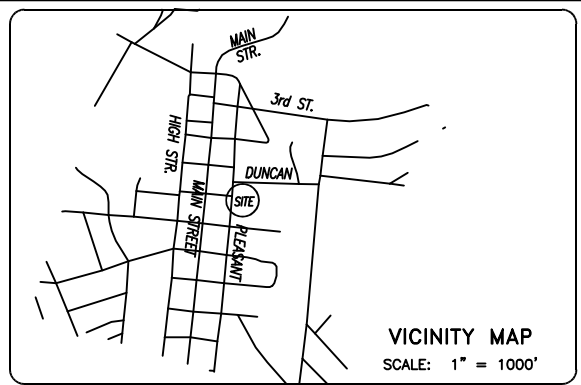


NOTES:

- Parcel 1 and Parcel 3 shown hereon are the same as that tract or parcel of land described in Deed Book 251, Page 434.
- Parcel 2 shown hereon is the same as Tract 1 described in Deed Book 203, Page 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.
- Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
- Parcel 2 and Parcel 3 are shown hereon based on the existing legal description and does not reflect actual field measurements made by Darnell Engineering, Inc. at the date of the field survey shown hereon.
- The purpose of this plat is to separate Parcel 1 from the parent tract; leave Parcel 3 as the remainder of the same; and consolidate Parcel 1 with Parcel 2 as shown hereon. Parcel 1 must be consolidated with an adjacent legal parcel and cannot be sold separately.



LEGEND:

- Iron Pipe Found
- Iron Pin Found with I.D. Cap bearing "xxxxxx"
- #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 Road
- Mag Nail Set in Fence Post
- Mag Nail Set in Tree
- ⊗ Railroad Spike Found
- ⊗ Address

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
Parcel 1 + Parcel 3 = 3.43 Acres
Parcel 2 = 0.33± Acres

AFTER CONSOLIDATION:
Parcel 1 + Parcel 3 = 0.45± Acres
Parcel 3 = 3.31± Acres

LINETYPE LEGEND:

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

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

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that this plat depicts a survey made by me or under my name, 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 1:15,000± 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 Hudnall Plat (1987)

November 15, 2019 Date _____ P.O. Box 175
Cynthiana, Kentucky 41031



PLOTTED: 11/15/19 @ 8:00 BY APD

OWNER'S CERTIFICATION (Garden Club of Kentucky, Inc.)

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 Kentucky Bank, by deed dated June 2, 2003, and recorded in Deed Book 251, page 434 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____ Owner _____

Address _____
Date _____ Address _____

OWNER'S CERTIFICATION (Bruce H. Forsythe)

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 Joe L. Wells & Judy H. Wells, by deed dated August 11, 1988, and recorded in Deed Book 203, page 7 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____ Owner _____

Address _____
Date _____ Address _____

**SINGLE CONSOLIDATION PLAT
GARDEN CLUB OF
KENTUCKY, INC.
PLEASANT STREET**

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 50'	DATE 11/13/19	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 KAR 18.150.*</small>
	FILE NO. 19-4275	FILENAME GARDENCLUB	
	FIELD BOOK 169-35	JRD FILE GARDEN	
	DRAWN BY APD	CHECKED BY APD	