

**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 John T. Langfels (See Also D.B. 278, Pg. 133), by deed dated March 25, 2015, and recorded in Deed Book 297, page 224 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

**LINETYPE LEGEND:**

- \_\_\_\_\_ Survey Boundary
- \_\_\_\_\_ Road Centerline
- \_\_\_\_\_ Building Line
- \_\_\_\_\_ Adjacent Property Line
- \_\_\_\_\_ Entrance Driveway Centerline
- \_\_\_\_\_ Easement Line
- \_\_\_\_\_ Existing Overhead Utility Line
- \_\_\_\_\_ Approximate Location Gas Line

**ENCROACHMENT PERMIT NOTES:**

Proposed Entrance 'A' was granted an encroachment permit by Permit No. 07-2021-00046 and dated xxxxxx.  
 Proposed Entrance 'B' was granted an encroachment permit by Permit No. 07-2021-00046 dated xxxxxx.

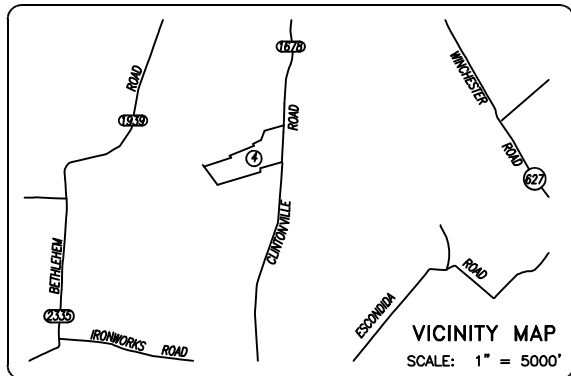
**NOTES:**

- Parcel 4-A, Parcel 4-B, and Parcel 4-C platted hereon are the same as Parcel 4 shown on Plat Cabinet C, Sheet 291 and further described in Deed Book 297, Page 224.
- Property platted hereon is subject to a natural gas line easement in favor of Central Kentucky Natural Gas Company as recorded in Deed Book 131, Page 222 and Deed Book 131, Page 226.
- 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 hereon.
- Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning.
- This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
- Parcel 4-B and Parcel 4-C platted hereon represent a division of land set forth by this plat for "agricultural use" as defined in KRS 100.111 and the Bourbon County Zoning Regulations. Parcel 4-B and Parcel 4-C contain at least fifty (50) acres and two hundred fifty (250) feet of road frontage and does not involve a new street.

**LEGEND:**

- Iron Pipe 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
- Mag Nail Found in Road
- Mag Nail Found in Tree
- Point w/Reference Monument
- ⊗ Address

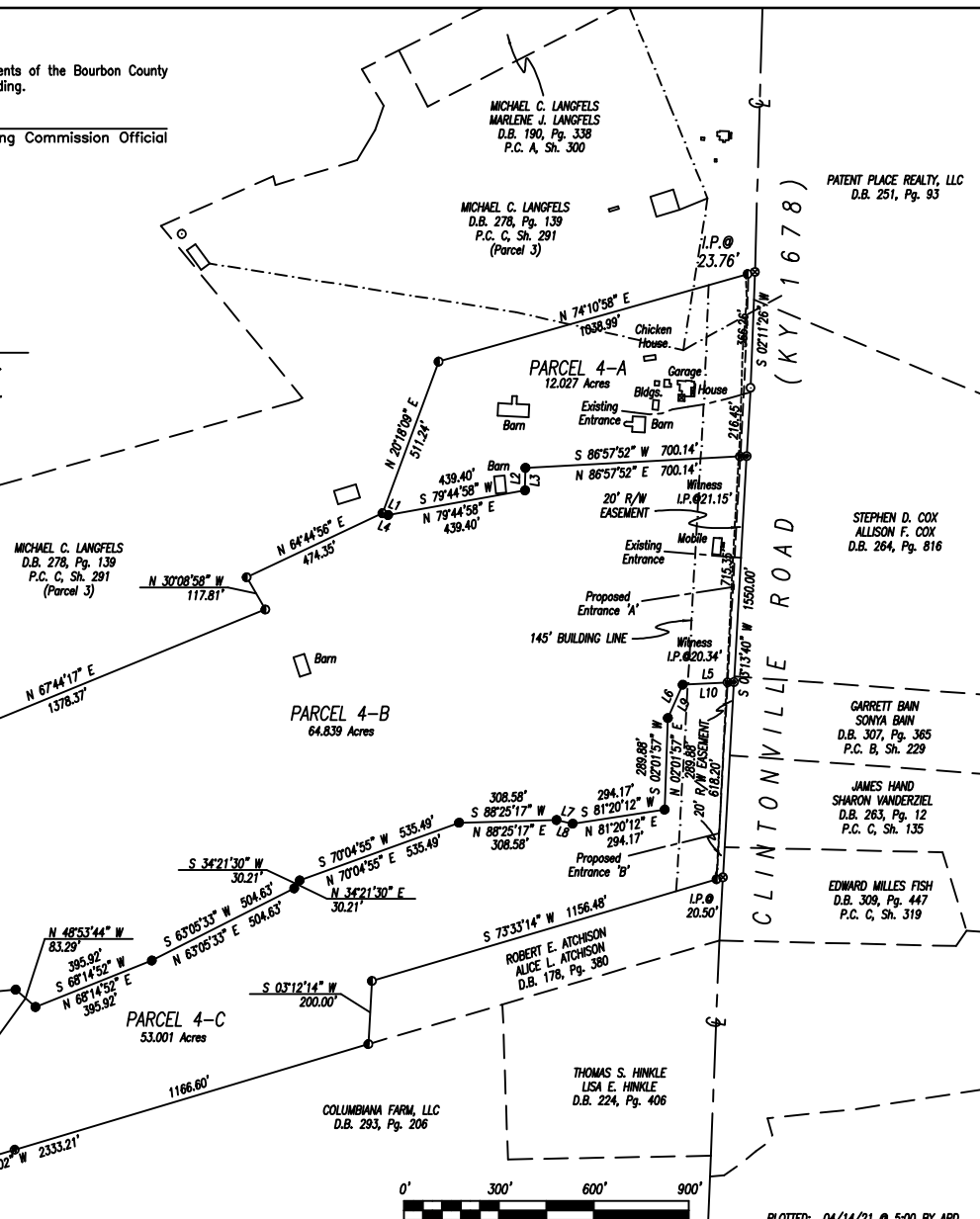
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 72°22'45" E | 18.80    |
| L2   | N 01°07'04" E | 71.02    |
| L3   | S 01°07'04" W | 71.02    |
| L4   | N 72°22'45" W | 18.80    |
| L5   | S 87°01'04" W | 162.29   |
| L6   | S 23°58'30" W | 115.14   |
| L7   | N 77°07'01" E | 51.70    |
| L8   | S 77°07'01" E | 51.70    |
| L9   | N 23°58'30" E | 115.14   |
| L10  | N 87°01'04" E | 162.29   |



**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 1:24,000+ 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

April 14, 2021 Date \_\_\_\_\_ P.O. Box 175 Cynthiana, Kentucky 41031



PLOTTED: 04/14/21 @ 5:00 BY APD

AGRICULTURAL LAND DIVISION  
**JOHN T. LANGFELS**  
**SUSAN B. LANGFELS**  
 #1522 CLINTONVILLE ROAD (KY 1678)

|   |                       |                        |  |
|---|-----------------------|------------------------|--|
| STATE OF KENTUCKY<br>ALLEN PATRICK<br>DARNELL<br>3553<br>LICENSED PROFESSIONAL<br>LAND SURVEYOR | SCALE<br>1" = 300'    | DATE<br>04/13/21       | <b>DARNELL ENGINEERING, INC.</b><br>P.O. Box 175<br>Cynthiana, Kentucky 41031<br>(859) 234-8957<br><small>THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150.</small> |
|   | FILE NO.<br>21-4676   | FILENAME<br>LANGFELS.J |  |
|   | FIELD CREW<br>JBF/NJC | JRD FILE<br>LANGFELS.J |  |
|   | DRAWN BY<br>APD       | CHECKED BY<br>APD      |  |