

PLAT CAB \_\_\_\_\_ SLIDE \_\_\_\_\_

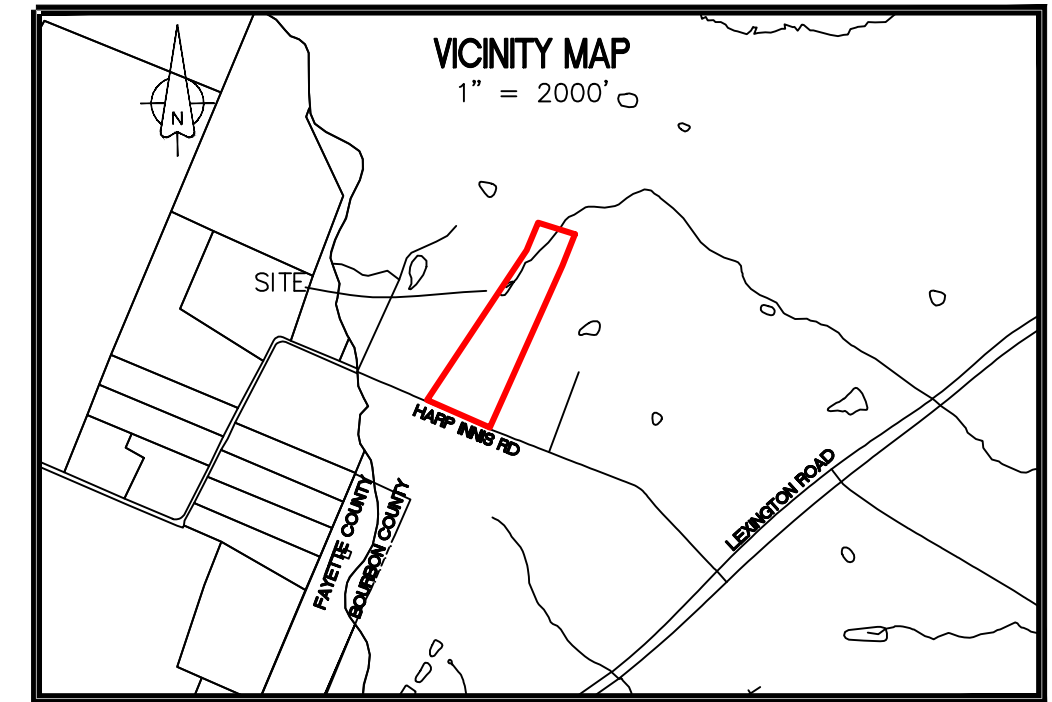
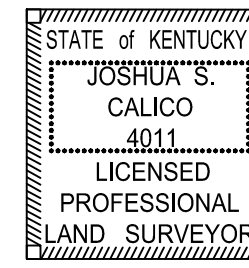
**SURVEY NOTES**

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, CONDITIONS, RIGHTS-OF-WAY, ETC. BOTH APPARENT AND OF RECORD.
2. THIS PROPERTY IS ZONED AGRICULTURAL RURAL (A-1) ZONE
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS SURVEY IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR PVA OFFICE MAY HAVE MADE.
5. TIES WERE MADE TO THE PARENT TRACT IN ORDER TO DETERMINE THE BOUNDARY OF TRACT 1 AS SHOWN HEREON HOWEVER THE PARENT TRACT WAS NOT SURVEYED IN THE ENTIRETY. CALLS ON THE PARENT TRACT NOT SURVEYED ARE PER DEED AND LABELED 'DEED' AT THE END OF THE CALLS

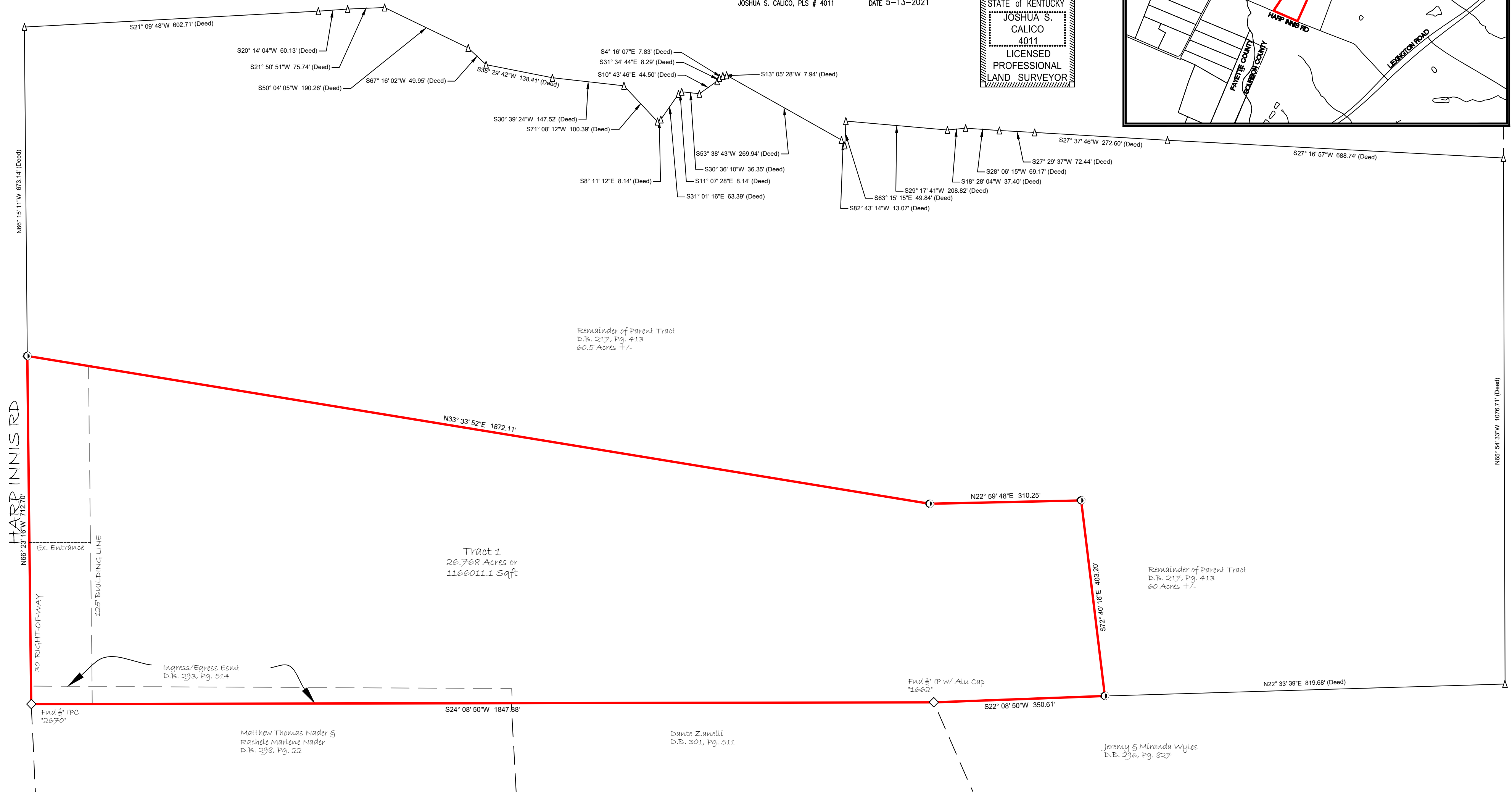
**LAND SURVEYOR'S CERTIFICATION**

I HEREBY DO CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION; AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LOCATIONS AND ELEVATIONS SHOWN ARE TRUE AND ACCURATE. THE GROUND SURVEY UPON WHICH THIS MAP IS BASED WAS CONCLUDED ON 5-07-2021. THIS IS AN "RURAL" CLASS SURVEY IN THE STATE OF KENTUCKY AND MEETS OR EXCEEDS THE REGULATIONS SET FORTH IN 201 KAR 18:150

JOSHUA S. CALICO, PLS # 4011 DATE 5-13-2021



**SITE STATISTICS**  
 ZONE: A-1  
 NUMBER OF LOTS BEFORE: 1  
 NUMBER OF LOTS AFTER: 2  
 TOTAL AREA: 87.3 ACRES



AGRICULTURAL LAND DIVISION  
 187 HARP INNIS RD  
 LEXINGTON, KY 40511



**ORIGIN OF BEARINGS**

THE BEARING SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, KENTUCKY STATE PLANE NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83). BEARINGS WERE ESTABLISHED USING SPECTRA PRECISION SP80 AND THE KYTC VRS NETWORK.

**CERTIFICATE OF ACCURACY**

THIS SURVEY MEETS THE MINIMUM STANDARDS WITH AN ACTUAL FIELD ACCURACY OF 0.01' + 100ppm.

**METHOD OF SURVEY**

THE GROUND SURVEY WAS PREPARED USING A SPECTRA PRECISION SP80 BASE AND ROVER SETUP WITH THE INITIAL CONTROL ESTABLISHED USING THE KYTC VRS NETWORK.

**FLOOD PLAIN**

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE, NO PORTION OF THE PROPERTY LIE WITHIN THE 100 YEAR FLOOD PLAIN. MAP # 21017C0410C EFFECTIVE DATE JANUARY 1, 2011

**PURPOSE OF PLAT**

THE PURPOSE OF THE PLAT IS TO CREATE TRACT 1 HAVING 26.768 ACRES WHILE LEAVING APPROXIMATELY 60 ACRES ON THE PARENT TRACT

**LEGEND**

- ◇ MONUMENT AS NOTED ON SURVEY
- 5/8" REBAR 18" LONG WITH CAP SET LABELED J CALICO PLS 4011
- △ SET MAG AND TAG LABELED J CALICO PLS 4011
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.B. DEED BOOK
- P.G. PAGE
- P.C. PLAT CABINAT
- S.L. SLIDE

**PLANNING COMMISSION'S CERTIFICATION**

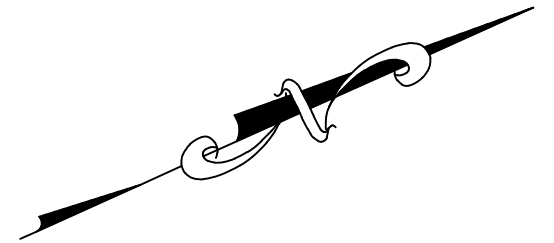
I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS OF THE BOURBON COUNTY JOINT PLANNING COMMISSION, AND IS NOW APPROVED FOR RECORDING.

PLANNING COMMISSION OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

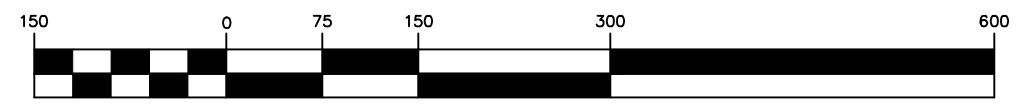
**OWNERS CERTIFICATION**

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 GEORGE M. WAGGONER & JERE ANN WAGGONER, BY DEED DATED JAN 28, 1994 AND RECORDED IN DEED BOOK 217, PAGE 413 IN THE BOURBON COUNTY CLERK'S OFFICE, AND DO HEREBY ADOPT THIS AS MY (OUR) RECORD PLAT FOR THIS PROPERTY.

WITNESS: \_\_\_\_\_ DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ ADDRESS: \_\_\_\_\_



**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 150 ft.

SURVEYOR	JSC
FIELD DATE	05-07-2021
PLAT DATE	05-13-2021
JOB NUMBER	21-040