

PURPOSE:

The purpose of this plot is to divide Lot #8 into two separate pieces shown herein as Lot #8-A and Lot #8-B, then consolidate Lot #7 with Lot #8-A and Lot #9 with Lot #8-B.

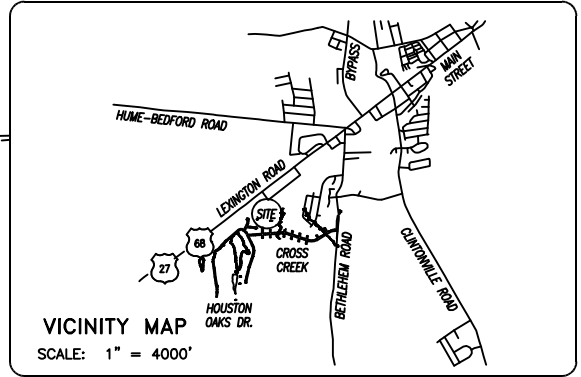
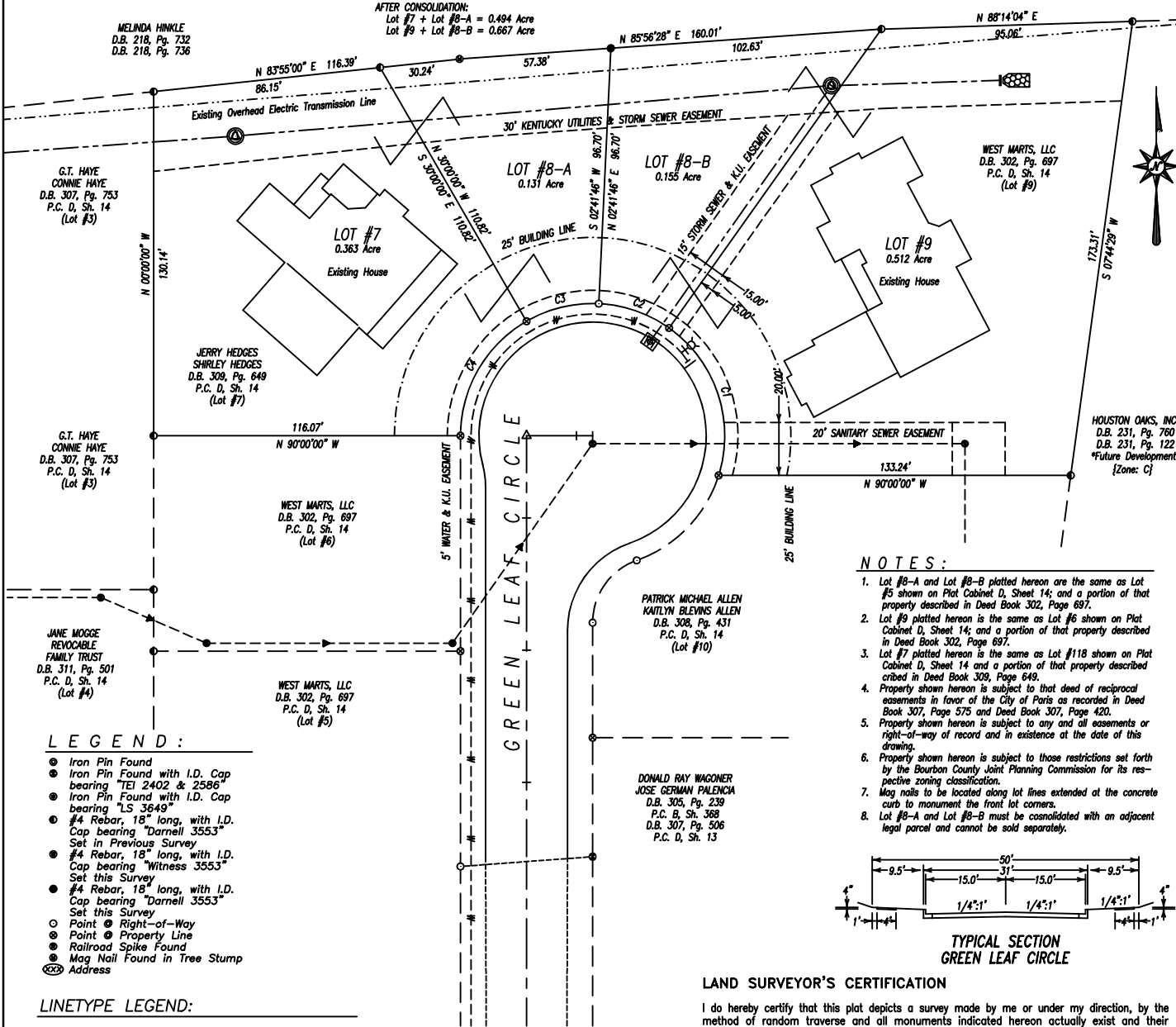
CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
 Lot #7 = 0.363 Acre
 Lot #8 = 0.286 Acre
 Lot #9 = 0.512 Acre
AFTER CONSOLIDATION:
 Lot #7 + Lot #8-A = 0.494 Acre
 Lot #9 + Lot #8-B = 0.667 Acre

ZONING:

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

MELINDA HINKLE
 D.B. 218, Pg. 732
 D.B. 218, Pg. 736



OWNER'S CERTIFICATION (West Marts, LLC)

(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 _____, and recorded in Deed Book _____, page _____ 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 (Hedges Property)

(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 _____, and recorded in Deed Book _____, page _____ 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.

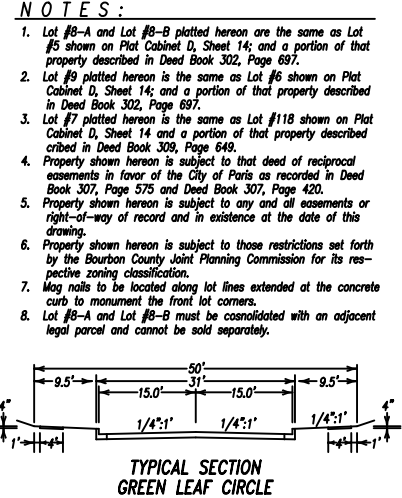
Date _____ Planning Commission Official _____

DOUBLE CONSOLIDATION PLAT
DEERHAVEN @ HOUSTON OAKS
GOLDEN LEAF CIRCLE

SCALE: 1" = 30'
 DATE: 12/19/16
 FILE NO: 18-3926
 RECPLAT4
 FIELD BOOK: 141-54
 JOB FILE: GOLDEN
 DWN BY: APD
 CHECKED BY: APD

DARNELL ENGINEERING, INC.
 P.O. Box 175
 Cynthiana, Kentucky 41031
 (859) 234-8957

*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18.150.



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 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 21

June 30, 2020 Date _____ P.O. Box 175
 Cynthiana, Kentucky 41031

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	62.89'	58.82'	N 18°34'31" W
C2	50.00'	28.53'	28.15'	N 70°57'21" W
C3	50.00'	28.53'	28.15'	S 76°20'53" W
C4	50.00'	52.36'	50.00'	S 30°00'00" W

- LEGEND:**
- Iron Pin Found
 - Iron Pin Found with I.D. Cap bearing "TEI 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
 - ⊗ Address

- 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