

LINETYPE LEGEND:

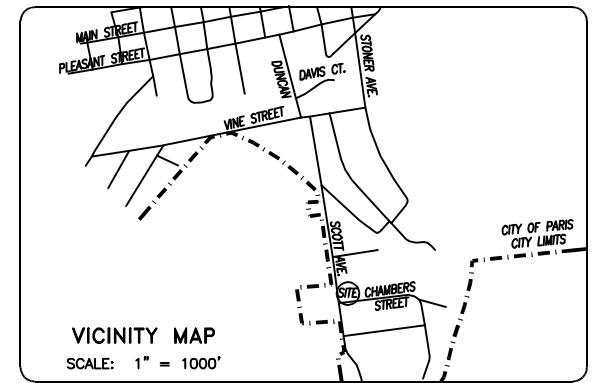
- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
 Parcel 1 + Parcel 3 = 0.188 Acre (8,189.28 sf)
 Parcel 2 = 0.147 Acre (6,397.72 sf)
AFTER CONSOLIDATION:
 Parcel 1 + Parcel 2 = 0.170 Acre (7,397.72 sf)
 Parcel 3 = 0.165 Acre (7,203.65 sf)

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment using RTK and static observations. Spectra SP 80 Base and Spectra SP 80 Rover were used for this survey, serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky; and bearings are rotated to Kentucky North Zone State Plane.



September 10, 2021

Date

P.O. Box 175
 Cynthiana, Kentucky 41031

CLABORNE FARMS, INC.
 D.B. 152, Pg. 128
 D.B. 111, Pg. 532 (Plat)

GILBERT R. FITE
 DIXIE R. FITE
 D.B. 218, Pg. 387
 D.B. 111, Pg. 533 (Plat)

GILBERT R. FITE
 DIXIE R. FITE
 D.B. 218, Pg. 387
 D.B. 111, Pg. 533 (Plat)

DENNIS HINKLE
 CYNTHIA HINKLE
 D.B. 254, Pg. 536
 D.B. 111, Pg. 533 (Plat)

NOTES:

- Parcel 1 and Parcel 3 shown hereon are the same as that tract or parcel of land described in Deed Book 278, Page 150 and shown on Plat of Hillcrest Addition to the City of Paris recorded in Deed Book 111, Page 533.
- Parcel 2 platted hereon are the same as that tract or parcel of land described in Deed Book 180, Page 698 and shown on plat of Hillcrest Addition to the City of Paris recorded in Deed Book 111, Page 533.
- 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.
- Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning and Zoning Commission for its respective zoning classification.
- 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.
- Current zoning classification of property shown hereon is Residential (R-3) per Paris Zoning Map. Existing buildings shown hereon pre-date the existing zoning ordinances.

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 in Road Point ● Right-of-Way
- Found Fence Post
- Railroad Spike Found
- ⊗ Address

CHAMBERS STREET

R/W

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



PLOTTED: 09/10/21@ 5:00 BY APD

OWNER'S CERTIFICATION (Rodriguez Property)

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 Timothy R. Lizer & Elizabeth C. Lizer, by deed dated April 22, 2009, and recorded in Deed Book 278, page 150 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

OWNER'S CERTIFICATION (Crump & Wagoner Property)

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 Jerry Wayne Ormes & Barbara M. Ormes, by deed dated January 24, 1979, and recorded in Deed Book 180, page 698 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

_____	Witness	_____	Owner
_____		_____	Owner
_____	Address	_____	Address
_____	Date	_____	Address

_____	Witness	_____	Owner
_____		_____	Owner
_____	Address	_____	Address
_____	Date	_____	Address

SINGLE CONSOLIDATION PLAT
**RUBEN M. RODRIGUEZ
 ROSAURA V. RODRIGUEZ
 JOHN KEVIN CRUMP
 BONNIE K. WAGONER**
 CHAMBERS STREET & SCOTT AVENUE

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 20'	DATE 09/09/21	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
	FILE NO. 21-4821	FILENAME CRUMPKEVIN	
	FIELD CREW JF/NC/WR	JSD FILE CRUMPKEVIN	
	DRAWN BY APD	CHECKED BY APD	

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