

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 4, 2020 Date

P.O. Box 175
Cynthiana, Kentucky 41031
ELIZABETH STATION FARMS, INC.
D.B. 224, Pg. 689

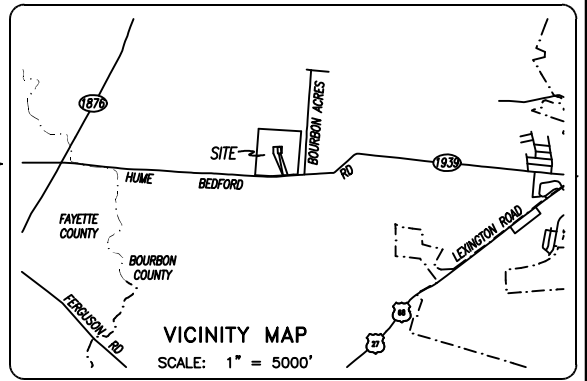
NOTES:

- Parcel 1 and Parcel 2 shown hereon are the same as that tract or parcel of land described in Deed Book 264, Page 218. See also Deed Book 217, Page 90.
- Parcel 2 shown hereon is the same as Tract II shown on Plat Cabinet B, Sheet 198 and further described in Deed Book 217, Page 495.
- Property shown hereon is subject to a telephone line easement in favor of South Central Bell Telephone Company as recorded in Deed Book 160, Page 478.
- Property shown hereon is subject to a water line easement in favor of Kentucky-American Water Company as recorded in Deed Book 174, Page 189.
- Property shown hereon is subject to a telephone easement in favor of Bell South Telecommunications as recorded in Deed Book 233, Page 325.
- Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of this survey.
- 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 plot is to consolidate Parcel 1 with Parcel 2; 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 date hereon.

LEGEND:

- Iron Pin 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 Found in Road Address

BRAD MITCHELL
ANN W. MITCHELL
D.B. 221, Pg. 77
P.C. A, Sh. 107



OWNER'S CERTIFICATION (Parcel 2)

(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 U.G. Robertson, Frances Robertson, Kent Robertson, Mary Robertson, et al., by deed dated February 4, 1994, and recorded in Deed Book 217, page 495 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 (Parcel 1 & Parcel 3)

(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 Silas C. Cleaver, III & Michelle Cleaver (See Also D.B. 284, Pg. 218), by deed dated November 3, 1993, and recorded in Deed Book 217, page 90 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 _____



PLOTTED: 12/04/20 @ 5:00 BY APD

SINGLE CONSOLIDATION PLAT
KENT ROBERTSON, BANE
ROBERTSON, & COLLEEN ROBERTSON
#854 HUME BEDFORD ROAD (KY 1939)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 12/02/20	FILE NO. 20-4568	FILENAME ROBERTSON
FIELD CREW JBF/NJC	JOB FILE	ROBERTSONB	DOWN 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.

- 'A' BRANDON WARD
JORDAN WARD
D.B. 290, Pg. 268
D.B. 298, Pg. 129
P.C. A, Sh. 56
P.C. C, Sh. 368
- 'B' JOHN W. RANKIN
KAYLA K. RANKIN
D.B. 306, Pg. 403
P.C. D, Sh. 7
D.B. 305, Pg. 678
P.C. C, Sh. 383
- 'C' BOURBON FARM, LLC
D.B. 315, Pg. 427
- 'D' JONES HERB DATSUN, INC.
D.B. 178, Pg. 782
- 'E' DAVID LEWIS ALLEN
BONNIE ANN ALLEN
D.B. 220, Pg. 823
P.C. A, Sh. 107
- 'F' CYNTHIA L. EUBANK
BRANSON EUBANK
D.B. 263, Pg. 693
D.B. 287, Pg. 92
P.C. A, Sh. 107
- 'G' ROBERT BABER
JUDY BABER
D.B. 289, Pg. 130
P.C. A, Sh. 107
- 'H' PAUL SANDFORT
REBECCA SANDFORT
D.B. 309, Pg. 793
P.C. A, Sh. 107
- 'I' KENNETH ROE, JR.
MARJORIE ROE
D.B. 226, Pg. 545
P.C. A, Sh. 107
- 'J' ADAM MCKENZIE
D.B. 291, Pg. 832
P.C. A, Sh. 107
- 'K' AMY MASON
JOHN MASON
D.B. 297, Pg. 70
P.C. A, Sh. 107
- 'L' BRYAN MATTOX
TRACY MATTOX
D.B. 280, Pg. 464
P.C. A, Sh. 107
- 'M' MYRON FRYER
MARY K. FRYER
D.B. 244, Pg. 716
P.C. A, Sh. 107
- 'N' WOODROW A. BERRY
LINDA L. BERRY
D.B. 192, Pg. 330
P.C. A, Sh. 107
- 'O' CHARLES G. SHREWSBURY
PEGGIE J. SHREWSBURY
D.B. 210, Pg. 774
P.C. A, Sh. 107
- 'P' JESSICA DAVIS
CHAD DAVIS
D.B. 314, Pg. 585
P.C. C, Sh. 339
- 'Q' JACK G. TUCKER
DEEDE G. TUCKER
D.B. 180, Pg. 431
P.C. A, Sh. 107

ELIZABETH STATION FARMS, INC.
D.B. 224, Pg. 689

CONSOLIDATION ACREAGES:

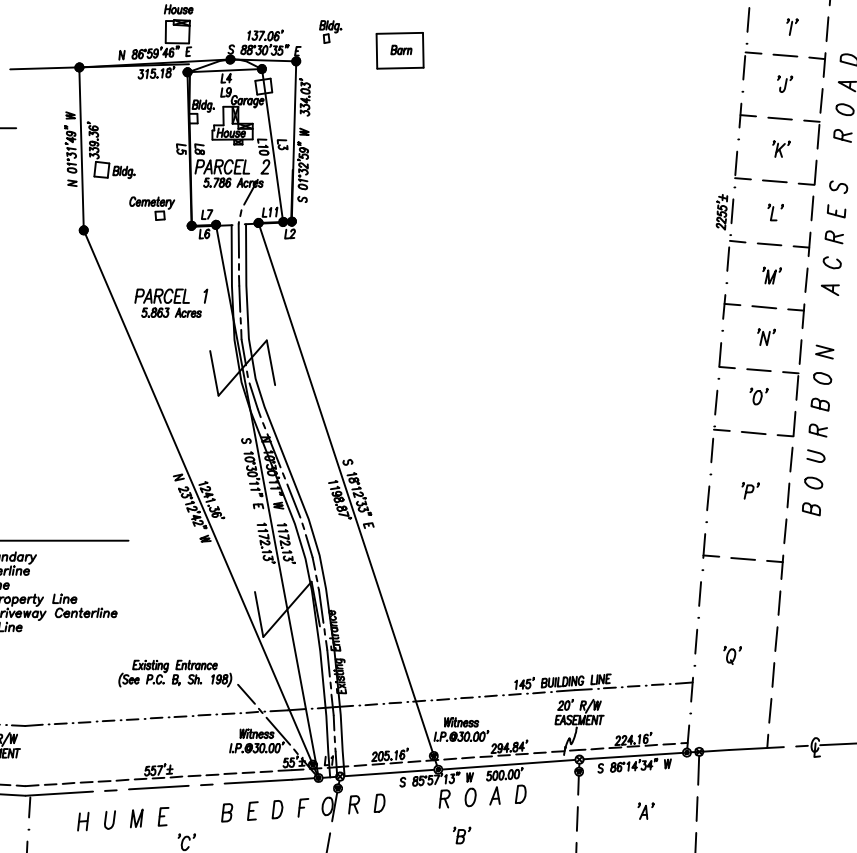
BEFORE CONSOLIDATION:
 Parcel 1 + Parcel 3 = 114.574 Acres
 Parcel 2 = 5.786 Acres

AFTER CONSOLIDATION:
 Parcel 1 + Parcel 2 = 11.649 Acres
 Parcel 3 = 108.711 Acres

LINE	BEARING	DISTANCE
L1	S 86°17'10" W	44.86
L2	S 87°35'11" W	18.07
L3	N 07°57'37" W	321.47
L4	S 87°35'11" W	155.00
L5	S 01°31'49" E	320.00
L6	N 87°35'11" E	50.86
L7	S 87°35'11" W	50.86
L8	N 01°31'49" W	320.00
L9	N 87°35'11" E	155.00
L10	S 07°57'37" E	321.47
L11	S 87°35'11" W	51.62

LINETYPE LEGEND:

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



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