

OWNER'S CERTIFICATION (Vance)

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 see Sources of Title, by deed dated XXX, and recorded in Deed Book XXX, page XXX 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 _____

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 _____

- 36 NANCY P. MASON
D.B. 210, Pg. 103
P.C. A. Pg. 13
- 37 SANDY G. WILLIAMS
D.B. 277, Pg. 108
P.C. A. Pg. 13
- 38 ANNA VANCE
D.B. 293, Pg. 682
D.B. 266, Pg. 290
P.C. A. Sl. 19
- 39 WILLIAM R. HAMILLEN
D.B. 291, Pg. 435
P.C. A. Sl. 19
- 40 BEVERLY K. MASON
D.B. 284, Pg. 23
P.C. A. Sl. 19
- 41 ROBERT L. THOMAS
BRENDA R. THOMAS
D.B. 158, Pg. 505
P.C. A. Sl. 26
- 42 FIRST PRESBYTERIAN CHURCH
(Now or Formerly)
P.C. A. Sl. 26
- 43 LARRY C. WAGONER
SHARON J. WAGONER
D.B. 167, Pg. 504
P.C. A. Sl. 41
- 44 BOYD DWAYNE ISON
D.B. 292, Pg. 545
P.C. A. Sl. 41

OWNER'S CERTIFICATION (Thomas)

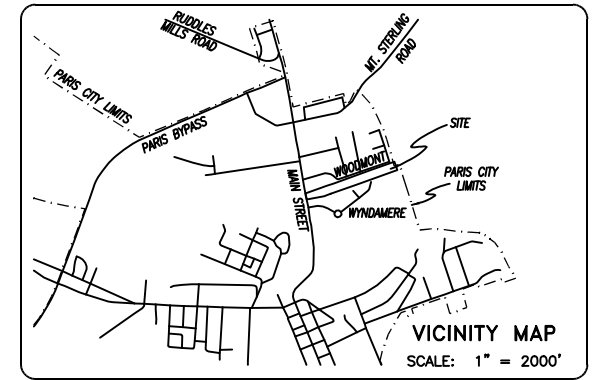
I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by XXXX, by deed dated XXX, and recorded in Deed Book XXX, page XXX in the Bourbon County Clerk's office, and do hereby adopt this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

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

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
 Tract 1 + Tract 2 + Tract 3 = 1.24± Acres
 Tract 4 = 1.77± Acre

AFTER CONSOLIDATION:
 Tract 2 + Tract 3 = 0.90± Acre
 Tract 1 + Tract 4 = 2.109 Acres

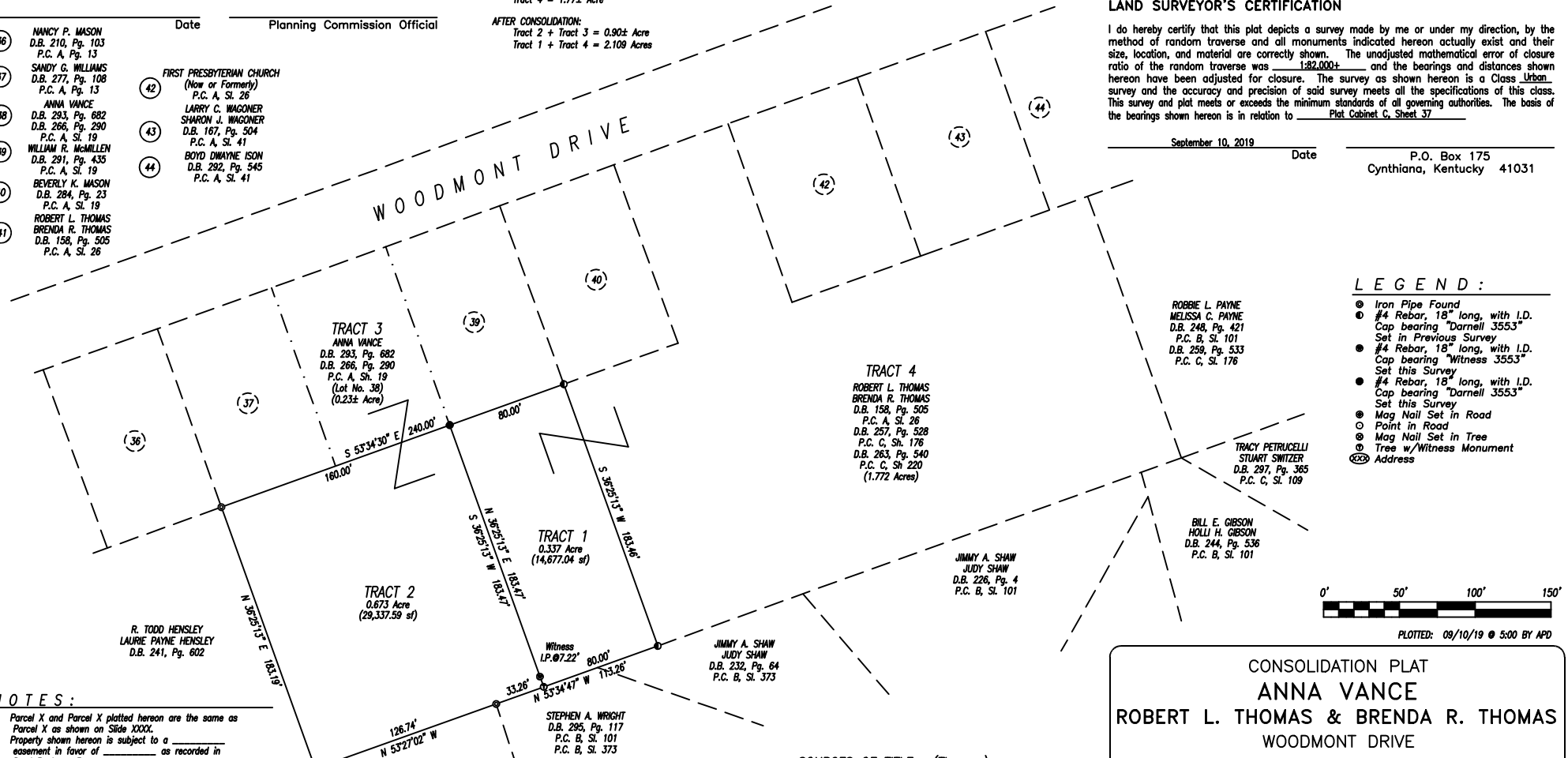


LAND SURVEYOR'S CERTIFICATION

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 1:82,000± 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 37

September 10, 2019 Date

P.O. Box 175
Cynthiana, Kentucky 41031



- LEGEND :**
- ⊙ Iron Pipe 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 in Road
 - ⊙ Point in Road
 - ⊙ Mag Nail Set in Tree
 - ⊙ Tree w/Witness Monument
 - ⊙ Address



PLOTTED: 09/10/19 @ 5:00 BY APD

- NOTES :**
- Parcel X and Parcel Y platted hereon are the same as Parcel X as shown on Slide XXXX.
 - Property shown hereon is subject to a _____ easement in favor of _____ as recorded in Deed Book xx, Page xx.
 - 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.
 - Property shown hereon is subject to those restrictions set forth by the Cynthiana-Harrison County-Berry Joint Planning Commission for its respective zoning classification.
 - which is suspected to be in the flood plain should have the finished floor elevation calculated in order to correctly determine if it lies below the 100 year flood elevation.

SOURCES OF TITLE : (Vance)
 Being that property deeded Anna Vance by Jim Vance by deed dated June 12, 2006 and recorded in Deed Book 293, Page 682. See Also Deed Book 266, Page 290.
 Being that property deeded Anna Vance by R. Todd Hensley & Laurie Payne Hensley by deed dated May 19, 2017 and recorded in Deed Book 304, Page 258.

SOURCES OF TITLE : (Thomas)
 Being that property deeded Robert L. Thomas & Brenda R. Thomas by _____ by deed dated _____ and recorded in Deed Book 158, Page 505.
 Being that property deeded Robert L. Thomas & Brenda R. Thomas by R. Todd Hensley & Laurie Payne Hensley by deed dated September 3, 2004 and recorded in Deed Book 257, Page 528.
 Being that property deeded Robert Thomas & Brenda Thomas by Robbie L. Payne & Melissa C. Payne by deed dated December 16, 2005 and recorded in Deed Book 263, Page 540.

CONSOLIDATION PLAT
ANNA VANCE
ROBERT L. THOMAS & BRENDA R. THOMAS
 WOODMONT DRIVE

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 50' FILE NO. 19-4214 FIELD BOOK XX-XX DRAWN BY APD	DATE XX/XX/XX FILENAME XXXXXX JOB FILE HENSLEY CHECKED BY APD
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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.