



**OWNER'S CERTIFICATION (Cody Commercial Properties, 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 Dueville Roy Watson & Joyce Carol Watson, by deed dated July 31, 2015, and recorded in Deed Book 298, page 390 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

**NOTES:**

- Parcel 1 and Parcel 3 shown hereon are the same as that tract or parcel of land described in Deed Book 242, Page 652 less that description listed therein.
- Parcel 2 platted hereon is a portion of Parcel 3 shown on Plat Cabinet C, Slide 196 and a portion of that property described in Deed Book 251, Page 285.
- Parcel 1 must be consolidated with an adjoining legal parcel and cannot be sold separately.
- The purpose of this plat is to consolidate Parcel 1 with Parcel 2 platted hereon.
- Property shown hereon is subject to a gas line easement in favor of Columbia Gas as recorded in Deed Book 114, Page 65.
- Property shown hereon is subject to a telephone line in favor of Southern Bell Telephone & Telegraph easement as recorded in Deed Book 115, Page 527.
- Property shown hereon is subject to an electric easement in favor of Kentucky Utilities as recorded in Deed Book 202, Page 724 and Deed Book 163, Page 344.
- This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
- The 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.
- See also Deed Book 242, Page 207.

**COMMISSION'S CERTIFICATION**

I do hereby certify that this record plat conforms with the regulations of the Bourbon County Joint Planning Commission, and that it has been approved for recording in the office of the Bourbon County Court Clerk.

\_\_\_\_\_ Date \_\_\_\_\_ Planning Commission Official

**LEGEND:**

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Baldwin 1366"
- #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
- Point @ Right-of-Way

LINE	BEARING	DISTANCE
L1	N 16°08'11" W	45.16'
L2	N 78°23'33" W	80.51'
L3	N 87°48'48" E	187.64'
L4	S 87°48'48" W	187.64'
L5	N 20°25'00" E	21.01'

**CONSOLIDATION ACREAGE:**

**BEFORE CONSOLIDATION:**  
Parcel 1 + Parcel 3 = 21.86± Acres  
Parcel 2 = 0.778 Acre

**AFTER CONSOLIDATION:**  
Parcel 1 + Parcel 2 = 1.306 Acres  
Parcel 3 = 21.31± Acres

**LAND SURVEYOR'S CERTIFICATION**

I do hereby certify that the survey shown hereon 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 1:10,000± 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. The basis of the bearings shown hereon is in relation to Plat Cabinet C, Slide 46

February 29, 2020 Date \_\_\_\_\_ P.O. Box 175  
Cynthiana, Kentucky 41031

**OWNER'S CERTIFICATION (MSJ Realty, 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 American Commercial Coalings, Inc., by deed dated August 1, 2017, and recorded in Deed Book 304, page 783 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



PLOTTED: 02/29/20 @ 8:00 BY APD

**MINOR CONSOLIDATION PLAT**  
**MSJ REALTY, INC.**  
**CODY COMMERCIAL PROPERTIES, INC.**  
PARIS BYPASS, CYPRESS STREET, & ROCKY DRIVE

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 100'	DATE 01/30/20	<b>DARNELL ENGINEERING, INC.</b> 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. 20-4321	FILENAME ROCKPLAT	
	FIELD BOOK 169-6711	JOB ROCKY	
	DRAWN BY APD	CHECKED BY APD	