

NOTES:

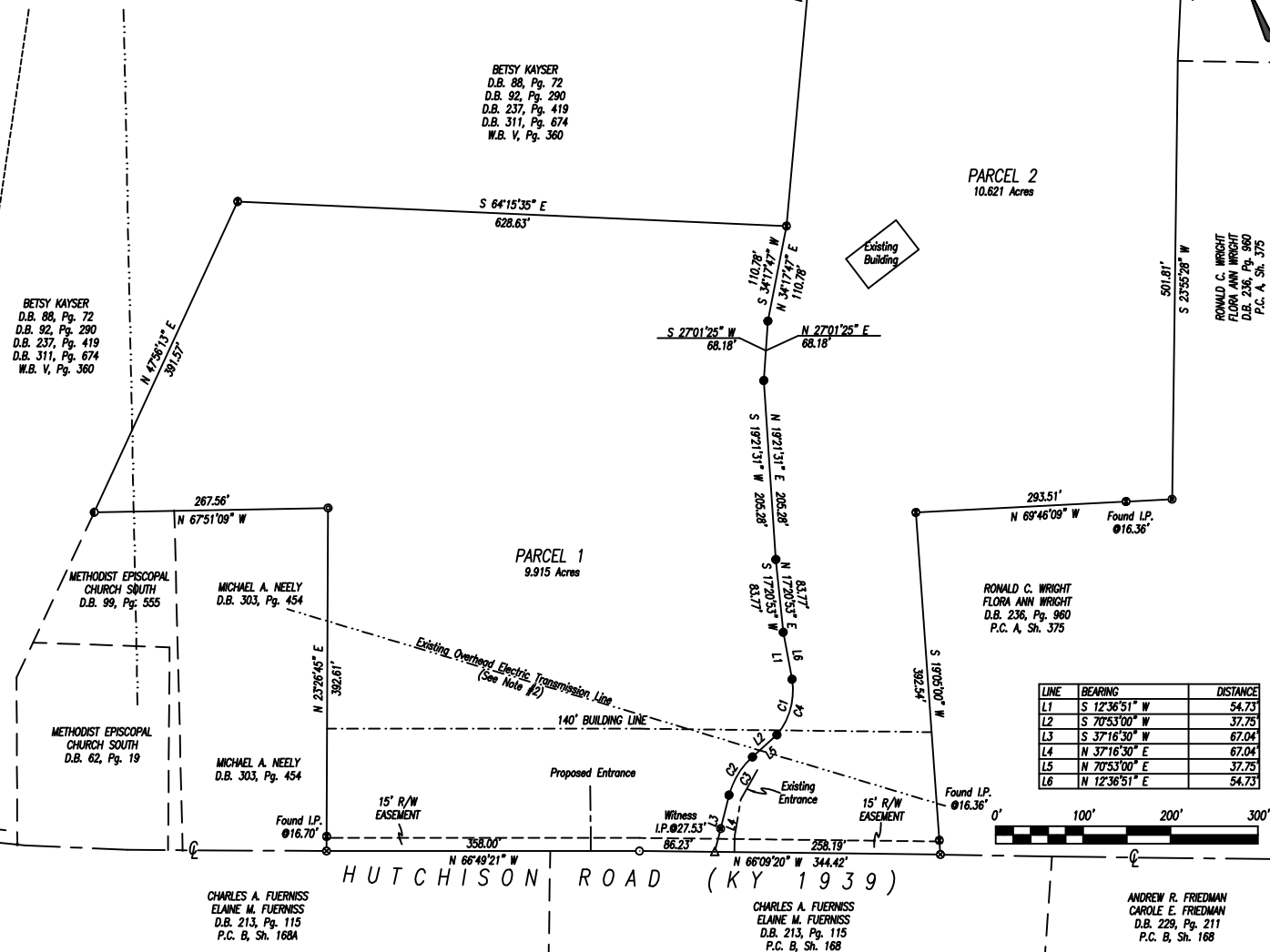
- Parcel 1 and Parcel 2 platted hereon are the same as that tract or parcel of land described in Deed Book 315, Page 691.
- Property platted hereon is subject to an electric transmission line easement in favor of Kentucky Utilities Company as recorded in Deed Book 114, Page 300.
- Property platted hereon is subject to any and all easements or right-of-way of record and in existence at the date of this survey.
- 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, as shown hereon.
- This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
- Proposed entrance for Parcel 1 is granted an encroachment permit by Permit No. xxxxxx dated xxxx by the Department of Transportation, District 7 Field Office.

LEGEND:

- Iron Pipe Found
- Iron Pin Found with I.D. Cap bearing "Smith PLS 2670"
- #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 Fence Post
- Mag Nail Found in Road
- Mag Nail Set in Road
- Point in Road
- Point w/Reference
- Center of Abandoned Railroad
- Address

LINETYPE LEGEND:

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



BETSY KAYSER
D.B. 88, Pg. 72
D.B. 92, Pg. 290
D.B. 237, Pg. 419
D.B. 311, Pg. 674
W.B. V, Pg. 360

BETSY KAYSER
D.B. 88, Pg. 72
D.B. 92, Pg. 290
D.B. 237, Pg. 419
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W.B. V, Pg. 360

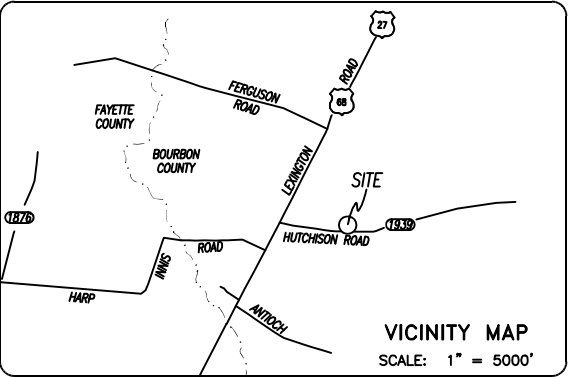
RONALD C. WRIGHT
FLORA ANN WRIGHT
D.B. 236, Pg. 960
P.C. A, Sh. 375

RONALD C. WRIGHT
FLORA ANN WRIGHT
D.B. 236, Pg. 960
P.C. A, Sh. 375

CHARLES A. FUERNISS
ELAINE M. FUERNISS
D.B. 213, Pg. 115
P.C. B, Sh. 168A

CHARLES A. FUERNISS
ELAINE M. FUERNISS
D.B. 213, Pg. 115
P.C. B, Sh. 168

ANDREW R. FRIEDMAN
CAROLE E. FRIEDMAN
D.B. 229, Pg. 211
P.C. B, Sh. 168



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 Cliff Shumate & Kim Shumate, by deed dated November 16, 2020, and recorded in Deed Book 315, page 691 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 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.

December 10, 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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	79.18'	67.90'	65.84'	S 38°22'16" W
C2	88.54'	51.98'	51.23'	S 54°48'20" W
C3	88.54'	51.98'	51.23'	N 54°48'20" E
C4	79.18'	67.90'	65.84'	N 38°22'16" E

PLOTTED: 12/10/20 @ 10:00 BY APD

RECORD PLAT
**TROY BESS, SHEILA BESS,
 & CAMERON BESS**
 #287 HUTCHISON ROAD (KY 1939)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 100'	DATE 12/09/20	FILE NO. 20-4576	FILENAME SHUMATE
			FIELD CREW JBF/NJC	DRAWN BY APD
			CHECKED BY APD	

DARNELL ENGINEERING, INC.
 P.O. Box 175
 Cynthiana, Kentucky 41031
 (859) 234-8957

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.