

**LINETYPE LEGEND:**

- Survey Boundary
- Road Centerline
- Right-of-Way Line
- Existing Storm Sewer Line
- Existing Water Line
- Existing Sanitary Sewer Easement Line
- Adjacent Property Line
- Front Building Setback Line
- Existing Power Line



**LEGEND:**

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "EI 2402 & 2586"
- Iron Pin Found with I.D. Cap bearing "LS 3649"
- #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
- Point ● Right-of-Way
- Point ● Property Line
- Railroad Spike Found
- Mag Nail Found in Tree Stump

**CONSOLIDATION ACREAGES:**

**BEFORE CONSOLIDATION:**  
 Lot #5 = 0.229 Acre  
 Lot #6 = 0.217 Acre  
 Lot #118 = 0.299 Acre

**AFTER CONSOLIDATION:**  
 Lot #5-A + Lot #6 = 0.326 Acre  
 Lot #5-B + Lot #118 = 0.419 Acre

**ZONING:**

Residential (R-4)  
 Minimum Front Setback = 25 Feet  
 Minimum Side Setback = 10 Feet  
 Minimum Rear Setback = 25 Feet

**NOTES:**

1. Lot #5-A and Lot #5-B platted hereon are the same as Lot #5 shown on Plat Cabinet D, Sheet 14; and a portion of that property described in Deed Book 302, Page 697.
2. Lot #6 platted hereon is the same as Lot #6 shown on Plat Cabinet D, Sheet 14; and a portion of that property described in Deed Book 302, Page 697.
3. Lot #118 platted hereon is the same as Lot #118 shown on Plat Cabinet B, Sheet 368 and a portion of that property described in D.B. 231, Pg. 122 and D.B. 231, Pg. 760.
4. Property shown hereon is subject to that deed of reciprocal easements in favor of the City of Paris as recorded in Deed Book 307, Page 575 and Deed Book 307, Page 420.
5. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of this drawing.
6. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
7. Mag nails to be located along lot lines extended at the concrete curb to monument the front lot corners.
8. Lot #5-A and Lot #5-B must be consolidated with an adjacent legal parcel and cannot be sold separately.

**LAND SURVEYOR'S CERTIFICATION**

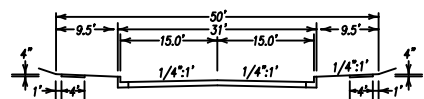
I do hereby certify that this plat depicts a survey made by me or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was 1:80,000+ 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 Plat Cabinet C, Sheet 21

June 30, 2020

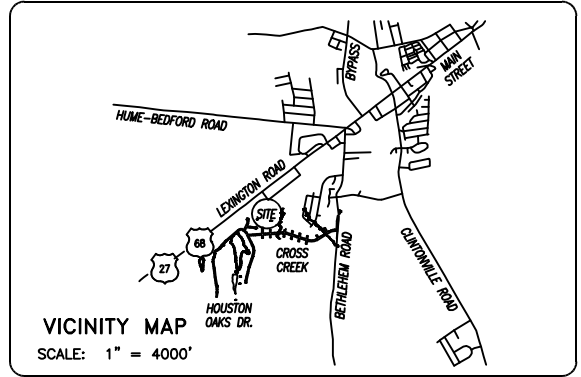
Date \_\_\_\_\_ P.O. Box 175  
 Cynthia, Kentucky 41031

**PURPOSE:**

The purpose of this plat is to divide Lot #5 into two pieces and consolidate Lot #5-A with Lot #6 and consolidate Lot #5-B with Lot #118, as shown hereon.



**TYPICAL SECTION**  
**GREEN LEAF CIRCLE**



**OWNER'S CERTIFICATION (West Martis, LLC)**

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 Houston Oaks Development, Inc., by deed dated December 2, 2016, and recorded in Deed Book 302, page 697 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 (Houston Oaks Development, Inc.)**

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 XXXXX, by deed dated XXX, and recorded in Deed Book XXX, page XXX 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 \_\_\_\_\_

0' 30' 60' 90'

SCALE BAR

PLOTTED: 07/03/20 @ 1:00 BY APD

**DOUBLE CONSOLIDATION PLAT**

**DEERHAVEN @ HOUSTON OAKS**

**GREEN LEAF CIRCLE**

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 30'	DATE 12/19/16	<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 COMPLES WITH 201 KAR 18.150.*</small>
	FILE NO. 18-3926	FILENAME RECPLATS	
	FIELD BOOK 141-54	JRD FILE GOLDEN	
	DRAWN BY APD	CHECKED BY APD	