

OWNER'S CERTIFICATION

I (We) 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 Elisabeth C. Radoslovich and Jane C. Brown, by deed dated April 20, 1992, and recorded in Deed Book 212, page 334, 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 _____

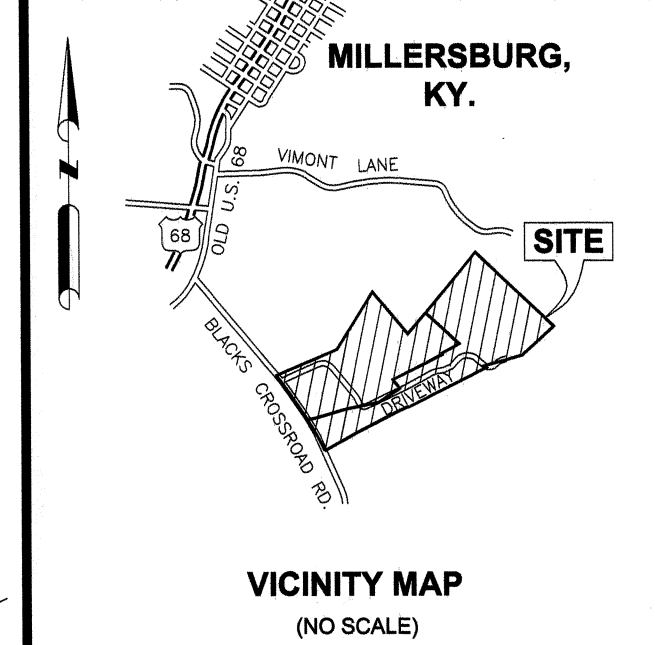
COMMISSION'S CERTIFICATION

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 _____

GENERAL NOTES

- Control Bearing S 47° 07' 51" E from previous survey of David R. DeMarcus II and Patricia Gayle DeMarcus property by J.D. Williams Engineers-Surveyors, Inc., L.P.L.S. 316, dated March 20, 2012.
- The Plat of Survey shown hereon represents a boundary survey and complies with 201 KAR 18:150.
- Parcel 1, Parcel 2 & Parcel 3 shown hereon are the same as that property or tract of land described in Deed Book 212, Page 334.
- 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 Paris-Bourbon County Planning Commission for its respective zoning Classification.
- The purpose of this plat is to divide Parcel 3 from the parent tract, and have Parcel 1 as the remainder. Parcel 1 shown hereon being based on this survey.
- Parcel No. 1 (remaining) to share 30' ingress & egress easement as shown hereon, as access to Blacks Crossroad Road.



PARCEL NO. 1

Per 2015 Survey 80.96 Acres
 Less Parcel No. 2 (2015 Survey) 44.69 Acres
 Remaining Parcel No. 1 36.27 Acres

Per this Survey 36.27 Acres
 Less Parcel No. 3 (This Survey) 10.10 Acres
 Remaining Parcel No. 1 26.27 Acres

PSF 3 LLC

D.B. 287, PG. 209

TAMMY D. SHANNON

D.B. 297, PG. 797
 P.C. "C", SLIDE 368

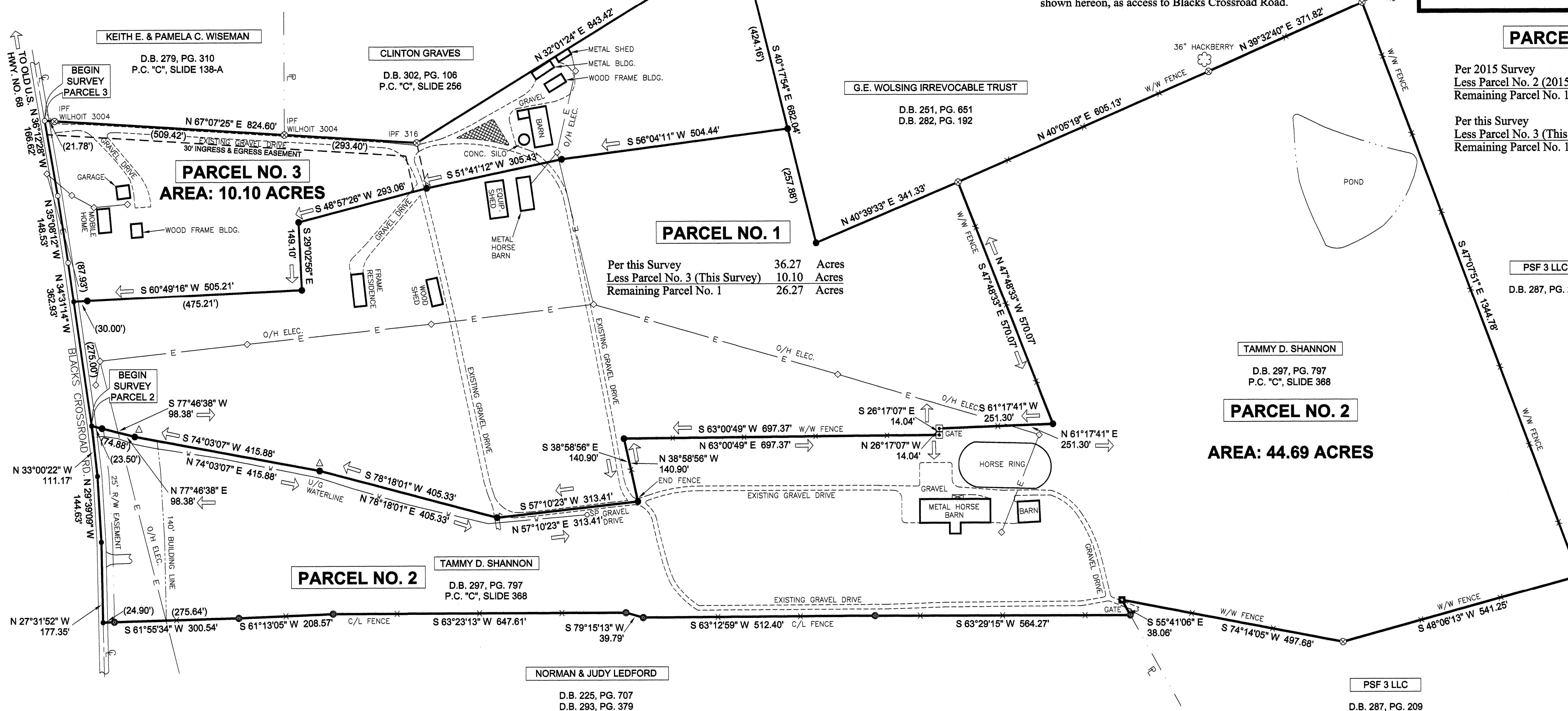
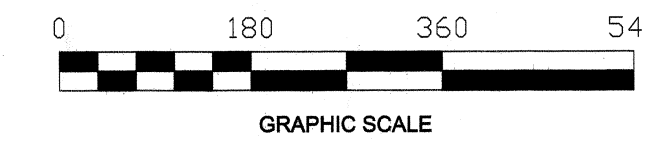
PARCEL NO. 2

AREA: 44.69 ACRES

PSF 3 LLC

D.B. 287, PG. 209

Parcel No. 1	36.37 Acres
- Parcel No. 3	10.10 Acres
Parcel No. 1	26.27 Acres (remaining)



- LEGEND**
- BOUNDARY LINE
 - PROPERTY LINE
 - CREEK OR STREAM
 - WATER LINE
 - ELECTRIC LINE
 - FENCE LINE
 - 18" IRON PIN SET W/ I.D. CAP #316
 - IRON PIN FOUND
 - MAG NAIL SET
 - MAG NAIL FOUND
 - MAG NAIL FOUND IN POST
 - MAG NAIL SET IN POST
 - STEEL POST
 - STEEL PIPE
 - SPIGOT
 - POWER POLE
 - TREE AS NOTED

This plat shall be deemed invalid if not recorded within one year of the Planning Commission Chairman's signature being affixed.

CERTIFICATE OF APPROVAL FOR ENTRANCE

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

Authorized Representative _____ Date _____

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey depicted by this plat was performed 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 1:35,124 and the bearings and distances shown hereon are correct to the best of my knowledge and belief. The survey as shown hereon is a rural survey and the accuracy and precision of said survey meets all the specifications of this class.

J. D. Williams, Jr. 3-9-20
 Land Surveyor's Signature & Address
J. D. Williams, Jr., L.P.L.S. 316
 600 Brookview Drive, Mt. Sterling, KY 40353

STATE OF KENTUCKY
 J. D. WILLIAMS, JR.
 316
 LICENSED PROFESSIONAL LAND SURVEYOR

STATE OF KENTUCKY
 J. D. WILLIAMS, JR.
 4312
 LICENSED PROFESSIONAL ENGINEER

AGRICULTURAL LAND DIVISION
HAROLD D. SHANNON
 PROPERTY
 BLACKS CROSSROAD ROAD
 MILLERSBURG, KENTUCKY 40348
 DEED BOOK 212, PAGE 334

J. D. WILLIAMS ENGINEERS-SURVEYORS, INC.
 600 BROOKVIEW DRIVE, MT. STERLING, KENTUCKY 40353
 PHONE: (859) 498-1929 - FACSIMILE: (859) 498-1868
 E-MAIL: jdwilliams@bellsouth.net

DRAWN: EDJ
 CHECKED: J.D.W.
 DATE: MARCH 9, 2020

SCALE: 1" = 180'
 DWG. No. 2020-5-F