

**LINETYPE LEGEND:**

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

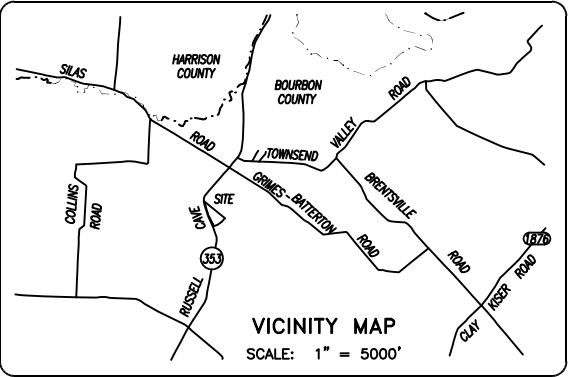
**LEGEND:**

- Iron Pipe Found
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- Mag Nail Found in Road
- Point in Road
- Mag Nail Set in Road
- Point ● Property w/Reference
- (X) Address



**NOTES:**

1. Parcel 1-A and Parcel 1-B platted hereon are the same as Parcel 1 shown on Plat Cabinet C, Sheet 375 and further described in Deed Book 300, Page 302.
2. Property shown hereon is subject to a water line easement in favor of Harrison County Water Association, Inc. as recorded in Deed Book 245, Page 186.
3. Property platted hereon maybe subject to a "right-of-way passway" as described in the parent tract and further set forth in Deed Book 136, Page 336.
4. 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.
5. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
6. This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
7. The purpose of this plat is to separate and divide the parent tract into two separate and legal parcels shown hereon as Parcel 1-A and Parcel 1-B.
8. Proposed entrance shown hereon was approved by the Commonwealth of Kentucky, Department of Transportation, District Office by Encroachment Permit 07-2019-00581 dated October 11, 2019.



**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 James D. Potter & Priscilla F. Potter, by deed dated March 25, 2016, and recorded in Deed Book 300, page 302 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 1:21,000+ 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 Plat Cabinet C, Sheet 375

	Date	P.O. Box 175 Cynthiana, Kentucky 41031
	Date	Planning Commission Official

**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
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PLOTTED: 04/11/20 @ 8:00 BY APD

AGRICULTURAL LAND DIVISION  
**JAMES CARL GRIMES**  
#930 RUSSELL CAVE ROAD (KY 353)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 100' FILE NO. 20-4363 FIELD BOOK 133-58 DRAWN BY APD	DATE 04/09/20 FILENAME GRIMES JOB FILE POTTER CHECKED BY APD	<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 COMPLIES WITH 201 KAR 18:150.</small>
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