

LEGEND:

- Iron Pin Found
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #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
- Found Metal in Road
- Point ● Right-of-Way
- (X) Address

WATT BUCHANAN, JR.
PHYLLIS A. BUCHANAN
D.B. 181, Pg. 177
P.C. A, Sh. 227

WATT BUCHANAN, JR.
PHYLLIS ANN BUCHANAN
D.B. 136, Pg. 467

FRED FERN
BETTY FERN
D.B. 255, Pg. 130
RICHARD D. McMAHON
AMANDA JO McMAHON
D.B. 210, Pg. 429
P.C. B, Sh. 151

PARCEL 1
HARRY RITCHIE, JR.
OLIVIA RITCHIE
D.B. 114, Pg. 53
D.B. 118, Pg. 362
D.B. 308, Pg. 809
D.B. 111, Pg. 429
(1.156 Acres)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	554.66'	181.23'	180.43'	N 32°56'17" E

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
Parcel 1 = 1.156 Acres
Parcel 3 + Parcel 4 = 40± Acres

AFTER CONSOLIDATION:
Parcel 1 + Parcel 3 = 2.713 Acres
Parcel 4 = 38± Acres

LINE	BEARING	DISTANCE
L1	S 80°56'45" E	119.28'
L2	S 07°35'56" W	153.00'
L3	S 80°13'51" E	77.86'
L4	S 06°08'26" W	156.99'
L5	N 78°45'57" W	211.51'
L6	N 09°30'00" E	302.67'
L7	S 80°56'45" E	54.56'
L8	S 75°15'00" E	36.96'
L9	N 09°30'00" E	35.10'
L10	S 78°45'57" E	211.51'
L11	S 05°00'32" W	80.62'
L12	N 88°36'25" E	126.21'
L13	S 05°36'23" W	42.00'
L14	S 60°48'25" W	20.73'
L15	S 55°51'37" W	47.09'

NOTES:

- Parcel 3 and Parcel 4 shown hereon is the same as Parcel 2 shown on Plat Cabinet D, Sheet 26; and a portion of those tracts or parcels of land described in Deed Book 114, Page 53; Deed Book 118, Page 362; Deed Book 308, Page 809; and Deed Book 111, Page 429.
- Parcel 1 platted hereon is the same as that same parcel shown on Plat Cabinet D, Sheet 26.
- Property shown hereon is subject to a water line easiment in favor of the Harrison County Water Association, Inc. as recorded in Deed Book 180, Page 342.
- 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 class.
- The purpose of this plat is to consolidate Parcel 3 with Parcel 1; and and leave Parcel 4 as the remainder of the parent tract.
- Parcel 4 is shown hereon based on the existing legal description and does not reflect actual field measurements made by Darnell Engineering, Inc. at the date of the survey hereon.
- Due to inadequate legal descriptions of the parent tract, parent tract acreage is based on information contained at the office of the Bourbon County County Property Valuation.
- Building line being more specifically described as seventy-five (75) feet beyond the twenty foot (20) right-of-way; or ninety-five (95) feet from beyond the road centerline of Millersburg-Ruddles Mill Road (KY 1893).

SOURCES OF TITLE:

Being a portion of that property deeded J. Ritchie by J.H. VanHook, Executor of the Estate of Mrs. M.G. VanHook by deed dated January 19, 1929 and recorded in Deed Book 114, Page 53.

Being a portion of that property deeded J. Ritchie by Minnie A. Rankin by deed dated January 7, 1937 and recorded in Deed Book 118, Page 362.

See Affidavit of Descent of J. Ritchie recorded in Deed Book 150, Page 487.

See Affidavit of Descent for Harry Ritchie, Sr. recorded in Deed Book 150, Page 488.

See Affidavit of Descent for Alma Ritchie recorded in Deed Book 308, Page 803.

Being a portion of that property deeded Harry Ritchie, Jr. & Olivia Ritchie by James M. Lovell, Trustee by deed dated November 2, 2018 and recorded in Deed Book 308, Page 809. See Also Deed Book 111, Page 429.

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 _____, 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	_____	Owner	_____
	_____	Owner	_____
Address	_____		_____
Date	_____	Address	_____

LAND SURVEYOR'S CERTIFICATION

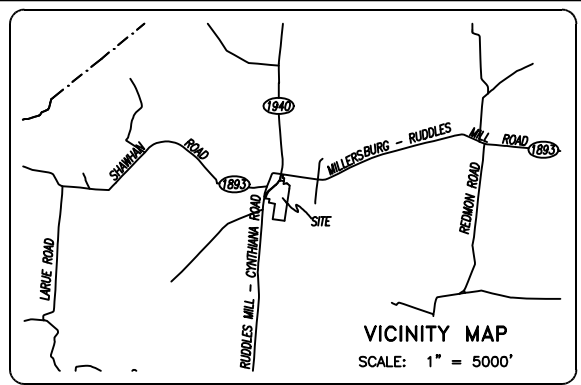
I do hereby certify that this plat depicts a survey made by me or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was $\frac{1}{123,000}$ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class _____ 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 D, Sheet 26

April 13, 2021 Date _____ P.O. Box 175
Cynthiana, Kentucky 41031

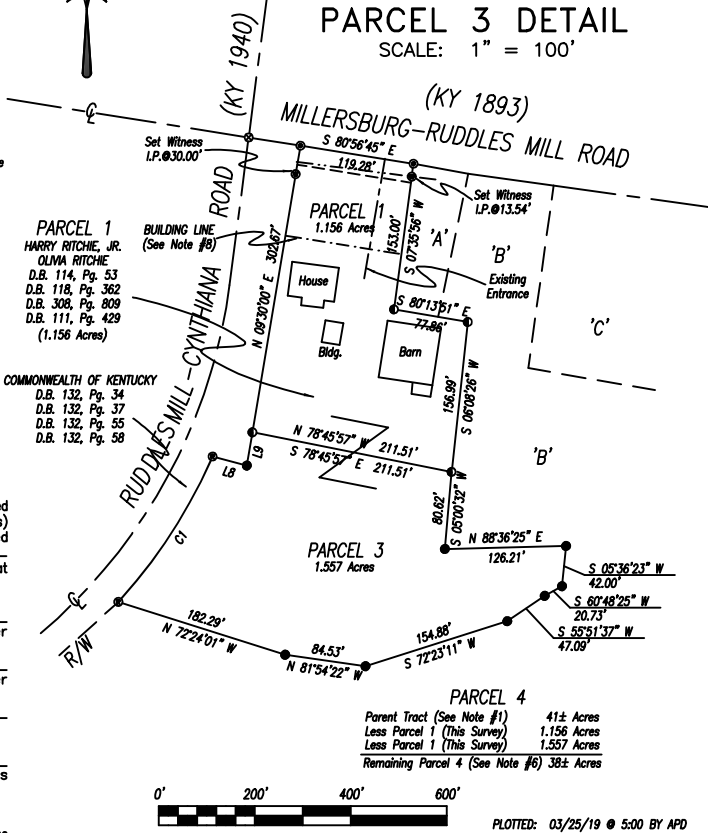
COMMISSION'S CERTIFICATION

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 _____



PARCEL 3 DETAIL
SCALE: 1" = 100'



PLOTTED: 03/25/19 @ 5:00 BY APD

SINGLE CONSOLIDATION PLAT
HARRY RITCHIE, JR.
OLIVIA RITCHIE
#3859 MILLERSBURG-RUDDLES MILL ROAD (KY 1893)

STATE OF KENTUCKY	SCALE 1" = 200'	DATE 04/13/21	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
ALLEN PATRICK DARNELL 3553	FILE NO. 19-4080	FILENAME RITCHIE	
LICENSED PROFESSIONAL LAND SURVEYOR	FIELD BOOK 163-64	JOB FILE RITCHIE#2	
	DRAWN BY APD	CHECKED BY APD	

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.050.

LINETYPE LEGEND:

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

CLARENCE A. ARNEY
JUDY K. ARNEY
D.B. 207, Pg. 475

CLARENCE A. ARNEY
JUDY K. ARNEY
D.B. 207, Pg. 475

PARCEL 4
Parent Tract (See Note #1) 41± Acres
Less Parcel 1 (This Survey) 1.156 Acres
Less Parcel 1 (This Survey) 1.557 Acres
Remaining Parcel 4 (See Note #6) 38± Acres

GEORGE W. WYATT, IV
D.B. 212, Pg. 374

PATRICIA J. JENSEN
REVOCABLE TRUST
D.B. 268, Pg. 476

SHARON BOREN
DANIELLE WALLACE
D.B. 290, Pg. 648
P.C. C, Sh. 224A

GLEN FORD MACKIE
D.B. 294, Pg. 502

GLEN FORD MACKIE
D.B. 290, Pg. 256

COMMONWEALTH OF KENTUCKY
D.B. 132, Pg. 34
D.B. 132, Pg. 37
D.B. 132, Pg. 55
D.B. 132, Pg. 58

COMMONWEALTH OF KENTUCKY
D.B. 132, Pg. 34
D.B. 132, Pg. 37
D.B. 132, Pg. 55
D.B. 132, Pg. 58

COMMONWEALTH OF KENTUCKY
D.B. 132, Pg. 34
D.B. 132, Pg. 37
D.B. 132, Pg. 55
D.B. 132, Pg. 58

COMMONWEALTH OF KENTUCKY
D.B. 132, Pg. 34
D.B. 132, Pg. 37
D.B. 132, Pg. 55
D.B. 132, Pg. 58

COMMONWEALTH OF KENTUCKY
D.B. 132, Pg. 34
D.B. 132, Pg. 37
D.B. 132, Pg. 55
D.B. 132, Pg. 58

COMMONWEALTH OF KENTUCKY
D.B. 132, Pg. 34
D.B. 132, Pg. 37
D.B. 132, Pg. 55
D.B. 132, Pg. 58

COMMONWEALTH OF KENTUCKY
D.B. 132, Pg. 34
D.B. 132, Pg. 37
D.B. 132, Pg. 55
D.B. 132, Pg. 58

COMMONWEALTH OF KENTUCKY
D.B. 132, Pg. 34
D.B. 132, Pg. 37
D.B. 132, Pg. 55
D.B. 132, Pg. 58