

NOTES:

1. Lot No. 41 platted hereon is the same as that same lot shown on Plat Cabinet B, Sheet 368 of the Final Plat for Houston Oaks Subdivision, Phase 1, Bourbon County, Kentucky and a portion of Deed Book 231, Page 760.
2. Lot No. 42 platted hereon is the same as that same lot shown on Plat Cabinet B, Sheet 368 of the Final Plat for Houston Oaks Subdivision, Phase 1, Bourbon County, Kentucky and a portion of Deed Book 231, Page 760.
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 consolidate Lot No. 41 and Lot No. 42 together into one parcel, tract, or lot.
6. Easements and setback lines shown hereon are the same as that reflected on Plat Cabinet B, Sheet 368 and Plat Cabinet C, Sheet 21.
7. In order to benefit the proposed consolidation, the existing undefined easement between Lot No. 41 and Lot No. 42 is hereby removed in order to benefit the consolidation shown hereon. See City of Paris certification hereon.

LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "TEI 2402 & 2586"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- Mag Nail Set in Concrete
- Point ● Right-of-Way
- Railroad Spike Found
- ⊗ Address

CERTIFICATION OF EASEMENT RELEASE

After a field review of Lot 41 and 42 as shown hereon, I have determined that the undefined easement is not necessary between the said Lot 41 and 42 after consolidation, and the easement is therefore released.

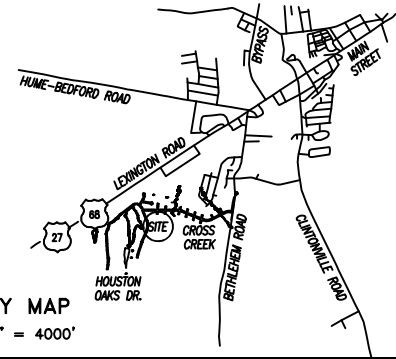
_____ Date _____ City of Paris Engineer

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
 Lot No. 41 = 0.251 Acre
 Lot No. 42 = 0.251 Acre
 AFTER CONSOLIDATION:
 Lot No. 41 + Lot No. 42 = 0.502 Acre



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 Bobby R. Rankin & Rosa Lee Rankin, by deed dated May 15, 1998, and recorded in Deed Book 231, page 760 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:XX,XXX+ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Urban 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 21

August 9, 2019 Date _____ P.O. Box 175
 Cynthia, 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



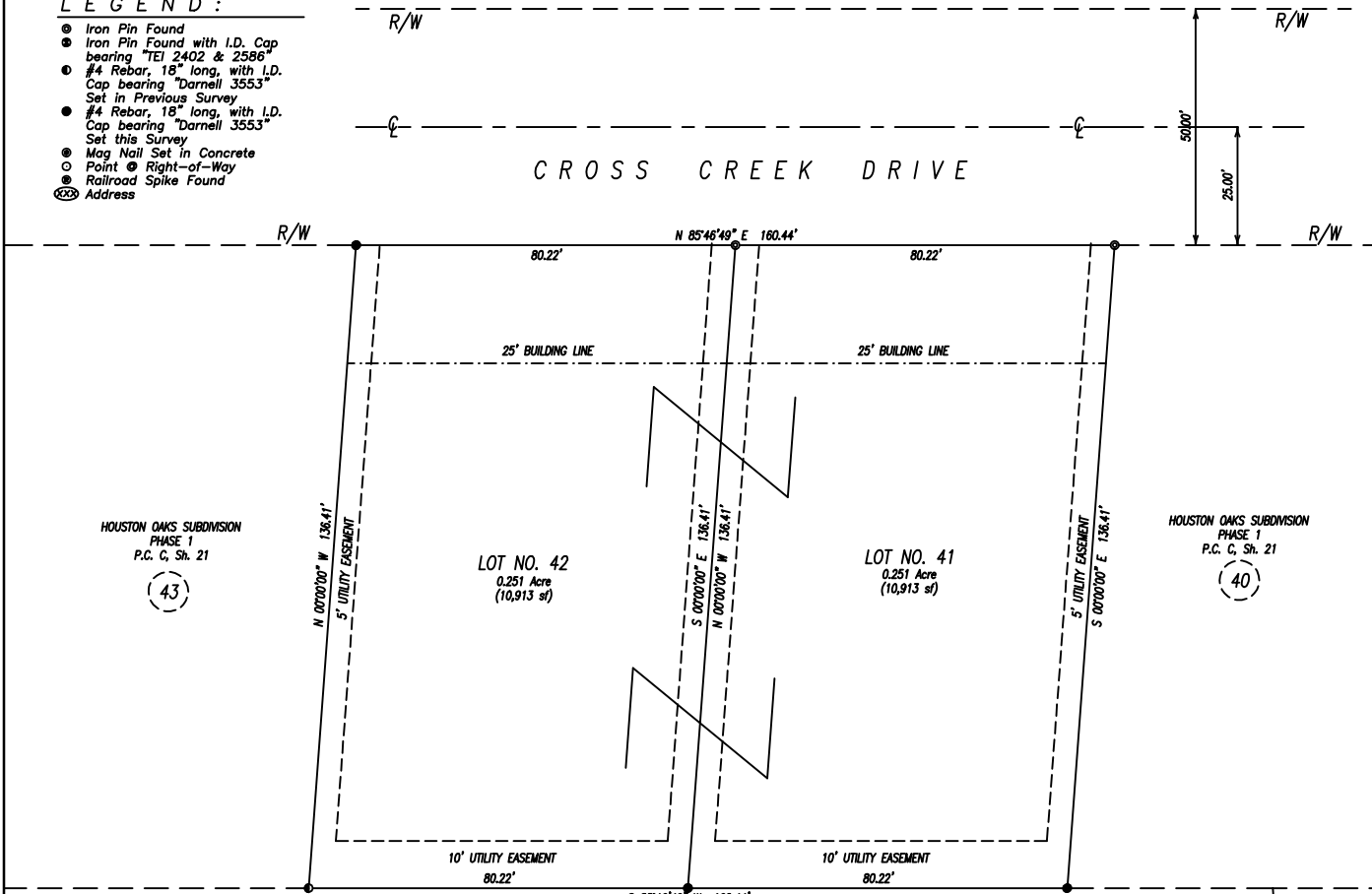
PLOTTED: 08/09/19 @ 5:00 BY APD

CONSOLIDATION PLAT

HOUSTON OAKS, INC.

#161 & #163 CROSS CREEK DRIVE

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 20'	DATE 08/08/19	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KRC 18.150.</small>
	FILE NO. 19-4195	FILENAME HOMARSHALL	
	FIELD BOOK 141-54	JOB FILE GOLDEN	
	DRAWN BY APD	CHECKED BY APD	



HOUSTON OAKS SUBDIVISION
 PHASE 1
 P.C. C, Sh. 21

(43)

LOT NO. 42
 0.251 Acre
 (10,913 sf)

LOT NO. 41
 0.251 Acre
 (10,913 sf)

HOUSTON OAKS SUBDIVISION
 PHASE 1
 P.C. G, Sh. 21

(40)

JULIAN PARK FRANK
 CATHERINE S. FRANK
 D.B. 304, Pg. 693
 P.C. B, Sh. 368
 (Lot No. 44)

(44)

JULIAN PARK FRANK
 CATHERINE S. FRANK
 D.B. 304, Pg. 693
 P.C. B, Sh. 368
 (Lot No. 44)

(44)