

**TYPICAL SECTION JACKSTOWN ROAD**

LINE	BEARING	DISTANCE
L1	S 50°54'02" E	29.55
L2	N 47°56'42" E	122.11
L3	N 52°55'14" E	39.63
L4	S 45°40'00" E	49.00

**LEGEND:**

- Iron Pin Found
- #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 "Witness 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- Mag Nail Set/Found in Road
- Fence Post
- Point ● Easement
- Point ● Railroad
- ⊗ Address

**NOTES:**

1. Tract 1 and Tract 2 platted hereon are the same as Parcel 3-A shown on Plat Cabinet C, Sheet 342 and further described in Deed Book 308, Page 257.
2. Railroad easement shown hereon is based on railroad construction plans and is further described in Deed Book 46, Page 55 and further mentioned in the chain of title at Deed Book 105, Page 89 in favor of the Louisville and Nashville Railroad Company (Now TTI Railroad).
3. Property shown hereon is subject to a ten (10') foot telephone line easement in favor of South Central Bell Telephone Company as recorded in Deed Book 183, Page 92.
4. Property shown hereon is subject to an electric line easement in favor of Kentucky Utilities Co., as recorded in Deed Book 115, Page 70.
5. Property shown hereon is subject to a water line easement in favor of Judy Water Association, Inc. as recorded in Deed Book 234, Page 590.
6. Property shown hereon is subject to that water line easement shown on Plat Cabinet C, Sheet 342.
7. 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.
8. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
9. This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
10. The purpose of this plat is to divide the parent tract into two separate and legal parcels or tracts of land.

**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 1:48,000± 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 Parent Tract

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

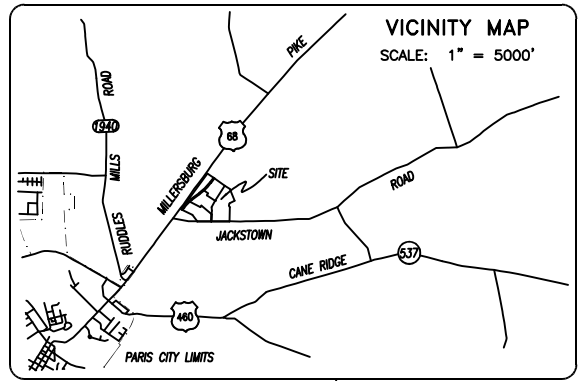
**OWNER'S CERTIFICATION**

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 Charles W. Letcher, I & Elizabeth Letcher, by deed dated August 28, 2018, and recorded in Deed Book 308, page 257 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 \_\_\_\_\_

**LINETYPE LEGEND:**

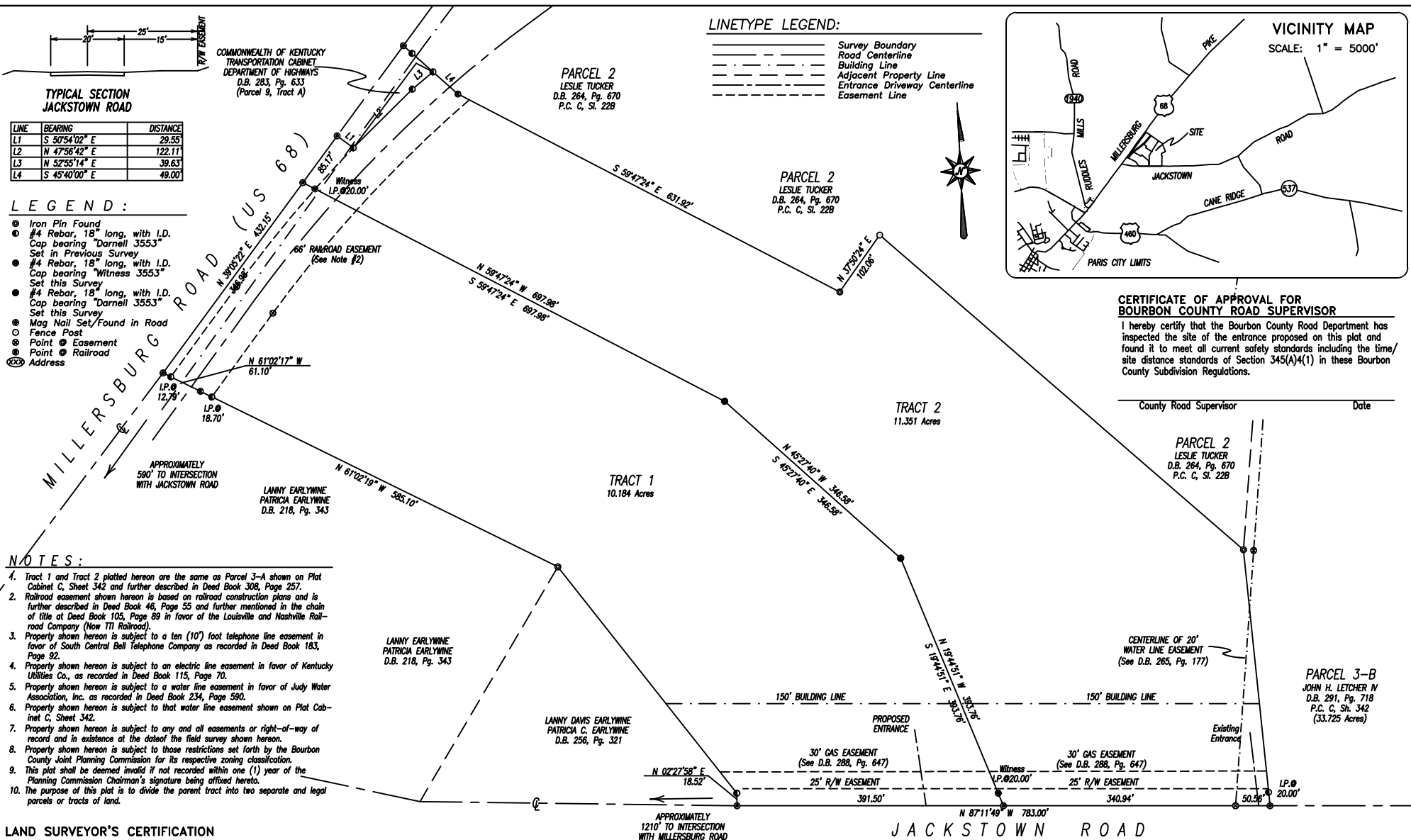
- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line



**CERTIFICATE OF APPROVAL FOR BOURBON COUNTY ROAD SUPERVISOR**

I hereby certify that the Bourbon County Road Department has inspected the site of the entrance proposed on this plat and found it to meet all current safety standards including the time/site distance standards of Section 345(A)(4)(1) in these Bourbon County Subdivision Regulations.

County Road Supervisor \_\_\_\_\_ Date \_\_\_\_\_



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

**AGRICULTURAL LAND DIVISION**

**SUN CREST INVESTMENTS, LLC**

MILLERSBURG ROAD (US 68) & JACKSTOWN ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 100'	DATE 09/10/19	<b>DARNELL ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
	FILE NO. 19-4215	FILENAME SUNCREST	
	FIELD BOOK 34-26	JRD FILE TAYLOR	
	DRAWN BY APD	CHECKED BY APD	

\*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.050.