

A-1 ZONING RESTRICTIONS

MINIMUM LOT SIZE	5.0 ACRES
MINIMUM FRONT YARD SETBACK	60 FEET
MINIMUM SIDE YARD SETBACK	15 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MAXIMUM HEIGHT OF BUILDING	35 FEET

ZONING REGULATIONS FOR THIS PROPERTY ARE ENACTED AND ENFORCED BY THE BOURBON COUNTY JOINT PLANNING AND ZONING COMMISSION. BASED ON ALL OF THE EVIDENCE OBSERVED, THE CURRENT USE OF THIS PROPERTY COMPLIES WITH ALL APPLICABLE REGULATIONS FOR THE A-1 ZONE.

FLOOD ZONE

BASED UPON A REVIEW OF FLOOD INSURANCE RATE MAPS 21017C0275C AND 21017C0300C WITH A DATE OF IDENTIFICATION OF JANUARY 6, 2011, FOR COMMUNITY NUMBER 21271 IN BOURBON COUNTY, KENTUCKY, THE PORTION OF THE SUBJECT PROPERTY LYING WITHIN A FLOODPLAIN IS APPROXIMATED AS SHOWN.

UTILITY NOTE

ALL UTILITIES SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS. ANY CONTRACTOR, OWNER, OR DESIGNER USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON.

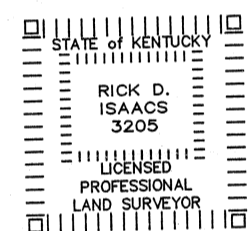
EASEMENT NOTE

PLEASE NOTE THAT THIS PLAT DEPICTS ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD ONLY AS DISCOVERED THROUGH THE COURSE OF THIS SURVEY AND DOES NOT WARRANT THE DEPICTION OF ALL EASEMENTS AND/OR ENCUMBRANCES.

CERTIFICATE OF ACCURACY AND ADEQUACY

I do hereby certify that the rural survey shown hereon was performed under my direction using appropriate GPS methods for measuring recovered monuments and establishing survey control and/or by the method of random traverse with sideshots. Conventional methods and redundancy were employed to ensure the quality of the GPS data. The unadjusted mathematical error of closure and traverse and the theoretical uncertainty of the corners established exceed the specified tolerances set forth by the Commonwealth of Kentucky Standards of Practice for Professional Land Surveyors for a survey of this class in 201 KAR 18:150. The bearings and distances shown hereon have not been adjusted for closure. The datum of this survey is grid north (SPCS 1600) as established from static GPS observation. All property monuments shown hereon were located by conventional means from GPS control.

Rick Isaacs 3205 *8/6/20* Date
Rick Isaacs, LPLS #3205



0915509 BC, LTD.
260 ESCONDIDA ROAD
D.B. 285, PG. 608

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) do hereby certify that I am (we are) the owner(s) of the propert shown and described hereon and that I (we) do hereby adopt this plan of division with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, walks, alleys, parks, and other public lands shown hereon to public use, and hereby grant to the County of Bourbon all easements for public utilities as shown upon this plat.

Kristine M. Kaufeld 08/06/20 Date
David Bloksomsky 8-6-20 Date

CERTIFICATE OF APPROVAL FOR RECORDING

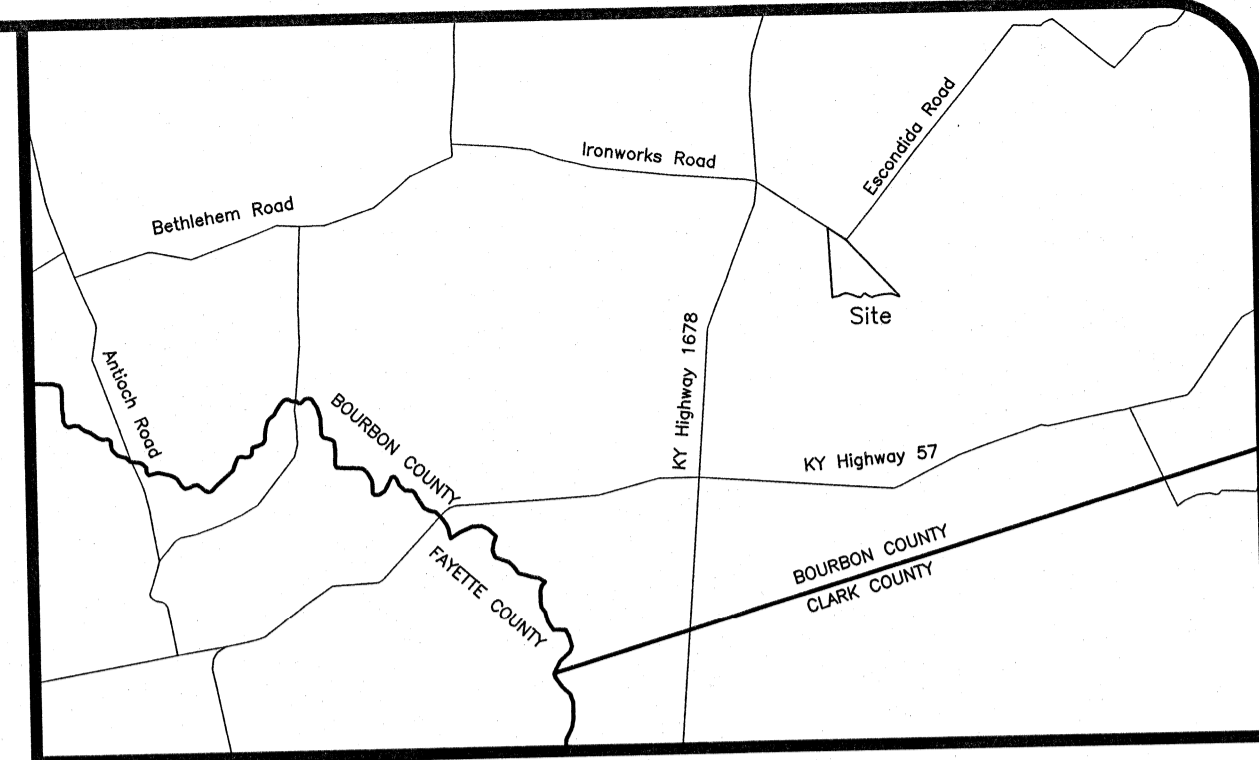
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for the Joint Paris/Bourbon County Planning Commission with the exception of such variances, if any, as are attached to this plat and as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Clerk.

Chair or Secretary of Planning Commission _____ Date _____

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 57°02'32" E	520.79	L28	N 22°52'31" W	61.63
L2	S 44°30'36" E	338.55	L29	S 76°40'19" W	112.97
L3	S 44°53'09" E	769.58	L30	N 20°13'55" W	40.71
L4	S 45°01'18" E	1,411.20	L31	N 42°44'01" W	425.67
L5	S 15°40'10" E	48.13	L32	N 04°50'15" W	709.85
L6	N 72°18'26" W	284.48	L33	S 33°20'30" E	238.80
L7	N 86°52'58" W	70.69	L34	S 57°02'18" E	250.00
L8	S 81°50'43" W	234.15	L35	S 33°20'30" W	238.80
L9	S 78°23'46" W	190.79	L36	S 04°50'15" E	709.85
L10	S 73°09'50" W	94.99	L37	S 42°44'01" E	425.67
L11	S 61°07'29" W	55.12	L38	N 20°13'55" E	40.71
L12	N 75°09'44" W	126.29	L39	N 76°40'19" E	112.97
L13	N 53°20'16" W	144.45	L40	N 22°52'31" E	61.63
L14	S 76°13'00" W	69.45	L41	S 06°56'54" E	60.52
L15	S 35°20'33" W	105.80	L42	S 29°48'40" E	55.65
L16	S 43°45'34" W	24.21	L43	S 02°38'30" W	99.94
L17	S 89°37'41" W	110.83	L44	S 16°06'14" E	59.97
L18	N 68°24'33" W	93.29	L45	S 28°45'43" E	94.03
L19	N 64°05'34" W	73.89	L46	S 00°50'31" E	389.57
L20	N 72°21'53" W	202.97	L47	S 84°12'14" W	55.16
L21	S 84°12'14" W	25.08	L48	S 75°33'11" W	85.41
L22	N 00°50'31" W	389.57	L49	S 60°19'38" W	70.69
L23	N 28°45'43" W	94.03	L50	S 59°27'52" W	77.66
L24	N 16°06'14" W	59.97	L51	S 80°25'36" W	57.17
L25	N 02°38'30" E	99.94	L52	S 79°11'32" W	83.01
L26	N 29°48'40" W	55.65	L53	S 71°07'23" W	78.17
L27	N 06°56'54" W	60.52	L54	N 04°49'37" W	2,322.14

LEGEND

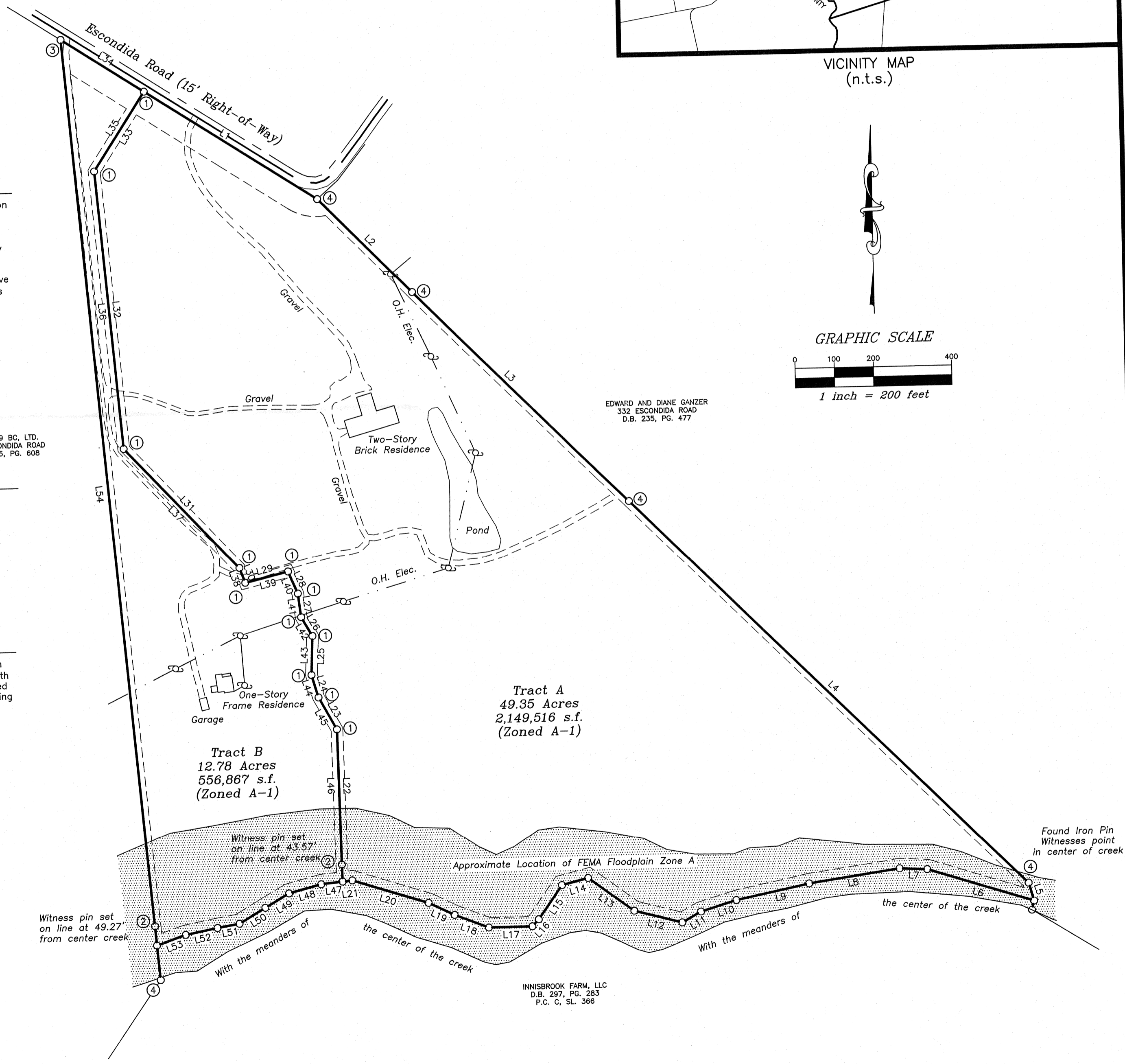
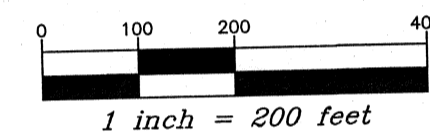
- ① IRON PIN SET WITH YELLOW CAP "LPLS 3205" 18" REBAR, 1/2" DIAMETER
- ② IRON PIN SET WITH RED PLASTIC CAP "WIT. MON. LPLS 3205" 18" REBAR, 1/2" DIAMETER
- ③ IRON PIN FOUND WITH YELLOW CAP "3353 DARNELL" 1/2" DIAMETER
- ④ IRON PIN FOUND NO CAP 1/2"
- ⊕ UTILITY POLE



VICINITY MAP (n.t.s.)



GRAPHIC SCALE



Tract A
49.35 Acres
2,149,516 s.f.
(Zoned A-1)

Tract B
12.78 Acres
556,867 s.f.
(Zoned A-1)

INNISBROOK FARM, LLC
D.B. 297, PG. 283
P.C. C, SL. 366

CLIENT:
KRISTINE M. KAUFELD
DEED BOOK 307, PAGE 618
PLAT CABINET C SLIDE 366

AGRICULTURAL TRACT DIVISION SURVEY FOR
KRISTINE M. KAUFELD
282 ESCONDIDA ROAD
PARIS, BOURBON COUNTY, KENTUCKY

CONSULTING ENGINEERS
LAND SURVEYORS
PLANNERS & DESIGNERS
859.252.7104

EAGLE ENGINEERING & ASSOCIATES
2351 VERSAILLES ROAD
LEXINGTON, KENTUCKY 40504