

LINETYPE LEGEND:

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

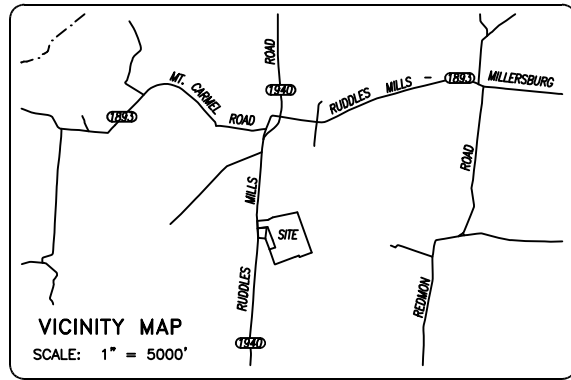
LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Justice 2360"
- #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 in Road
- Point in Road
- Mag Nail Found in Road
- Mag Nail Found in Fence Post
- ⊗ Address



NOTES:

1. Parcel 1 and Parcel 3 shown hereon are the same as that "Remaining Property" shown on Plat Cabinet C, Sheet 258 and further described in Deed Book 311, Page 246.
2. Parcel 2 shown hereon is the same as that property shown on Plat Cabinet C, Sheet 258 and further described in Deed Book 270, Page 791.
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. The purpose of this plat is to consolidate Parcel 1 with Parcel 2, as shown hereon. Parcel 1 must be consolidated with an adjacent legal parcel and cannot be sold separately.
6. Parcel 3 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 this survey.
7. Proposed consolidation shown hereon eliminates the apparent encroachment of the existing house, as shown hereon.



OWNER'S CERTIFICATION (Sullivan Property)

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 Darius Sullivan, Pine Mountain Development, Inc., by deed dated July 17, 2019, and recorded in Deed Book 311, page 246 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

OWNER'S CERTIFICATION (Anderson Property)

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 Pine Mountain Development, Inc., by deed dated May 13, 2007, and recorded in Deed Book 270, page 791 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

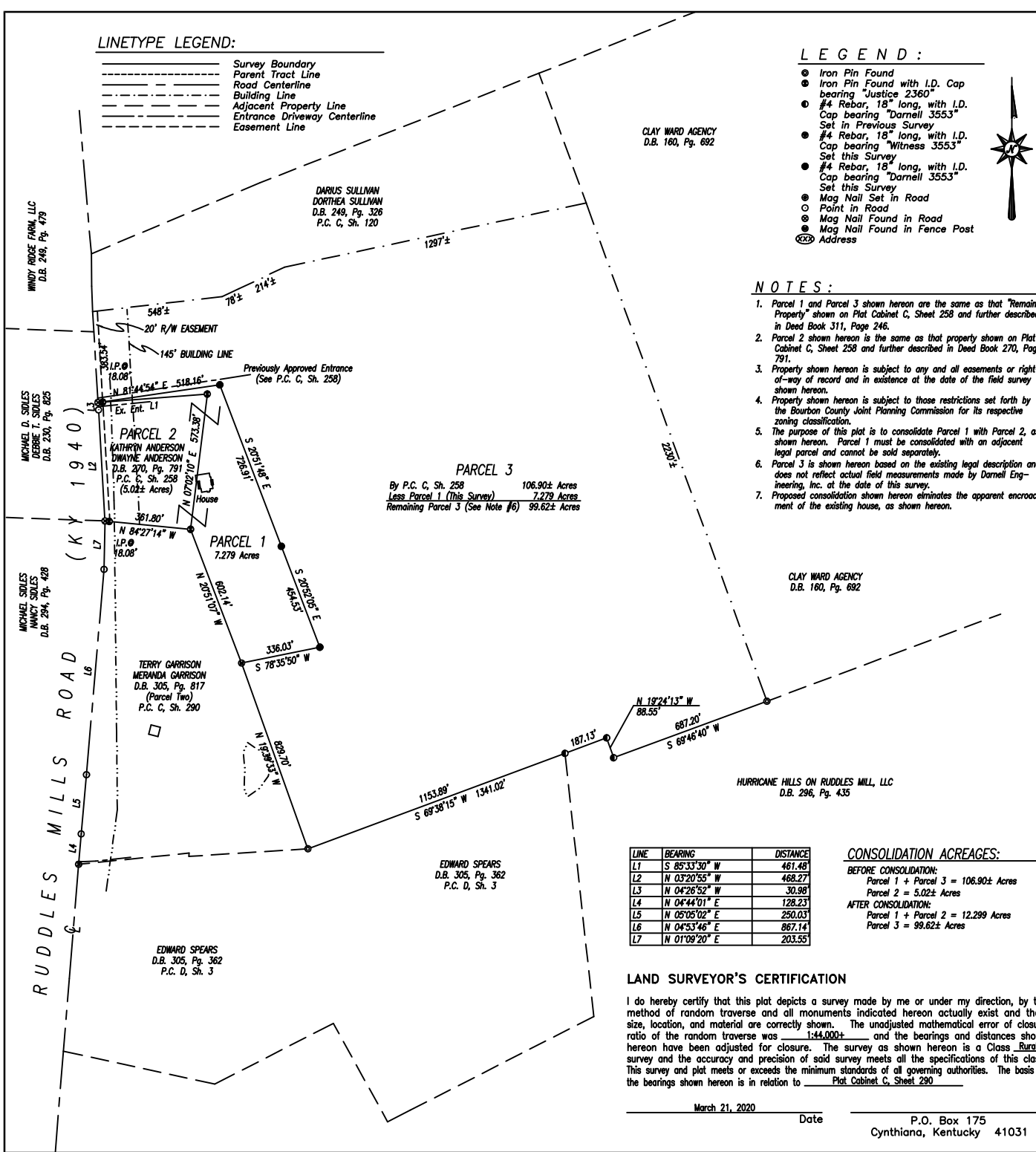
PLOTTED: 03/23/20 @ 5:00 BY APD

CONSOLIDATION PLAT
DARIUS SULLIVAN & DORTHEA SULLIVAN
KATHRYN ANDERSON & DWAYNE ANDERSON
1400 RUDDLES MILL ROAD (KY 1940)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 300' FILE NO. 20-4351 FIELD BOOK 169-76 DRAWN BY APD	DATE 03/20/20 FILENAME ANDERSON JOB FILE ANDERSOND CHECKED BY APD
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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.



LINE	BEARING	DISTANCE
L1	S 85°33'30" W	461.48
L2	N 03°20'55" W	468.27
L3	N 04°26'52" W	30.98
L4	N 04°44'01" E	128.23
L5	N 05°05'02" E	250.03
L6	N 04°53'46" E	867.14
L7	N 07°09'20" E	203.55

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
Parcel 1 + Parcel 3 = 106.90± Acres
Parcel 2 = 5.02± Acres

AFTER CONSOLIDATION:
Parcel 1 + Parcel 2 = 12.299 Acres
Parcel 3 = 99.62± Acres

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 1:44,000± 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 plot 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 290

Date March 21, 2020 P.O. Box 175
Cynthiana, Kentucky 41031