

**NOTES:**

- Parcel 1-A and Parcel 1-B platted hereon are the same as Parcel 1 shown on Plat Cabinet D, Sheet 42 and further described in Deed Book 313, Page 725.
- The purpose of this plat is to divide the parent tract into two separate and legal tracts or parcels of land, as 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 plat shall be deemed invalid if not recorded within one year of the Planning Commission Chairman's signature being affixed hereto.

**LEGEND:**

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing Williams PLS 316
- Iron Pin Found with I.D. Cap bearing "PLS 2670"
- ▲ Iron Pin Found with I.D. Cap bearing "PLS 1662"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- #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 ● Property w/Reference
- ⊗ Address

LINE	BEARING	DISTANCE
L1	S 84°00'36" W	75.39
L2	S 72°16'53" W	67.38
L3	S 06°22'13" W	40.90
L4	S 47°38'24" W	58.08
L5	S 16°57'37" E	12.39
L6	S 60°12'10" E	50.49
L7	S 32°27'43" E	11.20
L8	S 17°18'44" W	103.89
L9	S 18°25'23" E	56.59
L10	S 04°54'39" E	156.48
L11	S 31°38'29" E	29.66
L12	S 00°32'11" E	337.00

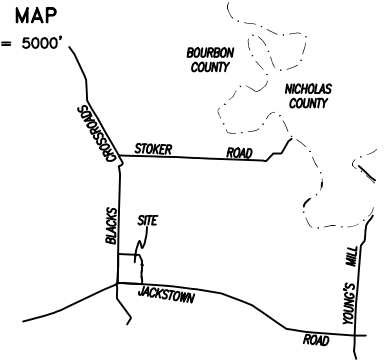
**LINETYPE LEGEND:**

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



**VICINITY MAP**

SCALE: 1" = 5000'



**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 Padraig M. Campion & Aileen A. Campion, by deed dated April 13, 2020, and recorded in Deed Book 313, page 725 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 related to Kentucky North Zone State Plane.

February 4, 2021 \_\_\_\_\_ 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



PLOTTED: 02/04/21 @ 5:00 BY APD

AGRICULTURAL LAND DIVISION

**SPARKS VIEW FARM LLC**

JACKSTOWN ROAD & BLACKS CROSS ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 300'	DATE 02/03/21	<b>DARNELL ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.*</small>
	FILE NO. 21-4608	FILENAME SPARKSVIEW	
	FIELD BOOK 170-47	JOB FILE SPARKSJODIE	
	DRAWN BY APD	CHECKED BY APD	

