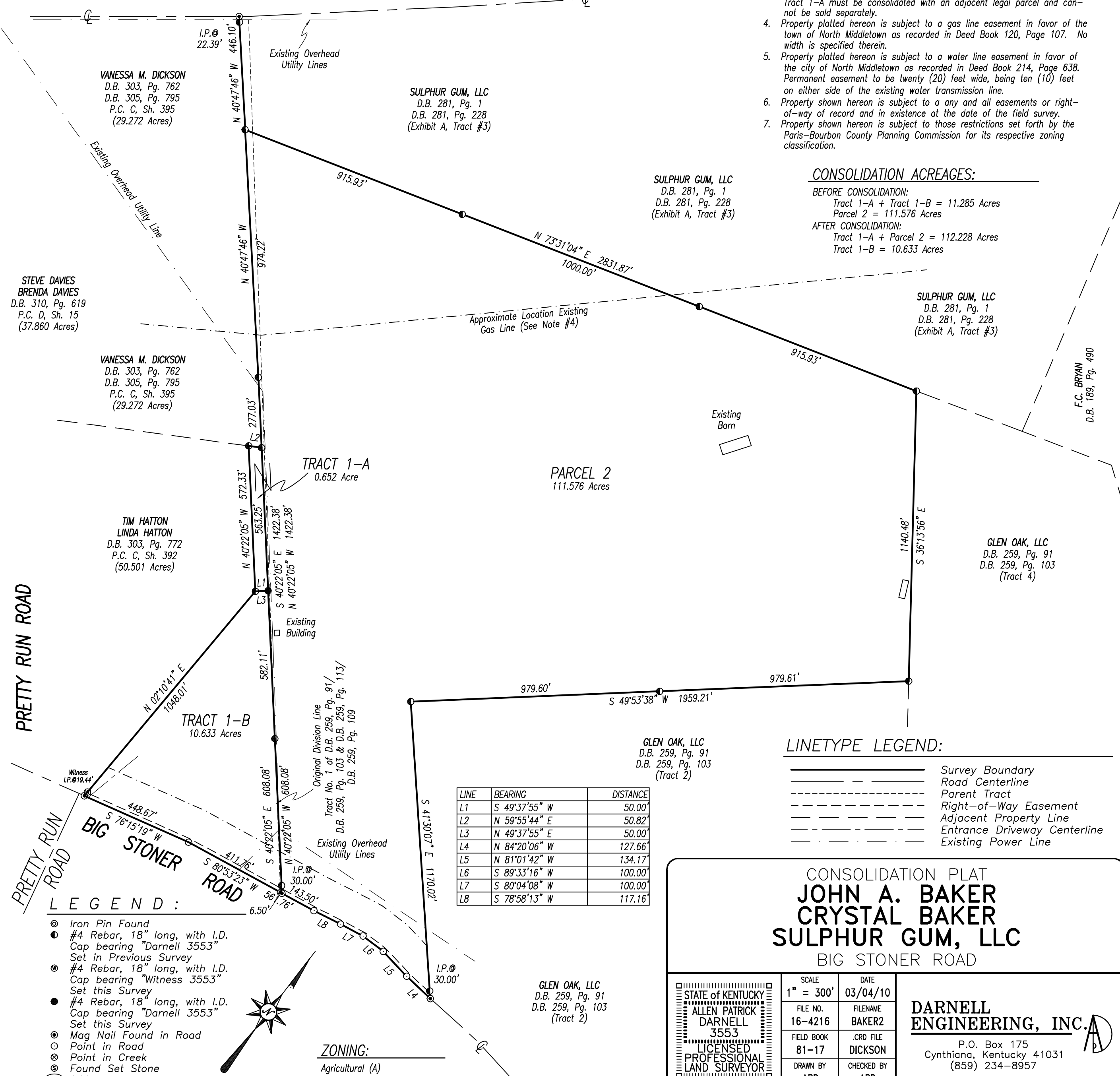
OWNER'S CERTIFICATION (Sulphur Gum, LLC)

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 Glen Oak, LLC, et. al. (See Also D.B. 281, Pg. 228), by deed dated March 31, 2010, and recorded in Deed Book 281, page 01 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 _____



THATCHER'S MILL ROAD



NOTES:

1. Tract 1-A and Tract 1-B platted hereon is the same as Tract 1 shown on Plat Cabinet C, Sheet 392 and further described in Deed Book 303, Page 730.
2. Parcel 2 platted hereon is the same as Exhibit A, Tract #1 described in Deed Book 281, Page 1 and Deed Book 281, Page 231.
3. The purpose of this Consolidation Plat is to consolidate Tract 1-A with Parcel 2; and leave Tract 1-B as the remainder of the parent tract. Tract 1-A must be consolidated with an adjacent legal parcel and cannot be sold separately.
4. 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.
5. Property platted hereon is subject to a water line easement in favor of 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.
6. 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.
7. Property shown hereon is subject to those restrictions set forth by the Paris-Bourbon County Planning Commission for its respective zoning classification.

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
 Tract 1-A + Tract 1-B = 11.285 Acres
 Parcel 2 = 111.576 Acres
AFTER CONSOLIDATION:
 Tract 1-A + Parcel 2 = 112.228 Acres
 Tract 1-B = 10.633 Acres

LINETYPE LEGEND:

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

LINE	BEARING	DISTANCE
L1	S 49°37'55" W	50.00'
L2	N 59°55'44" E	50.82'
L3	N 49°37'55" E	50.00'
L4	N 84°20'06" W	127.66'
L5	N 81°01'42" W	134.17'
L6	S 89°33'16" W	100.00'
L7	S 80°04'08" W	100.00'
L8	S 78°58'13" W	117.16'

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 Found in Road
- Point in Road
- Point in Creek
- Found Set Stone

ZONING:
 Agricultural (A)

CONSOLIDATION PLAT
JOHN A. BAKER
CRYSTAL BAKER
SULPHUR GUM, LLC
 BIG STONER ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 300'	DATE 03/04/10	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
	FILE NO. 16-4216	FILENAME BAKER2	
	FIELD BOOK 81-17	.CRD FILE DICKSON	
	DRAWN BY APD	CHECKED BY APD	

PLOTTED: 04/06/10 @ 1:00 BY APD