

SOURCES OF TITLE :

Being that property deeded Larry T. Perraut, Sr. by Stanley A. Houston by deed dated April 6, 1989 and recorded in Deed Book 204, Page 543 at the Bourbon County Clerk's Office and recorded in Deed Book 181, Page 310 at the Harrison County Clerk's Office.

NOTES :

1. Parcel 3 and Parcel 4 shown hereon are the same as Tract No. 1 described in Deed Book 204, Page 543 and the same as Parcel 2 shown on Plat Cabinet 4, Sheet 257 (HC).
2. Clerk references shown hereon reflect those of the Bourbon County Clerk's Office, unless otherwise noted for Harrison County (HC).
3. Property shown hereon is subject to that previous conveyance for right-of-way to the Commonwealth of Kentucky, Department of Highways, as recorded in Deed Book 121, Page 336 (HC).
4. Property shown hereon is subject to a telephone line easement in favor of South Central Bell Telephone Company as recorded in Deed Book 147, Page 19 (HC).
5. 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.
6. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
7. Location of Harrison-Bourbon County line is approximate only, does not represent an actual county line survey, and is based solely on Monson Road design plans.
8. This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.

LINE	BEARING	DISTANCE
L1	S 00°07'04" E	103.89
L2	N 87°56'21" W	200.00
L3	S 01°39'37" W	100.00
L4	S 87°56'21" E	200.00
L5	S 04°16'51" W	146.11
L6	S 01°09'00" E	569.26
L7	N 88°51'00" E	10.00
L8	S 00°42'40" E	456.44

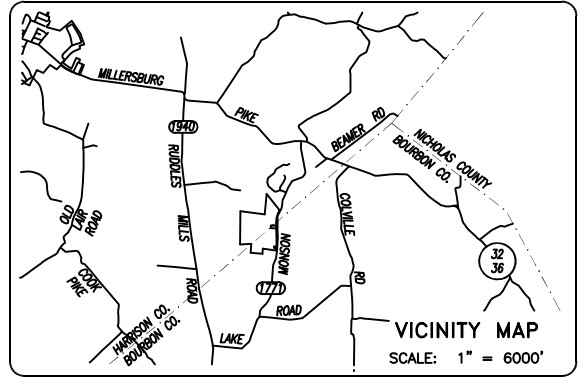
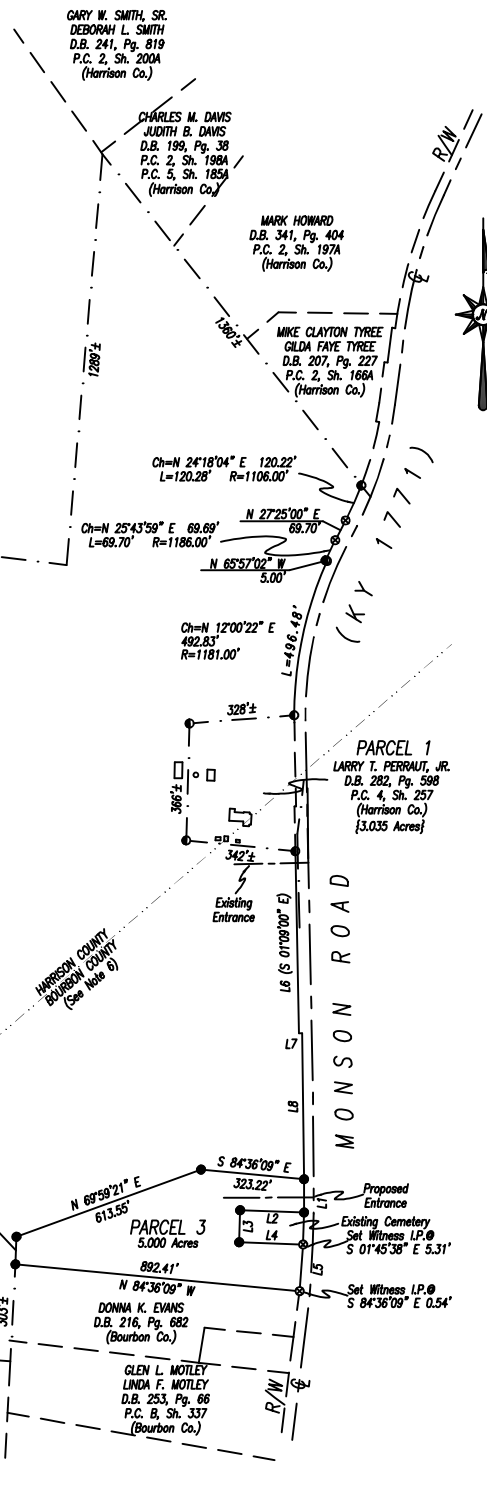
ELIZABETH M. CLYDE
JAMES S. CLYDE
D.B. 318, Pg. 163
(Harrison Co.)

LEGEND :

- Iron Pipe Found
- Iron Pin Found with I.D. Cap bearing "xxxxx"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- May Nail Set in Road
- Point ● Center Gravel Drive
- Point ● Right-of-Way
- Railroad Spike Found
- Ⓧ Address

LINETYPE LEGEND:

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



OWNER'S CERTIFICATION

(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 _____, 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 _____ Owner _____
 _____ Owner _____
 Address _____
 Date _____ Address _____

LAND SURVEYOR'S CERTIFICATION

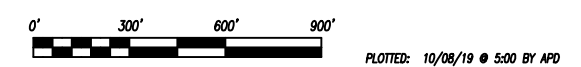
I do hereby certify that this plat depicts a survey made by me or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was $\frac{1:96,000+}{}$ 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 4, Sheet 257 (Harrison Co.)

October 8, 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



AGRICULTURAL LAND DIVISION
LARRY T. PERRAUT, SR.
 MONSON ROAD (KY 1771)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 300'	DATE 09/26/19	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150.</small>
	FILE NO. 19-4240	FILENAME PERRAUT	
	FIELD BOOK 169-20	JRD FILE PERRAUT	
	DRAWN BY APD	CHECKED BY APD	