

**LINETYPE LEGEND:**

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

CHRISTOPHER ODGERS  
MARGARET ODGERS  
D.B. 264, Pg. 785

CHRISTOPHER ODGERS  
MARGARET ODGERS  
D.B. 264, Pg. 785

BOURBON A. GRAVES  
BELINDA A. GRAVES  
D.B. 238, Pg. 851  
(Tract # 2)

BOURBON A. GRAVES  
BELINDA A. GRAVES  
D.B. 238, Pg. 851  
(Tract # 2)

BOURBON A. GRAVES  
BELINDA A. GRAVES  
D.B. 238, Pg. 851  
(Tract # 2A)

A. CRAG DAWSON  
D.B. 264, Pg. 460  
D.B. 264, Pg. 49  
(Tract No. 2)

RANDALL L. ROBINSON  
D.B. 250, Pg. 617  
P.C. C. Sh. 133

**PARCEL 2**  
Tract 1 (By P.C. B. Sh. 252) 77.540 Acres  
Less Parcel 1 (This Survey) 18.535 Acres  
Remaining Parcel 2 (See Note #2) 59.005 Acres

**PARCEL 1**  
18.535 Acres



**NOTES:**

- Parcel 1 and Parcel 2 shown hereon are the same as Tract 1 shown on Plat Cabinet B, Sheet 252 and further described in Deed Book 250, Page 746.
- Parcel 2 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 the field survey shown hereon.
- 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.
- Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
- This plot shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
- The purpose of this plot is to divide or separate Parcel 1 from the parent tract, by this survey and plat; and leave Parcel 2 as the remainder of the parent tract.

**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
- Metal Found in Road
- Center of Creek
- ⊙ 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 \_\_\_\_\_

**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 related to Kentucky North Zone State Plane.

December 16, 2020 Date \_\_\_\_\_

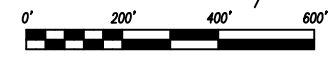
P.O. Box 175  
Cynthiana, Kentucky 41031

**OWNER'S CERTIFICATION**

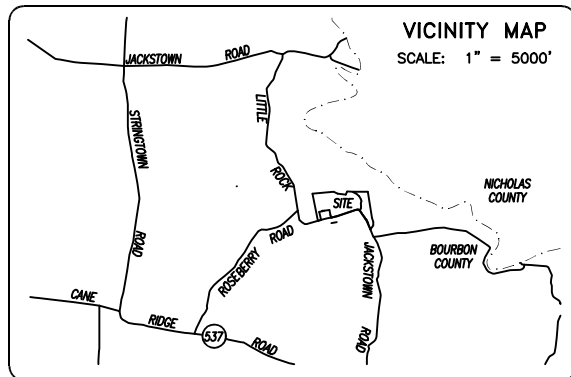
(we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by \_\_\_\_\_ Billy G. Hopkins, Barbara G. Hopkins, Judy H. Mansfield, et al., by deed dated March 19, 2003, and recorded in Deed Book 250, page 746 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 \_\_\_\_\_

LINE	BEARING	DISTANCE
L1	N 22°54'10" W	100.24
L2	N 20°31'18" W	28.06
L3	N 23°51'13" W	67.15
L4	N 32°00'39" W	37.51
L5	N 32°00'39" W	35.21
L6	N 40°09'14" W	66.53
L7	N 63°32'22" W	8.52
L8	N 63°30'49" E	113.20
L9	N 60°06'19" E	116.70
L10	N 11°13'26" W	145.71
L11	N 16°50'42" E	134.24
L12	N 17°21'23" W	109.94
L13	N 61°34'00" W	110.15
L14	N 71°04'06" W	67.56
L15	N 16°14'17" W	28.37
L16	N 63°32'22" W	53.13
L17	N 88°21'13" W	73.26
L18	S 74°24'44" W	87.67
L19	S 74°30'44" W	105.46
L20	S 75°04'28" W	131.90
L21	S 80°57'41" W	85.39
L22	S 83°27'28" W	115.20
L23	S 76°29'38" W	100.07
L24	S 75°44'08" W	303.48



PLOTTED: 12/16/20 @ 2:00 BY APD



AGRICULTURAL LAND DIVISION  
**JOHN L. HUTCHISON**  
**DEBRA D. HUTCHISON**  
#2931 LITTLE ROCK-JACKSTOWN ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 12/15/20	DARNELL HUTCHISON 3553 JBF/NJC HUTCHISON	P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
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**DARNELL ENGINEERING, INC.**

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