

LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "WEH 1662"
- #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
- Point ● Right-of-Way
- ⊗ Address

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that this plot 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 $\frac{1}{129,000\pm}$ 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 Kentucky North Zone State Plane

December 4, 2020 Date

P.O. Box 175
Cynthiana, Kentucky 41031

CONSOLIDATION ACREAGES:

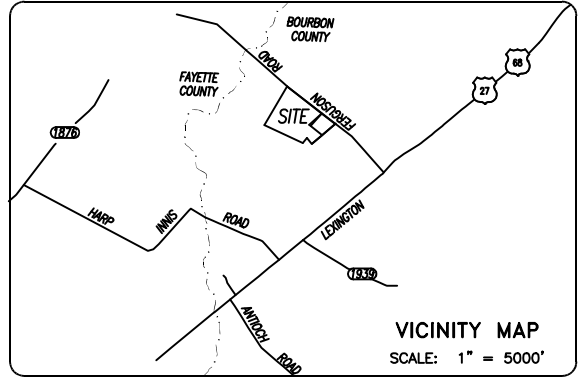
BEFORE CONSOLIDATION:
Parcel 1 + Parcel 3 = 113.501 Acres
Parcel 2 = 16.800 Acres
AFTER CONSOLIDATION:
Parcel 1 + Parcel 2 = 17.722 Acres
Parcel 3 = 112.579 Acres

LINETYPE LEGEND:

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

NOTES:

1. Parcel 1 and Parcel 3 shown hereon are the same as Parcel B described in Deed Book 240, Page 898 less that previous conveyance shown as Tract 2 on Plat Cabinet B, Sheet 338A and further described in Deed Book 229, Page 381.
2. Parcel 2 platted hereon is the same as Tract 2 shown on Plat Cabinet B, Sheet 338A and further described in Deed Book 229, Page 381. See also Deed Book 311, Page 208.
3. Property shown hereon is subject to a water line easement in favor of the Kentucky-American Water Company as recorded in Deed Book 264, Page 579 and shown on Exhibit recorded at Deed Book 264, Page 582.
4. 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.
5. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
6. 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 this survey.
7. The purpose of this plat is to consolidate Parcel 1 with Parcel 2, and leave Parcel 3 as the remainder of the parent tract. Parcel 1 must be consolidated with an adjacent legal parcel and cannot be sold separately.



FERGUSON FARM, LLC
D.B. 254, Pg. 163

PARCEL 3
Tract 1 (By P.C. B, Sh. 338A) 113.501 Acres
Less Parcel 1 (This Survey) 0.922 Acre
Remaining Parcel 3 (See Note #6) 112.579 Acres

PARCEL 1
0.922 Acre

PARCEL 2
16.800 Acres

HARVEY ALLEN ROGERS, JR
2000 REVOCABLE TRUST
D.B. 240, Pg. 898
(Parcel A)

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

OWNER'S CERTIFICATION (Parcel 1 + Parcel 3)

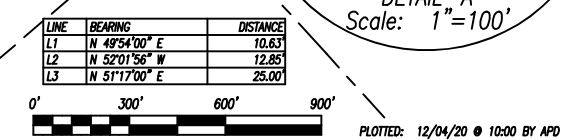
I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by Harvey Allen Rogers & Marie C. Rogers (See Also D.B. 311, Pg. 208), by deed dated June 21, 2000, and recorded in Deed Book 240, page 898 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

____ Witness _____ Owner
____ Date _____ Owner
____ Witness _____ Owner
____ Date _____ Owner
____ Address _____ Owner
____ Date _____ Owner

OWNER'S CERTIFICATION (Parcel 2)

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 Harvey Allen Rogers & Marie C. Rogers (See Also D.B. 311, Pg. 208), by deed dated September 30, 1997, and recorded in Deed Book 229, page 381 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

____ Witness _____ Owner
____ Date _____ Owner
____ Address _____ Owner
____ Date _____ Owner



CONSOLIDATION PLAT
HARVEY ALLEN ROGERS, JR
2000 REVOCABLE TRUST
THE ROGERS FAMILY LIVING TRUST
dated October 12, 2018
FERGUSON ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 300'	DATE 12/02/20	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
	FILE NO. 20-4577	FILERNAME FERGUSON	
	FIELD CREW JBF/NJC	JOB FILE ROGERSHAL	
	DRAWN BY APD	CHECKED BY APD	

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150.