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 1:137,000+ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Urban 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 303

P.O. Box 175
Cynthiana, Kentucky 41031

May 5, 2021
Date

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 Hereon*, 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 _____

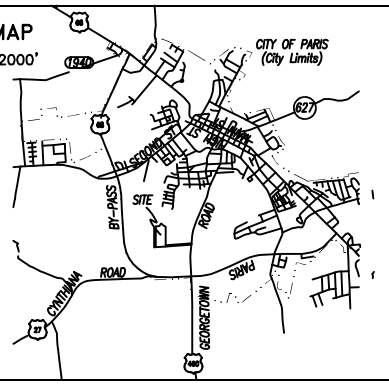
Witness _____ Owner _____

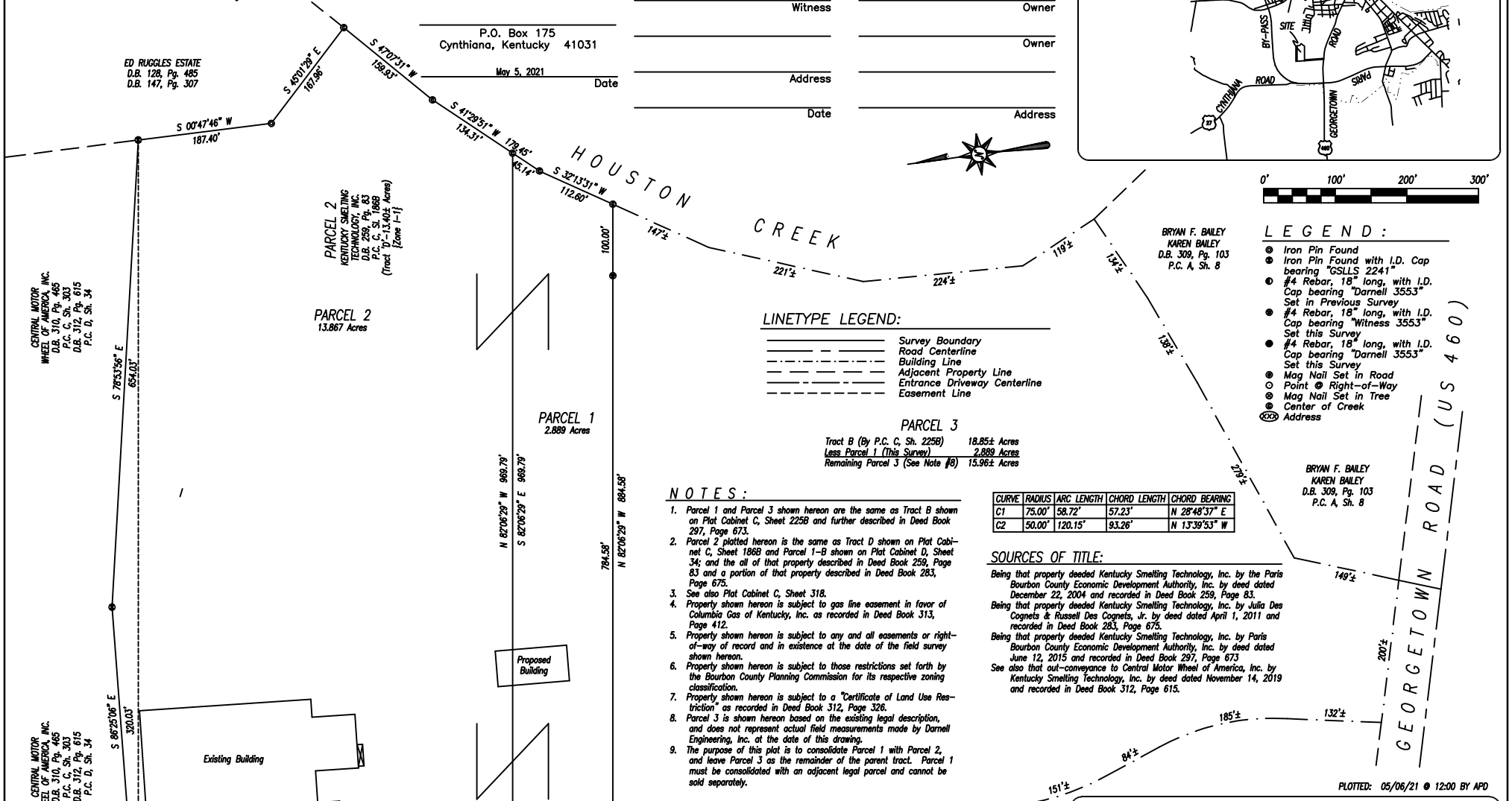
Address _____ Address _____

Date _____ Address _____

VICINITY MAP

SCALE: 1" = 2000'





0' 100' 200' 300'

LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "GSLLS 2241"
- #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 @ Right-of-Way
- Mag Nail Set in Tree
- Center of Creek
- (XXX) Address

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line

PARCEL 3

Tract B (By P.C. C, Sh. 225B)	18.85± Acres
Less Parcel 1 (This Survey)	2.889 Acres
Remaining Parcel 3 (See Note #8)	15.96± Acres

NOTES:

1. Parcel 1 and Parcel 3 shown hereon are the same as Tract B shown on Plat Cabinet C, Sheet 225B and further described in Deed Book 297, Page 673.
2. Parcel 2 platted hereon is the same as Tract D shown on Plat Cabinet C, Sheet 186B and Parcel 1-B shown on Plat Cabinet D, Sheet 34; and the all of that property described in Deed Book 259, Page 83 and a portion of that property described in Deed Book 283, Page 675.
3. See also Plat Cabinet C, Sheet 318.
4. Property shown hereon is subject to gas line easement in favor of Columbia Gas of Kentucky, Inc. as recorded in Deed Book 313, Page 412.
5. 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 shown hereon.
6. Property shown hereon is subject to those restrictions set forth by the Bourbon County Planning Commission for its respective zoning classification.
7. Property shown hereon is subject to a "Certificate of Land Use Restriction" as recorded in Deed Book 312, Page 326.
8. Parcel 3 is shown hereon based on the existing legal description, and does not represent actual field measurements made by Darnell Engineering, Inc. at the date of this drawing.
9. The purpose of this plat is to consolidate Parcel 1 with Parcel 2, and leave Parcel 3 as the remainder of the parent tract. Parcel 1 must be consolidated with an adjacent legal parcel and cannot be sold separately.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	58.72'	57.23'	N 28°48'37" E
C2	50.00'	120.15'	93.26'	N 13°39'53" W

SOURCES OF TITLE:

Being that property deeded Kentucky Smelting Technology, Inc. by the Paris Bourbon County Economic Development Authority, Inc. by deed dated December 22, 2004 and recorded in Deed Book 259, Page 83.

Being that property deeded Kentucky Smelting Technology, Inc. by Julia Des Cognets & Russell Des Cognets, Jr. by deed dated April 1, 2011 and recorded in Deed Book 283, Page 675.

Being that property deeded Kentucky Smelting Technology, Inc. by Paris Bourbon County Economic Development Authority, Inc. by deed dated June 12, 2015 and recorded in Deed Book 297, Page 673

See also that out-conveyance to Central Motor Wheel of America, Inc. by Kentucky Smelting Technology, Inc. by deed dated November 14, 2019 and recorded in Deed Book 312, Page 615.

PLOTTED: 05/06/21 @ 12:00 BY APD

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

SINGLE CONSOLIDATION PLAT
KENTUCKY SMELTING TECHNOLOGY, INC.
BELLAFATO DRIVE

STATE of KENTUCKY
ALLEN PATRICK DARNELL
3553
LICENSED PROFESSIONAL LAND SURVEYOR

SCALE	1" = 100'
DATE	05/06/21
FILE NO.	21-4644
FILENAME	KYSMELTRP
FIELD CREW	JBF/NJC
.CRD FILE	KYSMELT
DRAWN BY	APD
CHECKED BY	APD

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

"THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150."