

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 undisturbed mathematical error of closure ratio of the random traverse was 1:18,000± 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 D, Sheet 27

September 9, 2020

Date

P.O. Box 175
Cynthiana, Kentucky 41031

NOTES:

- Parcel 2-A and Parcel 2-B platted hereon are the same as Parcel 2 shown on Plat Cabinet D, Sheet 27 and further described in Deed Book 311, Page 55.
- Parcel 1 shown hereon is the same as Parcel 1 shown on Plat Cabinet C, Sheet 187 and further described in Deed Book 303, Page 434.
- The purpose of this plat is to consolidate Parcel 2-A with Parcel 1; and leave Parcel 2-B as the remainder of the parent tract.
- 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.

LINETYPE LEGEND:

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

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
Parcel 1 = 12.022 Acres
Parcel 2-A + Parcel 2-B = 16.510 Acres

AFTER CONSOLIDATION:
Parcel 1 + Parcel 2-A = 13.022 Acres
Parcel 2-B = 15.510 Acres

LINE	BEARING	DISTANCE
L1	N 04°58'18" W	126.21'

LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Smith 3419"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Mag Nail Set in Road
- Point in Road
- Mag Nail Set in Tree
- Railroad Spike Found
- ⊗ Address

EVADI FARM, LLC
D.B. 270, Pg. 747
P.C. C, Sh. 253

JIMMY PETER SANCHEZ
JIMMY PETER SANCHEZ, JR.
D.B. 313, Pg. 794
P.C. D, Sh. 27

PARCEL 1
CHRISTIAN STOCK
JULIE STOCK
D.B. 303, Pg. 434
P.C. C, Sh. 187

HIGH TIDE FARM, INC.
D.B. 187, Pg. 100
(Parcel No. One)

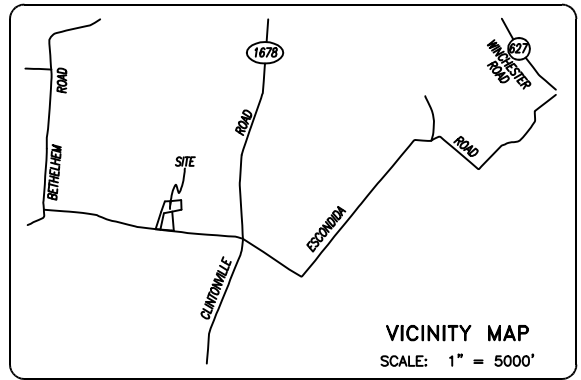
THOMAS A. BOGAR
KIMBERLY A.W. BOGAR
D.B. 305, Pg. 610
P.C. C, Sh. 290

JOAN W. MORRIS
RICHARD M. PICKEN
D.B. 299, Pg. 421
P.C. C, Sh. 290

EVADI FARM, LLC
D.B. 270, Pg. 747
P.C. C, Sh. 253

JASON C. STELTER
RANDI C. STELTER
D.B. 308, Pg. 600
P.C. C, Sh. 256

JASON C. STELTER
RANDI C. STELTER
D.B. 308, Pg. 600
P.C. C, Sh. 256



OWNER'S CERTIFICATION (Walton 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 Craig A. McClintock & Lynae R. McClintock, by deed dated June 11, 2019, and recorded in Deed Book 311, page 55 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 (Stock 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 Johnny E. Cagle & Kathleen S. Cagle, by deed dated February 22, 2017, and recorded in Deed Book 303, page 434 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
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0' 200' 400' 600'

PLOTTED: 09/09/20 @ 8:00 BY APD

CONSOLIDATION PLAT
CHRISTOPHER P. WALTON & LEIGH K. WALTON REVOCABLE LIVING TRUST
CHRISTIAN STOCK & JULIE STOCK
IRON WORKS ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 04/27/19	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
	FILE NO. 20-4485	FILENAME STOCK	
	FIELD BOOK 166-34	JRD FILE MCCLINT	
	DRAWN BY APD	CHECKED BY APD	

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.050.