

**OWNER'S CERTIFICATION**

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 David Chambers, Helen Chambers, Mildred Kindred, Kyle E. Kindred, et. al., by deed dated May 7, 1951, and recorded in Deed Book 130, page 89 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 \_\_\_\_\_

ROBERT P. LENOX  
 PHYLLIS Y. LENOX  
 D.B. 198, Pg. 140

GARRETT WAYNE CANNON  
 D.B. 168, Pg. 503

PATRICIA N. HOLLAND  
 D.B. 236, Pg. 814  
 P.C. A, Sh. 303

AMELIA L. NEIGHBORS  
 D.B. 297, Pg. 142  
 P.C. B, Sh. 54B  
 (5.140 Acres)

PATRICIA N. HOLLAND  
 D.B. 236, Pg. 814  
 P.C. A, Sh. 303

WILLIAM H. LYLE  
 NORMA LENA LYLE  
 D.B. 192, Pg. 476

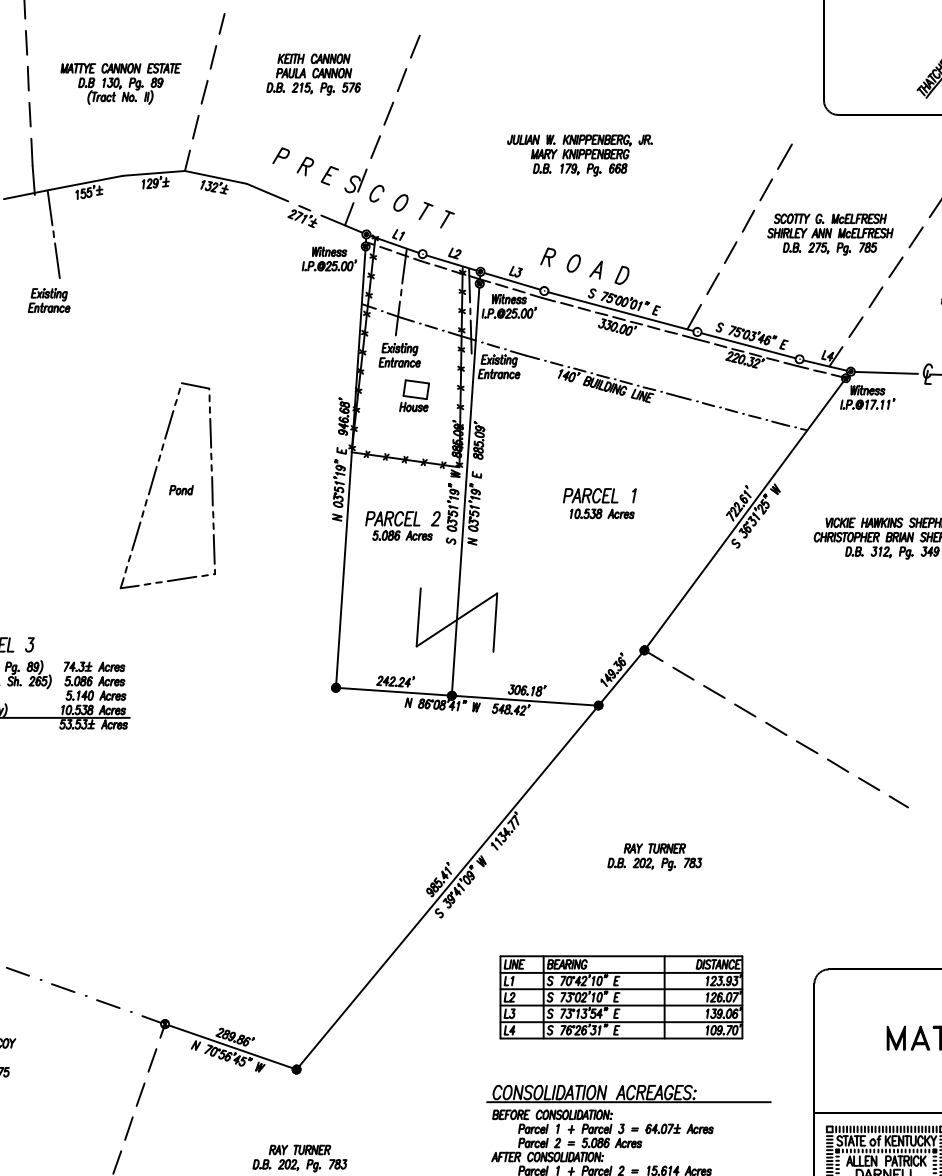
PHILLIP GENE McCOY  
 TINA McCOY  
 D.B. 296, Pg. 275

PHILLIP GENE McCOY  
 TINA McCOY  
 D.B. 296, Pg. 275

**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.

October 6, 2020 Date P.O. Box 175  
 Cynthiana, Kentucky 41031



**PARCEL 3**

Tract No. 1 (By D.B. 130, Pg. 89)	74.3± Acres
Less Parcel 2 (By P.C. B, Sh. 265)	5.086 Acres
Less P.C. B, Sh. 54B	5.140 Acres
Less Parcel 1 (This Survey)	10.538 Acres
Remaining Parcel 3	53.53± Acres

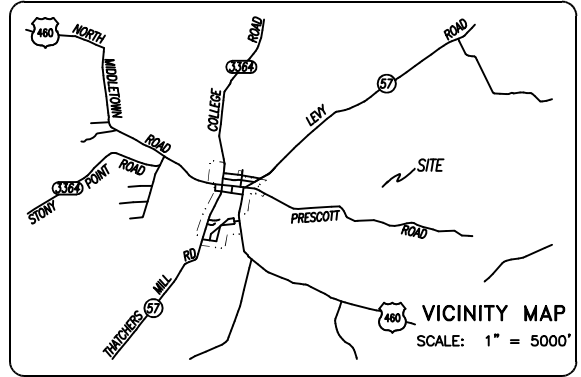
LINE	BEARING	DISTANCE
L1	S 70°42'10" E	123.93
L2	S 73°02'10" E	126.07
L3	S 73°13'54" E	139.06
L4	S 76°26'31" E	109.70

**CONSOLIDATION ACREAGES:**

BEFORE CONSOLIDATION:  
 Parcel 1 + Parcel 3 = 64.07± Acres  
 Parcel 2 = 5.086 Acres

AFTER CONSOLIDATION:  
 Parcel 1 + Parcel 2 = 15.614 Acres  
 Parcel 3 = 53.53± Acres

0' 200' 400' 600'



- LEGEND:**
- Iron Pipe Found
  - Iron Pin Found with I.D. Cap bearing "Justice 2360"
  - #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
  - Mag Nail Set in Tree
  - ⊗ Railroad Spike Found
  - ⊗ Address

- NOTES:**
- Parcel 1 and Parcel 3 platted hereon are the same as Tract No. 1 described in Deed Book 130, Page 89 less those previous exceptions shown on Plat Cabinet B, Sheet 54B and Plat Cabinet B, Sheet 265. See also Will Book XI, Page 323.
  - Parcel 2 shown hereon is the same as that tract or parcel of land shown on Plat Cabinet B, Sheet 265 and a portion of Tract No. 1 described in Deed Book 130, Page 89. See also Will Book XI, Page 432.
  - Property shown hereon is subject to a water line easement in favor of the Judy Water Association, Inc. as recorded in Deed Book 234, Page 432.
  - 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 as shown hereon; and leave Parcel 3 as the remainder of the parent tract.
  - 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 the field survey shown hereon.

- LINETYPE LEGEND:**
- Survey Boundary
  - Road Centerline
  - Right-of-Way Easement
  - Adjacent Property Line
  - Entrance Driveway Centerline
  - Existing Power Line
  - Existing Fence

PLOTTED: 10/06/20 @ 8:00 BY APD

**CONSOLIDATION PLAT**  
**MATTYE CANNON ESTATE**  
 #618 PRESCOTT ROAD

**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 \_\_\_\_\_

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 09/29/20	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150.</small>
	FILE NO. 20-4511	FILENAME CANNON	
	FIELD CREW JBF	DRO FILE CANNON	
	DRAWN BY APD	CHECKED BY APD	