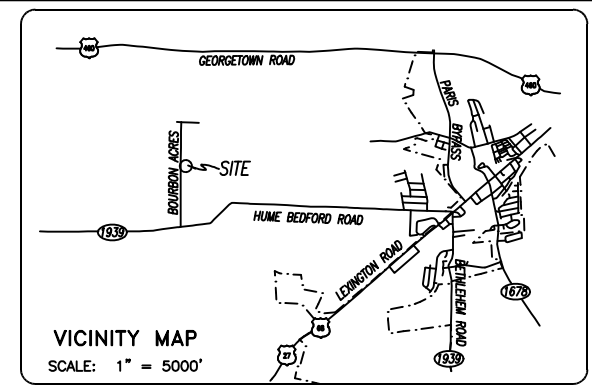


JDH LAND MANAGEMENT, LLC
D.B. 274, Pg. 342



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 _____

NOTES:

- Lot #77 and Lot #78 platted hereon are the same as those original subdivision lots shown on Plat Cabinet B, Sheet 166; and a portion of those tracts or parcels of land described in Deed Book 229, Page 422; Deed Book 240, Page 205; and Deed Book 302, Page 478.
- See also Deed Book 314, Page 337 and Will Book DDD, Page 285.
- Property platted hereon is subject to those easements and restrictions set forth on Plat Cabinet B, Sheet 166 and Plat Cabinet C, Sheet 35.
- Property platted hereon is subject to that water line easement shown on Plat Cabinet C, Sheet 35.
- Property platted hereon is subject to that those utility and drainage easements as shown on Plat Cabinet B, Sheet 166. Precise location of these easements are not specifically defined. Shown hereon as approximate.
- 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 Paris-Bourbon County Planning Commission for its respective zoning classification.
- The purpose of this plat is to subdivide that previous consolidation shown on Plat Cabinet C, Sheet 387 into two separate lots, tracts, or parcels of land that recreates the previous subdivision lots of Lot #77 and Lot #78 shown on Plat Cabinet B, Sheet 166.

LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Morrow & Cobb 2379"
- #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 of Right-of-Way
- ⊙ Property Corner w/Reference Address



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

OWNER'S CERTIFICATION (Wasson Property)

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 _____, by deed dated _____, and recorded in Deed Book _____, page _____ 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

SOURCES OF TITLE:

Being that property deeded Merle M. Wasson by Farm and Ranch Properties, Inc. by deed dated October 10, 1997 and recorded in Deed Book 229, Page 422.

Being that property deeded Merle M. Wasson by Wayne Burke Rabon & Patricia Florence Rabon by deed dated April 20, 2000 and recorded in Deed Book 240, Page 205.

Being that property deeded Merle M. Wasson by Wayne Burke Rabon & Patricia Florence Rabon by deed dated November 7, 2016 and recorded in Deed Book 302, Page 478.

See also Affidavit of Descent for Merle Mark Wasson dated July 7, 2020 and recorded at Deed Book 314, Page 337.

See also Last Will & Testament of Merle Mark Wasson dated August 21, 2019 and recorded at Will Book DDD, Page 285.

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 $\frac{1}{10,000\pm}$ 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 plat meets or exceeds the minimum standards of all governing authorities. The basis of the bearings shown hereon is in relation to Plat Cabinet B, Sheet 166

December 4, 2020 _____ Date

P.O. Box 175
Cynthiana, Kentucky 41031

MINOR SUBDIVISION PLAT
MERLE M. WASSON ESTATE
BOURBON ACRES ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 60'	DATE 12/04/20	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. 20-4590	FILENAME WASSONEST	
	FIELD BOOK 142-21	JRD FILE WASSON	
	DRAWN BY APD	CHECKED BY APD	