

**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 F. McKinney & Stephanie McKinney (See Also Will Book 100, Pg. 426), by deed dated November 7, 1990, and recorded in Deed Book 208, page 503 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 1:43,000+ 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 US 460 State Road Plans

April 11, 2020 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

**LINETYPE LEGEND:**

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

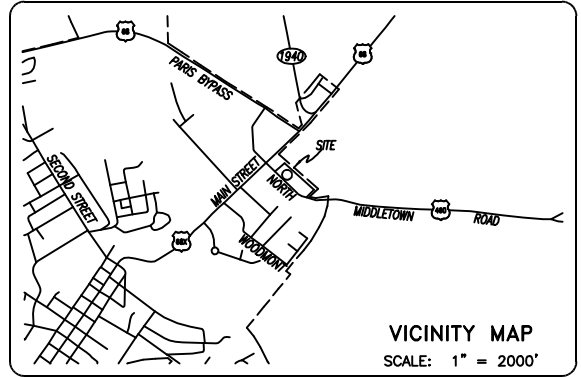
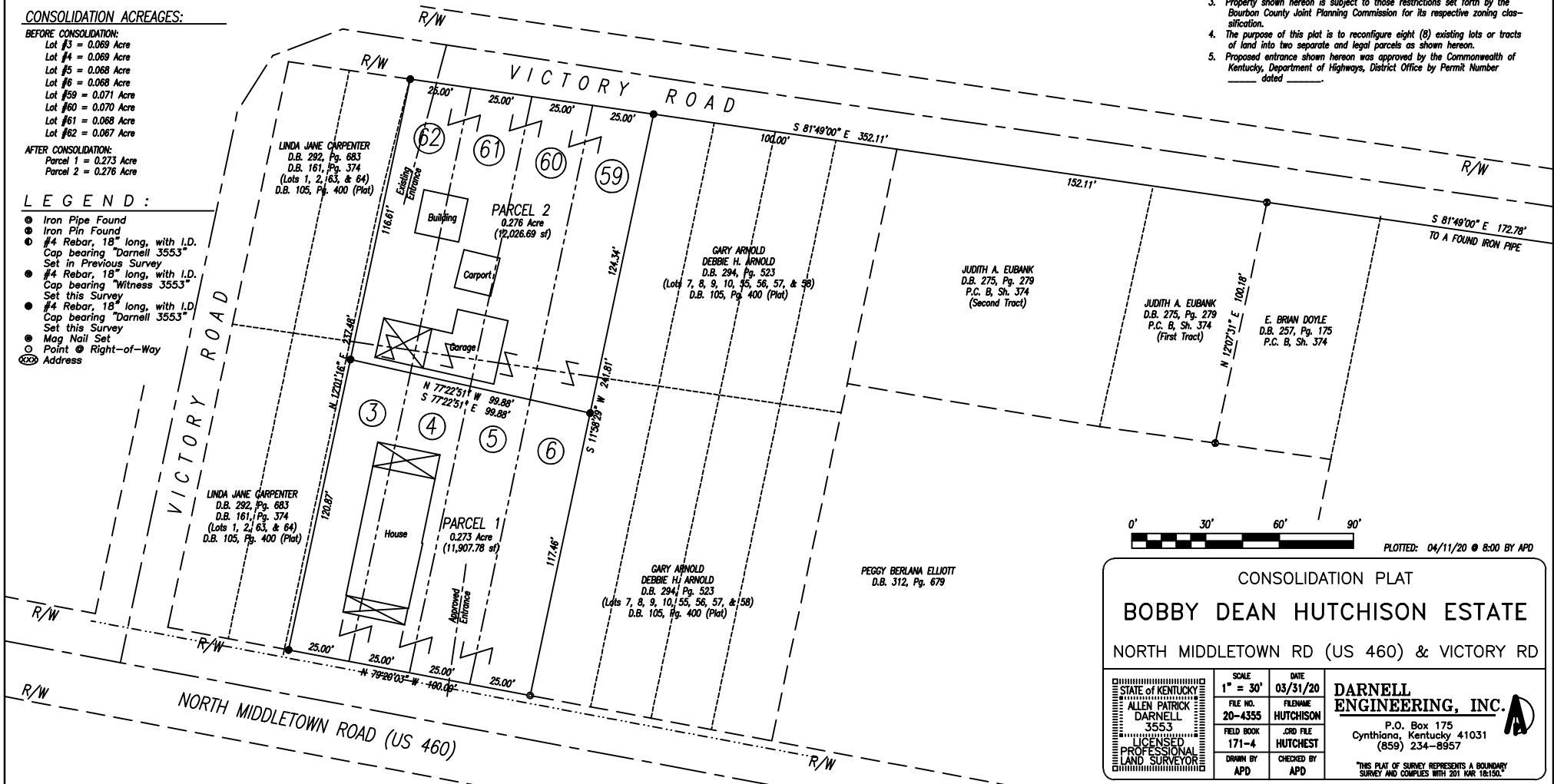
**CONSOLIDATION ACREAGES:**

- BEFORE CONSOLIDATION:**  
 Lot #3 = 0.069 Acre  
 Lot #4 = 0.069 Acre  
 Lot #5 = 0.068 Acre  
 Lot #6 = 0.068 Acre  
 Lot #59 = 0.071 Acre  
 Lot #60 = 0.070 Acre  
 Lot #61 = 0.068 Acre  
 Lot #62 = 0.067 Acre

- AFTER CONSOLIDATION:**  
 Parcel 1 = 0.273 Acre  
 Parcel 2 = 0.276 Acre

**LEGEND:**

- Iron Pipe Found
- Iron Pin 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 Set
- Point ● Right-of-Way
- ⊙ Address



**NOTES:**

1. Parcel 1 and Parcel 2 platted hereon are the same as Lots 3, 4, 5, 6, 59, 60, 61, and 62 shown on the plat recorded at Deed Book 105, Page 400 and further described in Deed Book 208, Page 503.
2. 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 hereon.
3. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
4. The purpose of this plat is to reconfigure eight (8) existing lots or tracts of land into two separate and legal parcels as shown hereon.
5. Proposed entrance shown hereon was approved by the Commonwealth of Kentucky, Department of Highways, District Office by Permit Number \_\_\_\_\_ dated \_\_\_\_\_

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

**CONSOLIDATION PLAT**  
**BOBBY DEAN HUTCHISON ESTATE**  
 NORTH MIDDLETOWN RD (US 460) & VICTORY RD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 30'	DATE 03/31/20	<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 COMPLIES WITH 201 KAR 18.150.</small>
	FILE NO. 20-4355	FIRENAME HUTCHISON	
	FIELD BOOK 171-4	JRD FILE HUTCHEST	
	DRAWN BY APD	CHECKED BY APD	