

TRIPLE BELL FARMS, LLC
D.B. 262, Pg. 819
(Parcel A)

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 _____

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 $\frac{1}{51,000 \pm}$ 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 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 139

August 29, 2020 Date

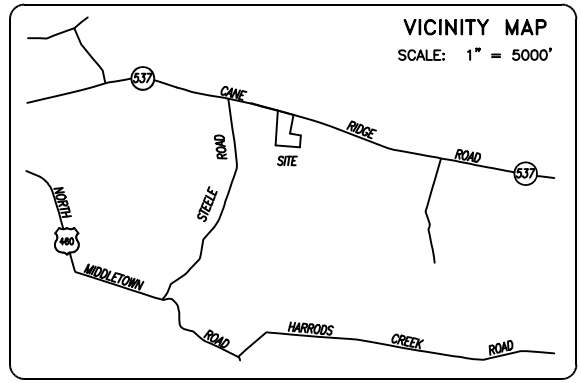
P.O. Box 175
Cynthiana, Kentucky 41031

COLOR POINT, LLC
D.B. 312, PG. 701

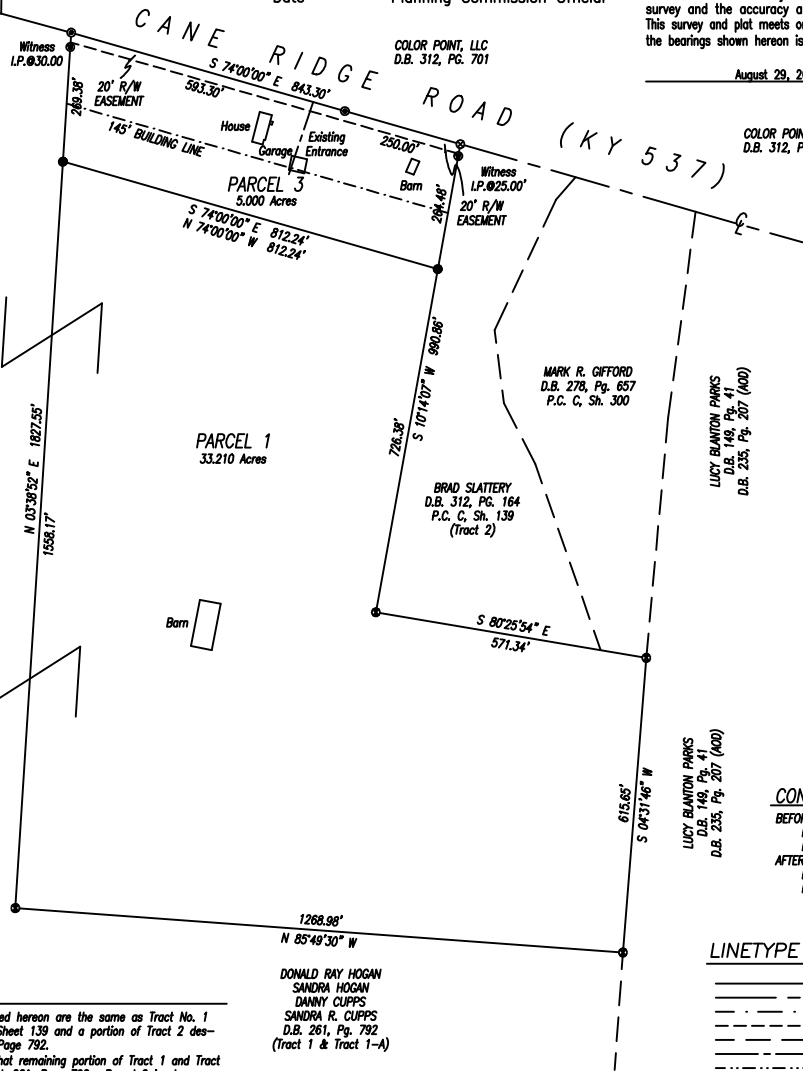


VICINITY MAP

SCALE: 1" = 5000'



DONALD RAY HOGAN
SANDRA HOGAN
DANNY CUPPS
SANDRA R. CUPPS
D.B. 261, Pg. 792
(Tract 1 & Tract 1-A)



DONALD RAY HOGAN
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DANNY CUPPS
SANDRA R. CUPPS
D.B. 261, Pg. 792
(Tract 1 & Tract 1-A)

NOTES:

- Parcel 1 and Parcel 3 platted hereon are the same as Tract No. 1 shown on Plat Cabinet C, Sheet 139 and a portion of Tract 2 described in Deed Book 261, Page 792.
- Parcel 2 shown hereon is that remaining portion of Tract 1 and Tract 1-A described in Deed Book 261, Page 792. 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 the field survey shown hereon.
- Property platted hereon is subject to a water line easement in favor of the Judy Water Association as recorded in Deed Book 236, Page 957.
- Property platted hereon is subject to a gas line easement in favor Columbia Gas of Kentucky, Inc. as recorded in Deed Book 288, Page 677.
- Property platted 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 platted hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
- This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
- The purpose of this plat is to consolidate Parcel 1 with Parcel 2 as shown hereon. Parcel 1 must be consolidated with an adjacent legal parcel and cannot be sold separately.
- Existing house shown on Parcel 1 was constructed prior to the zoning setbacks of the current zoning classification.

DONALD RAY HOGAN
SANDRA HOGAN
DANNY CUPPS
SANDRA R. CUPPS
D.B. 261, Pg. 792
(Tract 1 & Tract 1-A)

OWNER'S CERTIFICATION

(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 Bone U.G. Robertson, Colleen Robertson, Kent B. Robertson, et al., by deed dated August 1, 2005, and recorded in Deed Book 261, page 792 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 |

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
Parcel 1 + Parcel 3 = 38.210 Acres
Parcel 2 = 224.16± Acres

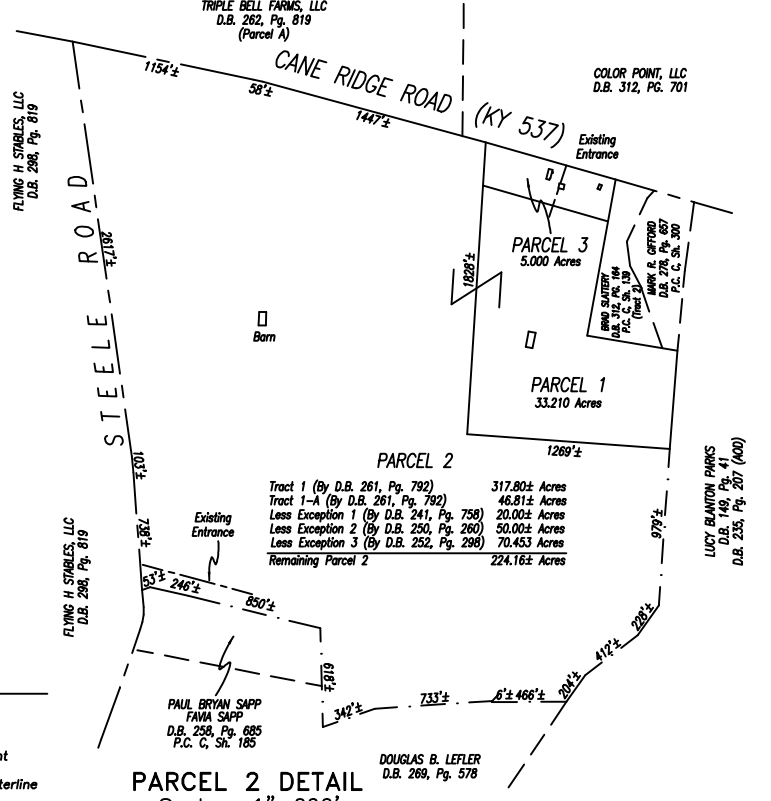
AFTER CONSOLIDATION:
Parcel 1 + Parcel 2 = 257.37± Acres
Parcel 3 = 5.000 Acres

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Original Tract
- Right-of-Way Easement
- Adjacent Property Line
- Entrance Driveway Centerline
- Existing Power Line

LEGEND:

- Iron Pipe Found
- Iron Pin Found with I.D. Cap bearing "Williams PLS 316"
- #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 in Road
- Railroad Spike Found
- ⊗ Address



PARCEL 2 DETAIL
Scale: 1"=600'

TRIPLE BELL FARMS, LLC
D.B. 262, Pg. 819
(Parcel A)

COLOR POINT, LLC
D.B. 312, PG. 701

FLYING H STABLES, LLC
D.B. 298, Pg. 819

LUCY BLANTON PARKS
D.B. 149, Pg. 41
D.B. 235, Pg. 207 (ADD)

Tract 1 (By D.B. 261, Pg. 792) 317.80± Acres
Tract 1-A (By D.B. 261, Pg. 792) 46.81± Acres
Less Exception 1 (By D.B. 241, Pg. 758) 20.00± Acres
Less Exception 2 (By D.B. 250, Pg. 260) 50.00± Acres
Less Exception 3 (By D.B. 252, Pg. 298) 70.453 Acres
Remaining Parcel 2 224.16± Acres

DOUGLAS B. LEFLER
D.B. 269, Pg. 578

PLOTTED: 08/29/20 @ 8:00 BY APD

SINGLE CONSOLIDATION PLAT
**DONALD RAY HOGAN & SANDRA HOGAN
DANNY CUPPS & SANDRA R. CUPPS**
CANE RIDGE ROAD (KY 537)

| | | | |
|--|---------------------|--------------------|--|
| | SCALE 1" = 200' | DATE 05/30/07 | 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 KRC 18.150.*</small> |
| | FILE NO. 17-3631 | FILENAME HOGAN2 | |
| | FIELD BOOK 55-58 | JOB FILE HOGANC | |
| | DRAWN BY APD | CHECKED BY APD | |