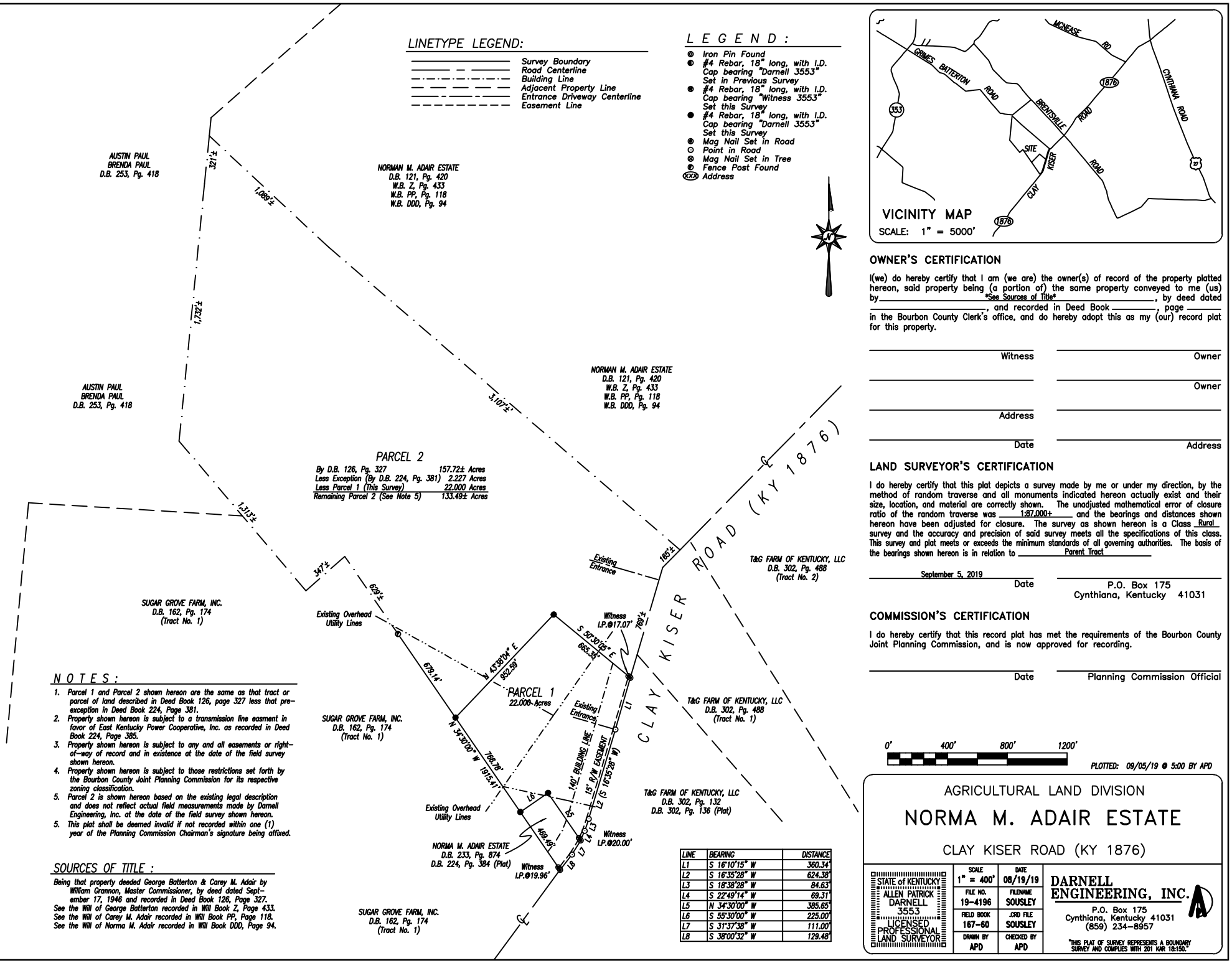

NOTES:

1. Parcel 1 and Parcel 2 shown hereon are the same as that tract or parcel of land described in Deed Book 126, page 327 less that pre-exception in Deed Book 224, Page 381.
2. Property shown hereon is subject to a transmission line easment in favor of East Kentucky Power Cooperative, Inc. as recorded in Deed Book 224, Page 385.
3. 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.
4. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
5. Parcel 2 is 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.
5. This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed.

SOURCES OF TITLE:

Being that property deeded George Batterton & Carey M. Adair by William Grannon, Master Commissioner, by deed dated September 17, 1946 and recorded in Deed Book 126, Page 327.
See the Will of George Batterton recorded in Will Book Z, Page 433.
See the Will of Carey M. Adair recorded in Will Book PP, Page 118.
See the Will of Norma M. Adair recorded in Will Book DDD, Page 94.

LINE	BEARING	DISTANCE
L1	S 16°10'15" W	360.34'
L2	S 16°35'28" W	624.38'
L3	S 18°38'28" W	84.63'
L4	S 22°49'14" W	69.31'
L5	N 34°30'00" W	385.65'
L6	S 55°30'00" W	225.00'
L7	S 31°37'38" W	111.00'
L8	S 38°00'32" W	129.48'

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 *See Sources of Title*, by deed dated _____, 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 1:87,000+ 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 5, 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

PLOTTED: 09/05/19 @ 5:00 BY APD

AGRICULTURAL LAND DIVISION

NORMA M. ADAIR ESTATE

CLAY KISER ROAD (KY 1876)

STATE of KENTUCKY
ALLEN PATRICK DARNELL
3553
LICENSED PROFESSIONAL LAND SURVEYOR

SCALE	DATE
1" = 400'	08/19/19
FILE NO.	FILENAME
19-4196	SOUSLEY
FIELD BOOK	.CRD FILE
167-60	SOUSLEY
DRAWN BY	CHECKED BY
APD	APD

DARNELL ENGINEERING, INC.
P.O. Box 175
Cynthiana, Kentucky 41031
(859) 234-8957

"THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150."