

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 Livy Properties LLC, by deed dated April 13, 2017, and recorded in Deed Book 303, page 772 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

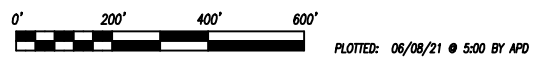
LAND SURVEYOR'S CERTIFICATION

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 1:17,000+ 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 392

June 8, 2021
 Date P.O. Box 175
Cynthiana, Kentucky 41031

LINETYPE LEGEND:

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



- NOTES:**
1. Tract 2-A and Tract 2-B platted hereon are the same as Tract 2 shown on Plat Cabinet C, Sheet 392 and further described in Deed Book 303, Page 772.
 2. Property platted hereon is subject to a water line easement in favor of the city of North Middletown as recorded in Deed Book 214, Page 638. Permanent easement to be twenty (20) feet wide, being ten (10) feet on either side of the existing water transmission line.
 3. Property shown hereon is subject to a any and all easements or right-of-way of record and in existence at the date of the field survey.
 4. Property shown hereon is subject to those restrictions set forth by the Bourbon County Planning Commission for its respective zoning class.
 5. This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
 6. The purpose of this plat is to separate the parent tract into two separate and legal tracts or parcels, shown hereon as Tract 2-A and Tract 2-B.

- LEGEND:**
- Iron Pin 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/Found in Road
 - Point in Road
 - Mag Nail Set in Tree
 - Found Set Stone
 - Ⓜ 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

CERTIFICATE OF APPROVAL FOR BOURBON COUNTY ROAD SUPERVISOR

I hereby certify that the Bourbon County Road Department has inspected the site of the entrance proposed on this plat and found it to meet all current safety standards including the time/site distance standards of Section 345(A)(1) in these Bourbon County Subdivision Regulations.

_____ Date _____
 County Road Supervisor

AGRICULTURAL LAND DIVISION

TIM HATTON
LINDA HATTON
 #3607 PRETTY RUN ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 05/27/21	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
	FILE NO. 21-4609	FILENAME HATTONTM	
	FIELD BOOK 138-9	JOB FILE DICKSON	
	DRAWN BY APD	CHECKED BY APD	

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