

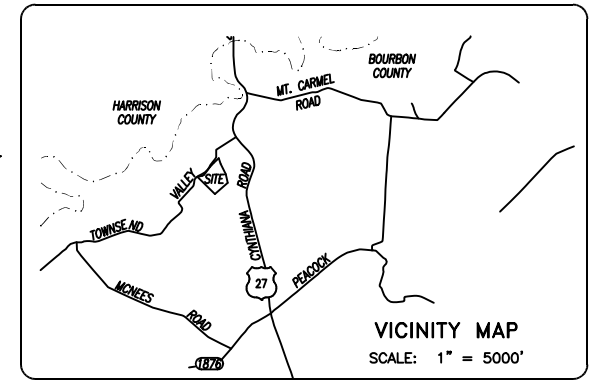
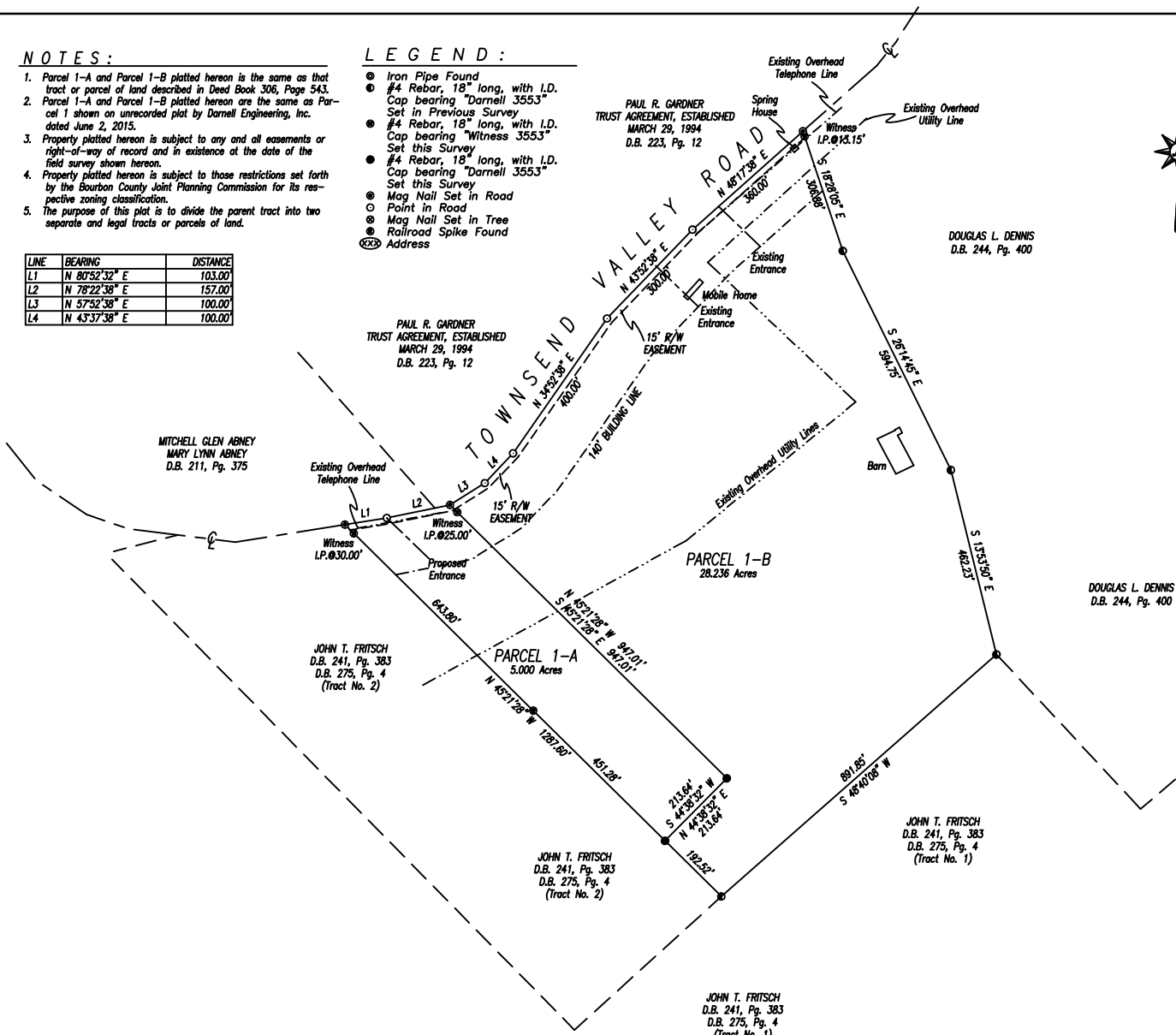
NOTES:

- Parcel 1-A and Parcel 1-B platted hereon is the same as that tract or parcel of land described in Deed Book 306, Page 543.
- Parcel 1-A and Parcel 1-B platted hereon are the same as Parcel 1 shown on unrecorded plat by Darnell Engineering, Inc. dated June 2, 2015.
- 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.
- The purpose of this plat is to divide the parent tract into two separate and legal tracts or parcels of land.

LINE	BEARING	DISTANCE
L1	N 80°52'32" E	103.00
L2	N 78°22'38" E	157.00
L3	N 57°52'38" E	100.00
L4	N 43°37'38" E	100.00

LEGEND:

- Iron Pipe 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 Road
- ⊙ Mag Nail Set in Tree
- ⊙ Railroad Spike Found
- Ⓧ 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 _____

DOUGLAS L. DENNIS
D.B. 244, Pg. 400

**CERTIFICATE OF APPROVAL FOR
BOURBON COUNTY ROAD SUPERVISOR**

I hereby certify that the Bourbon County Road Department has inspected the site of the entrance proposed on this plat and found it to meet all current safety standards including the time/site distance standards of Section 345(A)4(1) in these Bourbon County Subdivision Regulations.

County Road Supervisor _____ Date _____



PLOTTED: 06/03/15 @ 5:00 BY APD

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 Matthew Pickup & Kathy A. Pickup, by deed dated February 26, 2018, and recorded in Deed Book 306, page 543, 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 _____

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 1:49,000+ 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 plat meets or exceeds the minimum standards of all governing authorities. The basis of the bearings shown hereon is in relation to Parent Tract.

November 22, 2020 Date _____

P.O. Box 175
Cynthiana, Kentucky 41031

AGRICULTURAL LAND DIVISION
ISIDORE FARM KENTUCKY, LLC
 #501 TOWNSEND VALLEY ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 11/23/20	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 KRC 18.150.</small>
	FILE NO. 20-4573	FILENAME ISIDORE	
	FIELD BOOK 129-17	JRD FILE SHANKS	
	DRAWN BY APD	CHECKED BY APD	