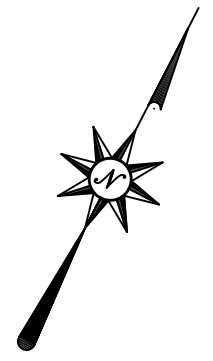


**LAND SURVEYOR'S CERTIFICATION**

I hereby certify that the Development Plan was prepared by me or under my direction.

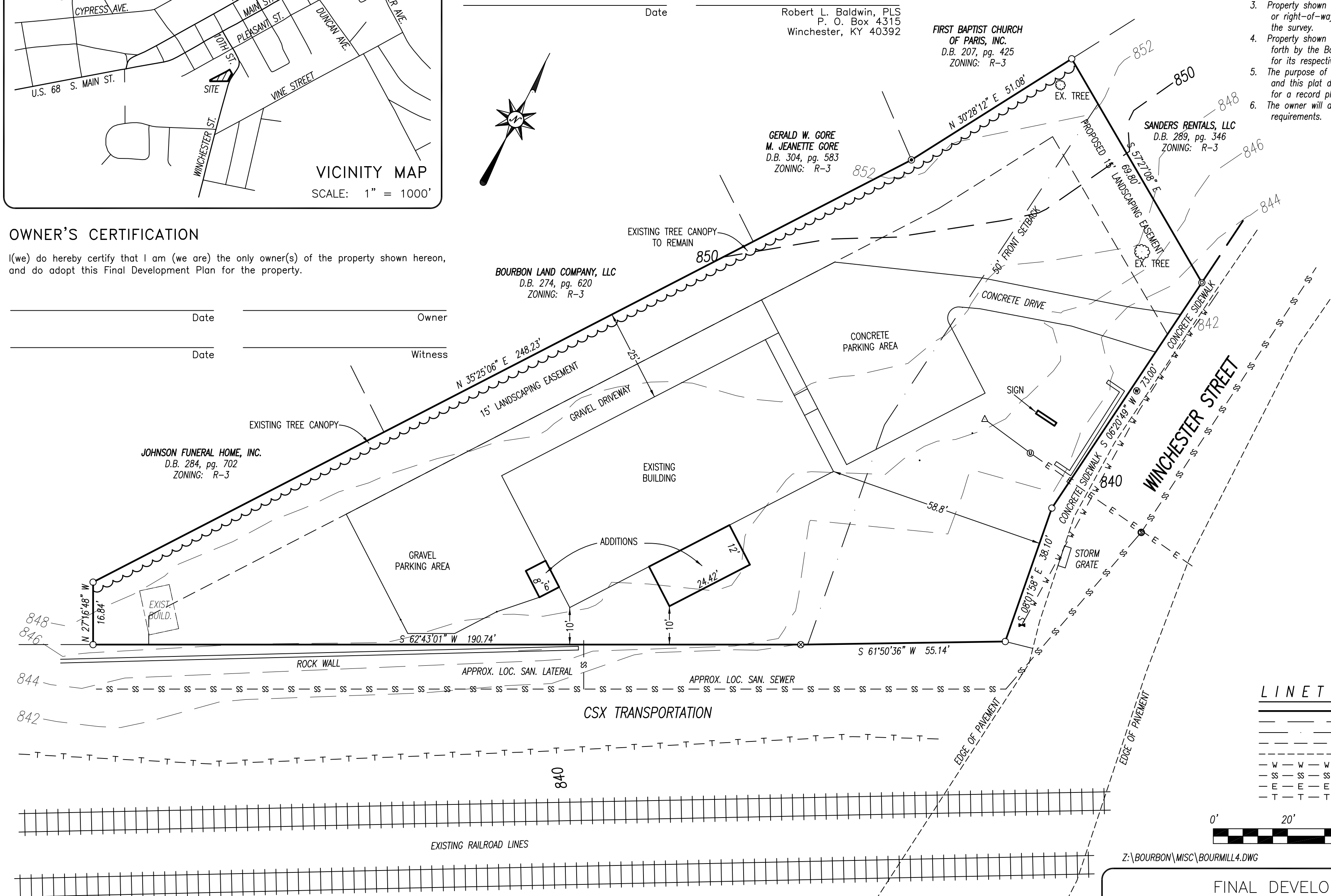
Date \_\_\_\_\_ Robert L. Baldwin, PLS  
 P. O. Box 4315  
 Winchester, KY 40392



**OWNER'S CERTIFICATION**

I (we) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, and do adopt this Final Development Plan for the property.

Date \_\_\_\_\_ Owner \_\_\_\_\_  
 Date \_\_\_\_\_ Witness \_\_\_\_\_



- NOTES:**
- Property platted hereon is the same as that described in Deed Book 308, page 737.
  - Property platted hereon was conveyed to David Puryear and Erika Puryear by deed dated November 1, 2018, and recorded in Deed Book 308, page 737.
  - Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the 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 plat is for development purposes only, and this plat does not contain all information necessary for a record plat.
  - The owner will adhere to the silt fence and erosion control requirements.

**SITE STATISTICS:**  
 LOT AREA: 24,010 S.F.  
 WIDTH AT BUILDING SETBACK LINE: 166.64'  
 LOT COVERAGE: 20%  
 FRONT SETBACK: 58.8' (MIN.)  
 SIDE SETBACK (RESIDENTIAL): 25'  
 SIDE SETBACK (RAILROAD): 10'  
 BUILDING HEIGHT: 20'

**ZONING:**  
 EXISTING ZONING:  
 B-2 (GENERAL COMMERCIAL)

**OWNER:**  
 David Puryear  
 Erika Puryear  
 40 15th Street  
 Paris, KY 40361

**APPLICANT:**  
 David Puryear  
 141 Winchester Street  
 Paris, KY 40361  
 859-707-5989

- LEGEND:**
- ⊙ Iron Pipe Found
  - ⊙ Iron Pin Found (No I.D.)
  - ⊗ #4 Rebar, 18" long, with I.D.
  - Property Corner
  - ⊙ Water Meter
  - ⊕ Water Valve
  - ⊙ Sanitary Sewer Manhole
  - ⊙ Utility Pole
  - △ Anchor

- LINETYPE LEGEND:**
- Property Boundary
  - - - - - Adjacent Property Line
  - Setback Line
  - - - - - Proposed Landscaping Easement
  - - - - - Edge of Pavement
  - w-w-w- Water Line
  - ss-ss-ss- Sanitary Sewer Line
  - e-e-e-e- Overhead Utility Line
  - t-t-t-t- Buried Fiber Optic Cable



Z:\BOURBON\MISC\BOURMILL4.DWG PLOTTED: 2/9/21 @ 4:15 BY RLB

**COMMISSION'S CERTIFICATION**

I do hereby certify that this Development Plan was approved by the planning commission.

Date \_\_\_\_\_ Planning Commission Chairman \_\_\_\_\_

**ROAD DEPARTMENT CERTIFICATION**

I hereby certify that the Development Plan meets the requirements of this agency and is approved.

Date \_\_\_\_\_ Road Department Official \_\_\_\_\_

**FIRE PROTECTION CERTIFICATION**

I hereby certify that the Development Plan meets the requirements of this agency and is approved.

Date \_\_\_\_\_ Fire Department Official \_\_\_\_\_

**WATER & SEWER CERTIFICATION**

I hereby certify that the Development Plan meets the requirements of this agency and is approved.

Date \_\_\_\_\_ Water & Sewer Official \_\_\_\_\_

FINAL DEVELOPMENT PLAN  
**PURYEAR HOLDINGS, LLC**  
 141 WINCHESTER STREET

STATE OF KENTUCKY <b>ROBERT L. BALDWIN</b> 1366 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 20'	DATE 2/9/21	<h1 style="margin: 0;">Baldwin</h1> <h2 style="margin: 0;">ENGINEERING</h2> <p style="font-size: small;">116 South Highland Street - P.O. Box 4315          Winchester, Kentucky 40392</p>
	FILE NO. 18-5767	FILENAME BOURMILL4	
	FIELD BOOK 306-62	.CRD FILE BOURGPS	
	DRAWN BY HLB/RLB	CHECKED BY RLB	