

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 $\frac{1}{26,000\pm}$ 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 C, Sheet 291

February 10, 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

OWNER'S CERTIFICATION

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 See Sources of Title, 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

Billy Ray Langfels

Timothy Langfels

Address

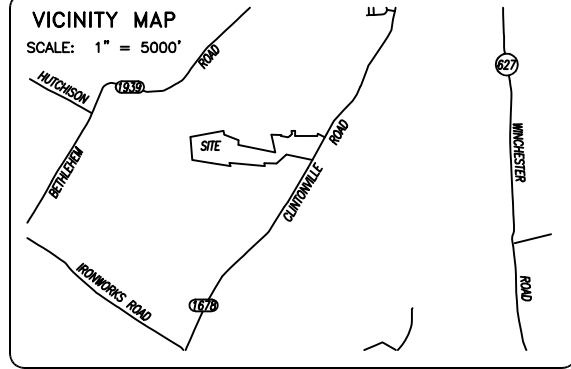
Date

Address

SOURCES OF TITLE:

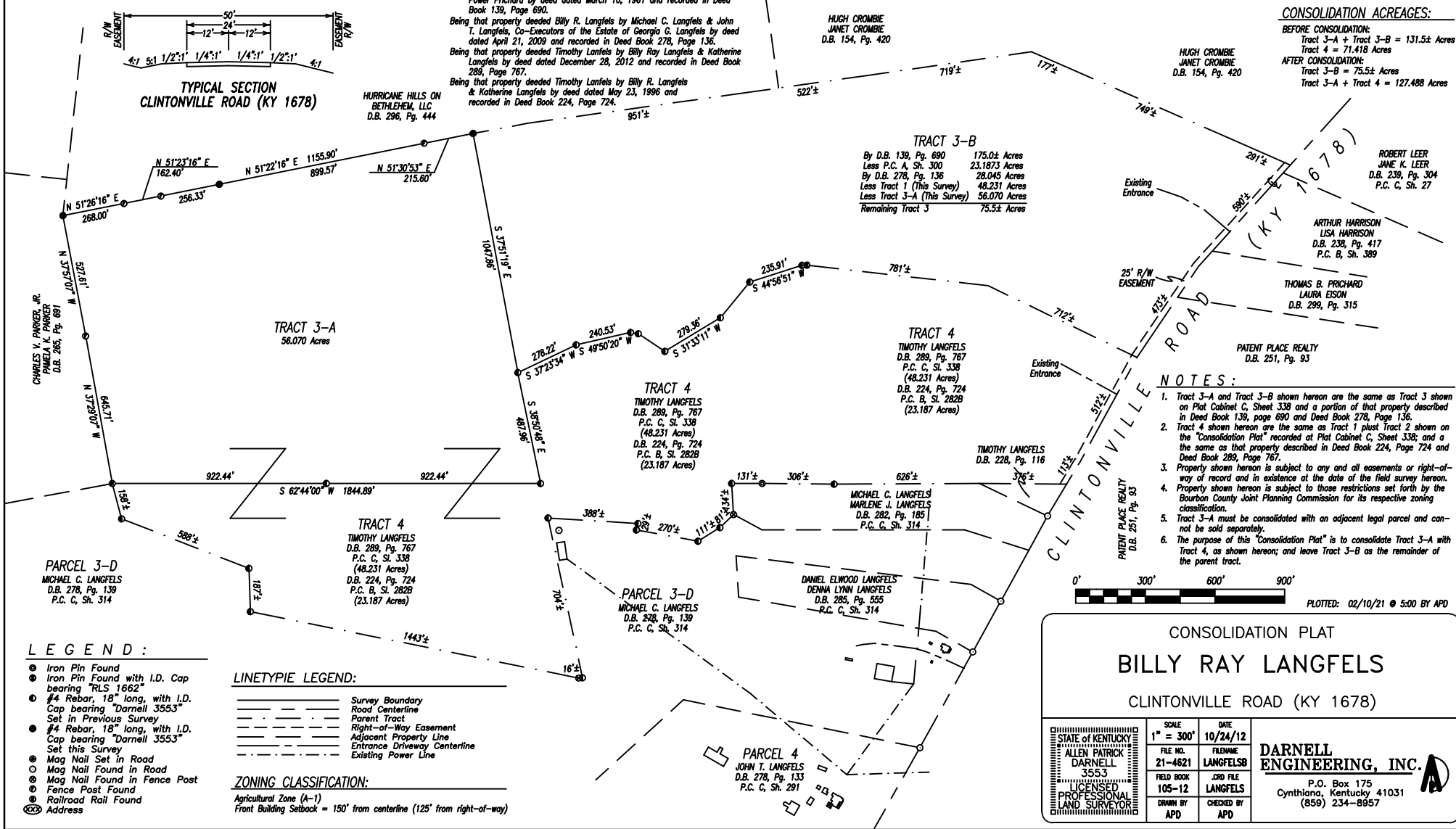
- Being that property deeded Billy Ray Langfels by E.F. Prichard, Sr. & Allene Power Prichard by deed dated March 10, 1961 and recorded in Deed Book 139, Page 690.
- Being that property deeded Billy R. Langfels by Michael C. Langfels & John T. Langfels, Co-Executors of the Estate of Georgia G. Langfels by deed dated April 21, 2009 and recorded in Deed Book 278, Page 136.
- Being that property deeded Timothy Langfels by Billy Ray Langfels & Katherine Langfels by deed dated December 28, 2012 and recorded in Deed Book 288, Page 767.
- Being that property deeded Timothy Langfels by Billy R. Langfels & Katherine Langfels by deed dated May 23, 1996 and recorded in Deed Book 224, Page 724.

HUGH CROMBIE
JANET CROMBIE
D.B. 154, Pg. 420

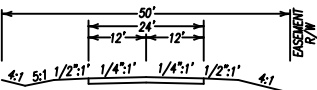


CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
Tract 3-A + Tract 3-B = 131.5± Acres
Tract 4 = 71.418 Acres
AFTER CONSOLIDATION:
Tract 3-B = 75.5± Acres
Tract 3-A + Tract 4 = 127.488 Acres



TYPICAL SECTION CLINTONVILLE ROAD (KY 1678)



NOTES:

- Tract 3-A and Tract 3-B shown hereon are the same as Tract 3 shown on Plat Cabinet C, Sheet 338 and a portion of that property described in Deed Book 139, page 690 and Deed Book 278, Page 136.
- Tract 4 shown hereon are the same as Tract 1 plus Tract 2 shown on the "Consolidation Plat" recorded at Plat Cabinet C, Sheet 338; and a the same as that property described in Deed Book 224, Page 724 and Deed Book 288, Page 767.
- 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 hereon.
- Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
- Tract 3-A must be consolidated with an adjacent legal parcel and cannot be sold separately.
- The purpose of this "Consolidation Plat" is to consolidate Tract 3-A with Tract 4 as shown hereon; and leave Tract 3-B as the remainder of the parent tract.



PLOTTED: 02/10/21 @ 5:00 BY APD

LEGEND:

- Iron Pin 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 "Darnell 3553"
- Set this Survey
- Mag Nail Set in Road
- Mag Nail Found in Road
- Mag Nail Found in Fence Post
- Fence Post Found
- Railroad Rail Found
- Address

LINETYPE LEGEND:

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

ZONING CLASSIFICATION:

Agricultural Zone (A-1)
Front Building Setback = 150' from centerline (125' from right-of-way)

**CONSOLIDATION PLAT
BILLY RAY LANGFELS**

CLINTONVILLE ROAD (KY 1678)

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|---|----------------------|----------------------|--|
| STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR | SCALE 1" = 300' | DATE 10/24/12 | DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 |
| | FILE NO. 21-4621 | FILENAME LANGFELS | |
| | FIELD BOOK 105-12 | JOB FILE LANGFELS | |
| | DRAWN BY APD | CHECKED BY APD | |