



NOTES:

- Parcel 3-A and Parcel 3-B platted hereon are the same as Parcel 3 shown on Plat Cabinet D, Sheet 20 and further described in Deed Book 308, Page 525.
- Parcel 4-C and Parcel 4-D platted hereon are the same as Parcel 4-B shown on Plat Cabinet D, Sheet 43 and further described in Deed Book 314, Page 77.
- 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 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 to consolidate Parcel 4-C with Parcel 3-A and consolidate Parcel 3-B with Parcel 4-D as shown hereon.
- Parcel 3-B and Parcel 4-C must be consolidated with an adjacent legal parcel and cannot be sold separately.

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Original Tract
- Right-of-Way Easement
- Adjacent Property Line
- Entrance Driveway Centerline
- Existing Power Line

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 09°53'13" E | 275.03' |
| L2 | N 09°53'13" E | 33.06' |
| L3 | N 83°30'00" W | 21.24' |
| L4 | S 83°30'00" E | 21.24' |
| L5 | S 09°53'13" W | 33.06' |
| L6 | S 09°53'13" W | 275.03' |

OWNER'S CERTIFICATION (Parcel 3-A & Parcel 3-B)

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 Bruce H. Forsythe & Marie Dudley Forsythe, by deed dated September 5, 2018, and recorded in Deed Book 308, page 525, 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 _____

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 _____

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|----------|------------|--------------|---------------|
| C1 | 1833.06' | 88.44' | 88.44' | N 09°19'52" E |

MARGARET ANN SHOWALTER
JOSEPH SHOWALTER
D.B. 314, Pg. 81
P.C. D, Sh. 43
(39.861 Acres)

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(39.861 Acres)

CONSOLIDATION ACREAGES:
BEFORE CONSOLIDATION:
Parcel 3-A + Parcel 3-B = 20,903 Acres
Parcel 4-C + Parcel 4-D = 34,488 Acres
AFTER CONSOLIDATION:
Parcel 3-A + Parcel 4-C = 21,028 Acres
Parcel 4-D + Parcel 3-B = 34,363 Acres

LEGEND:

- USGS Disc Found
- Iron Pin Found with I.D. Cap bearing "RLS 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
- Point @ Right-of-Way
- Metal Found in Road
- Railroad Spike Found
- Point @ Property Line w/Reference
- ⊙ Address

MT. LEBANON, LLC
D.B. 295, Pg. 404
P.C. C, Sh. 322

ELIZABETH FORSYTHE SPENCER
DANNIE R. SPENCER
D.B. 304, Pg. 460
P.C. C, Sh. 337
(June 16, 2017)

MARGARET ANN SHOWALTER
JOSEPH SHOWALTER
D.B. 314, Pg. 81
P.C. D, Sh. 43
(39.861 Acres)

MARK K. CURTIS
D.B. 220, Pg. 149
P.C. A, Sh. 316

STEPHANIE LYNN SNAPP
D.B. 281, Pg. 149
P.C. A, Sh. 316

TERRY R. SNAPP
STEPHANIE LYNN SNAPP
D.B. 281, Pg. 149
P.C. A, Sh. 316

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 1:5,000 and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Burd 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 C, Sheet 322

January 23, 2021 Date _____ P.O. Box 175
Cynthiana, Kentucky 41031

OWNER'S CERTIFICATION (Parcel 4-C & Parcel 4-D)

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 Bruce H. Forsythe & Marie Dudley Forsythe, by deed dated March 24, 2020, and recorded in Deed Book 314, page 77 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 _____

DOUBLE CONSOLIDATION PLAT
**LAUREN FORSYTHE BIDDLE
WILLIAM ANDREW BIDDLE
GARRARD CLAY FORSYTHE
PEACOCK ROAD**

| | | | |
|--|-----------------------|------------------|--------------------|
| STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR | SCALE 1" = 200' | DATE 01/19/21 | FILENAME BIDDLE |
| | FILE NO. 21-4617 | | JOB FILE TALBOT |
| | FIELD CREW JBF/NJC | | CHECKED BY APD |
| | DRAWN BY APD | | |

DARNELL ENGINEERING, INC.
P.O. Box 175
Cynthiana, Kentucky 41031
(859) 234-8957

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

PLOTTED: 01/23/21 @ 8:00 BY APD