

OWNER'S CERTIFICATION (Anderson)

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 Cecil E. Foley, Jr. & Connie J. Foley, by deed dated December 20, 2012, and recorded in Deed Book 290, page 40 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____ Owner

Address _____ Owner

Date _____ Address

LINETYPE LEGEND:

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

CONSOLIDATION ACREAGES:

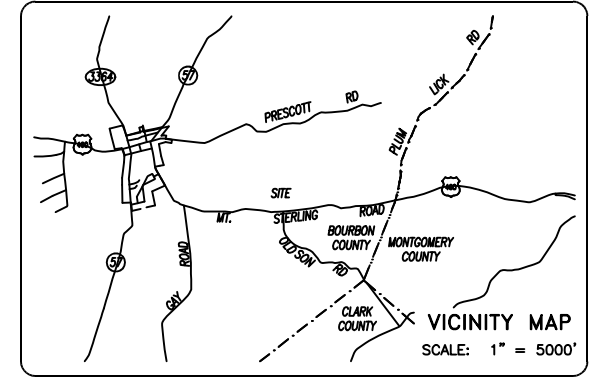
BEFORE CONSOLIDATION:
Parcel 1 + Parcel 3 = 5.9374 Acres
Parcel 2 = 5.937 Acres
AFTER CONSOLIDATION:
Parcel 1 + Parcel 2 = 6.456 Acres
Parcel 3 = 5.418 Acres

NOTES:

- Parcel 1 and Parcel 3 shown hereon are the same as Tract 2 shown on Plat Cabinet B, Sheet 162 and further described in Deed Book 290, Page 37.
- Parcel 2 shown hereon is the same as that property or tract of land described in Deed Book 290, Page 40 and shown on plot of record in Deed Book 216, Page 97.
- 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 the Bourbon County Joint Planning Commission for its respective zoning classification.
- The purpose of this plat is to consolidate Parcel 1 with Parcel 2, and leave Parcel 3 as the remainder of the parent tract.
- Parcel 1 platted hereon must be consolidated with an adjacent property, and cannot be sold separately.
- 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 drawing.

LEGEND:

- Iron Pipe Found
- Steel Fence Post Found
- #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 Right-of-Way
- Mag Nail Set in Tree
- Point w/Reference
- ⊗ Address



OWNER'S CERTIFICATION (Foley)

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 Sannie Overly, Trustee, by deed dated December 20, 2012, and recorded in Deed Book 290, page 37 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____ Owner

Address _____ Owner

Date _____ Address

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment using RTK and static observations. Spectra SP 80 Base and Spectra SP 80 Rover were used for this survey, serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky; and bearings are rotated to Kentucky North Zone State Plane.

August 12, 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.

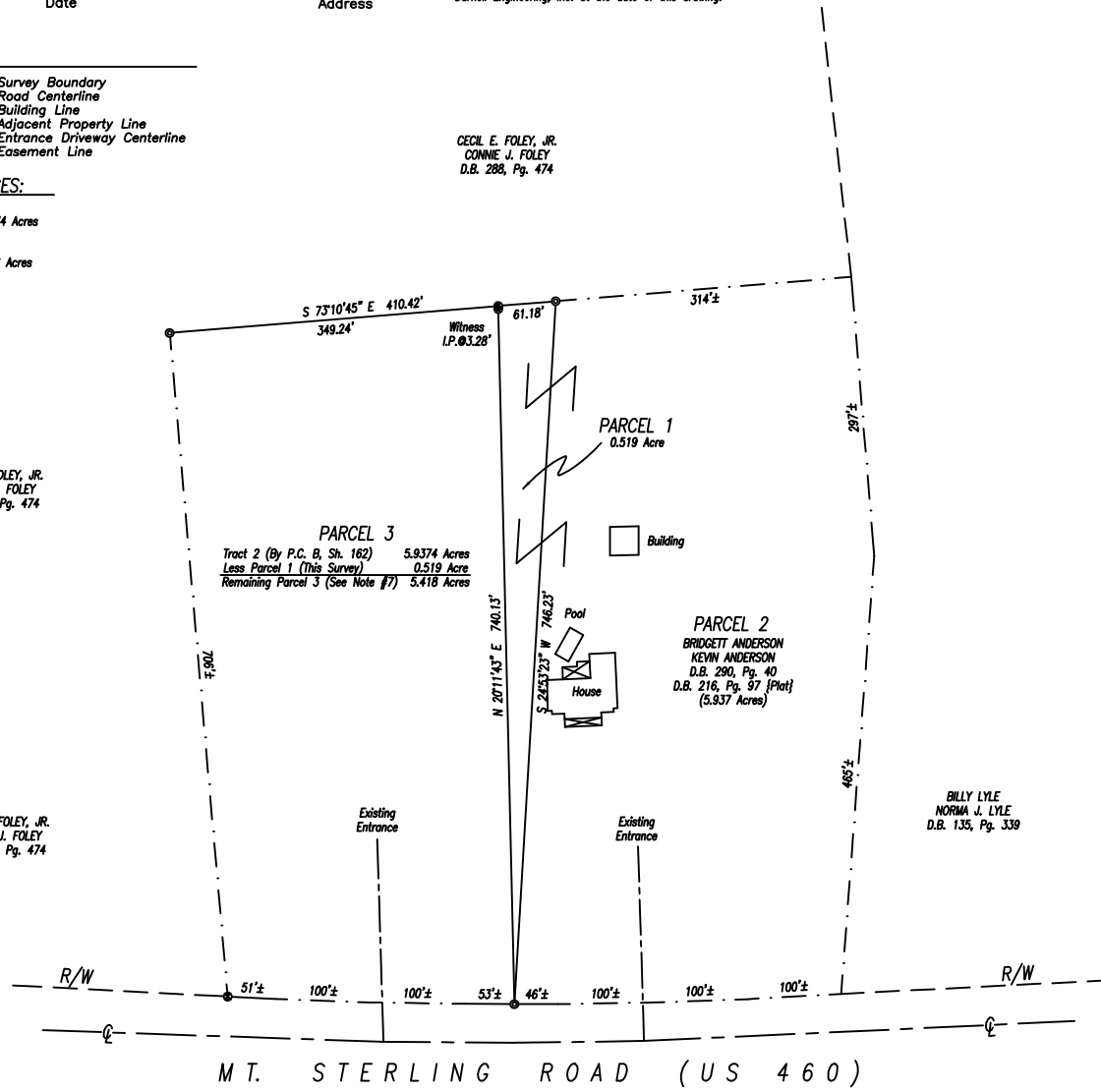
Date _____ Planning Commission Official



PLOTTED: 08/12/20 @ 8:00 BY APD

CONSOLIDATION PLAT
BRIDGETT ANDERSON & KEVIN ANDERSON
CECIL E. FOLEY, JR. & CONNIE J. FOLEY
& ALEISHA FOLEY
MT. STERLING ROAD (US 460)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 100'	DATE 07/29/20	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.*</small>
	FILE NO. 20-4442	FILENAME ANDERSONF	
	FIELD CREW JBF/JBR	JOB FILE ANDERSONK	
	DRAWN BY APD	CHECKED BY APD	



CECIL E. FOLEY, JR.
CONNIE J. FOLEY
D.B. 288, Pg. 474

PARCEL 3
Tract 2 (By P.C. B, Sh. 162) 5.9374 Acres
Less Parcel 1 (This Survey) 0.519 Acre
Remaining Parcel 3 (See Note #7) 5.418 Acres

PARCEL 2
BRIDGETT ANDERSON
KEVIN ANDERSON
D.B. 290, Pg. 40
D.B. 216, Pg. 97 [Plat]
(5.937 Acres)

BILLY LYLE
NORMA J. LYLE
D.B. 135, Pg. 339

CECIL E. FOLEY, JR.
CONNIE J. FOLEY
D.B. 288, Pg. 474

COMMONWEALTH OF KENTUCKY
D.B. 133, Pg. 492
(Parcel No. 7)

COMMONWEALTH OF KENTUCKY
D.B. 133, Pg. 492
(Parcel No. 7)

MT. STERLING ROAD (US 460)