

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property plotted hereon, said property being (a portion of) the same property conveyed to me (us) by See Sources of Title, 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

Address

Date

Owner

Owner

Address

Address

NOTES:

1. Tract 1 and Tract 2 shown hereon are the same as Parcel 1 and Parcel 2 shown on Plat Cabinet C, Sheet 22B and a portion of that property described in Deed Book 236, Page 167.
2. Property shown hereon is subject to a water line easement in favor of Kentucky American Water as recorded in Deed Book 173, Page 687.
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 and Zoning Commission for its respective zoning classification.
5. Tract 2 shown hereon is based on the existing legal description and does not reflect actual field measurements made by Darnell Engineering, Inc. at the date of this survey.
6. Twelve (12) foot utility easement follows the centerline of the existing overhead utility line as shown on Plat Cabinet C, Sheet 22B.
7. Kentucky American Water Easement is being more particularly defined as lying fifty (50) feet from the centerline of Austerlitz Road (KY Hwy 57) and shown on Plat Cabinet C, Sheet 22B.

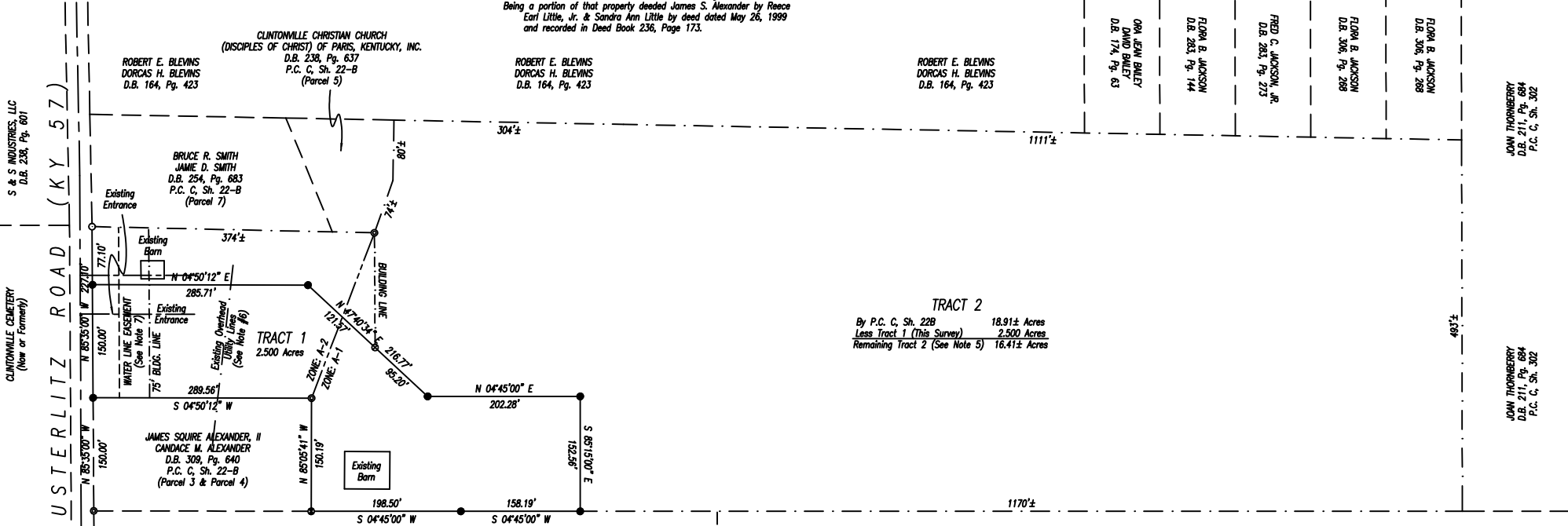
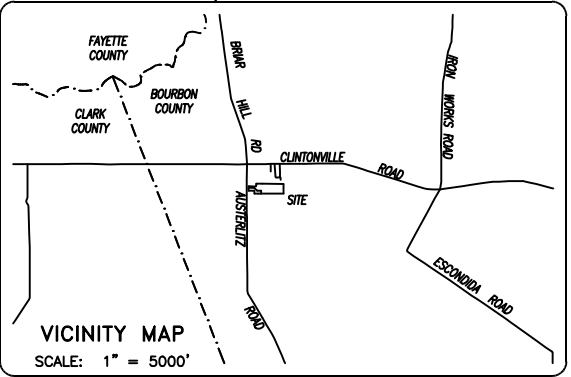
SOURCES OF TITLE:

Being a portion of that property deeded Virginia Florence Alexander by Reese Earl Little, Jr. & Sandra Ann Little by deed dated May 26, 1999 and recorded in Deed Book 236, Page 167.
Being a portion of that property deeded James S. Alexander by Reese Earl Little, Jr. & Sandra Ann Little by deed dated May 26, 1999 and recorded in Deed Book 236, Page 173.



LEGEND:

- Iron Pin Found
- ⊙ Iron Pin Found with I.D. Cap bearing "W.B. Witt LS 2187"
- ⊙ #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 @ Right-of-Way
- ⊙ Point @ Property Line
- ⊙ Railroad Spike Found
- ⊙ Address



TRACT 2
By P.C. C, Sh. 22B 18.91± Acres
Less Tract 1 (This Survey) 2.500 Acres
Remaining Tract 2 (See Note 5) 16.41± Acres

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that this plot 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 1:30,000± 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 22B

September 12, 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

LINETYPE LEGEND:

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



PLOTTED: 09/12/19 @ 5:00 BY APD

MINOR SUBDIVISION PLAT
JAMES S. ALEXANDER
VIRGINIA FLORENCE ALEXANDER
AUSTERLITZ ROAD (KY 57)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 100'	DATE 09/05/19	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. 19-4222	FILENAME ALEXANDERJ	
	FIELD BOOK 168-44	JOB FILE ALEXJAME	
	DRAWN BY APD	CHECKED BY APD	