



**LINETYPE LEGEND:**

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

**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 W. Gaunce, by deed dated May 13, 2005, and recorded in Deed Book 280, page 572 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 1:20,000± 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 205

July 5, 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

- NOTES:**
- Parcel 1 and Parcel 2 shown hereon are the same as that consolidated property or tract of land shown on Plat Cabinet C, Sheet 205B as Parcel 1 + Parcel 2; and being a portion of that property described in Deed Book 260, Page 572 and Deed Book 261, Page 596.
  - Property shown hereon is subject to ingress and egress easement of record in Deed Book 197, Page 510.
  - 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.
  - Property shown hereon is subject to those restrictions set forth by Bourbon County Planning Commission for its respective zoning classification.
  - The purpose of this plat is to survey and divide Parcel 1 from the parent tract; and leave Parcel 2 as the remainder of the same. 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 this survey.
  - This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.

- LEGEND:**
- Iron Pin Found
  - Iron Pin Found with I.D. Cap bearing "xxxxxx"
  - #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
  - Point @ Creek Bank
  - ⊙ Address

AGRICULTURAL LAND DIVISION  
**LARRY REDMON**  
 STEELE FORD ROAD & WALNUT GROVE ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED LAND SURVEYOR	SCALE 1" = 300'	DATE 06/01/05	FILE NO. 14-2859	FRENAME REDMON2	P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
	FIELD BOOK 31-29	JOB FILE BURCHELL	DOWN BY APD	CHECKED BY APD	

**DARNELL ENGINEERING, INC.**  
THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18.150.



PLOTTED: 07/06/20 @ 8:00 BY APD