

**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 \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATION**

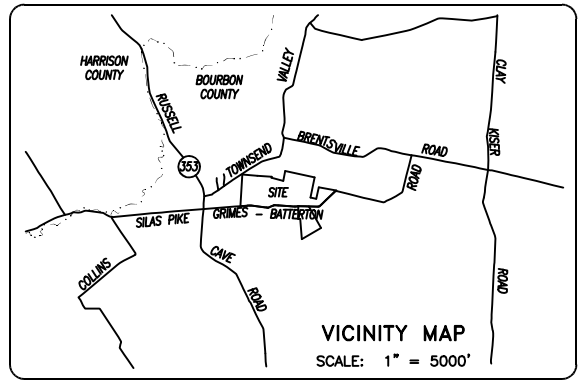
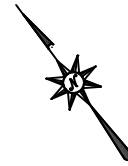
I do hereby certify that this plot depicts a survey made by me or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was  $\frac{1}{53,000}$  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 242

September 14, 2021 Date \_\_\_\_\_

P.O. Box 175  
Cynthiana, Kentucky 41031

**LINETYPE LEGEND:**

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



**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 \_\_\_\_\_, 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 \_\_\_\_\_

**SOURCES OF TITLE:**

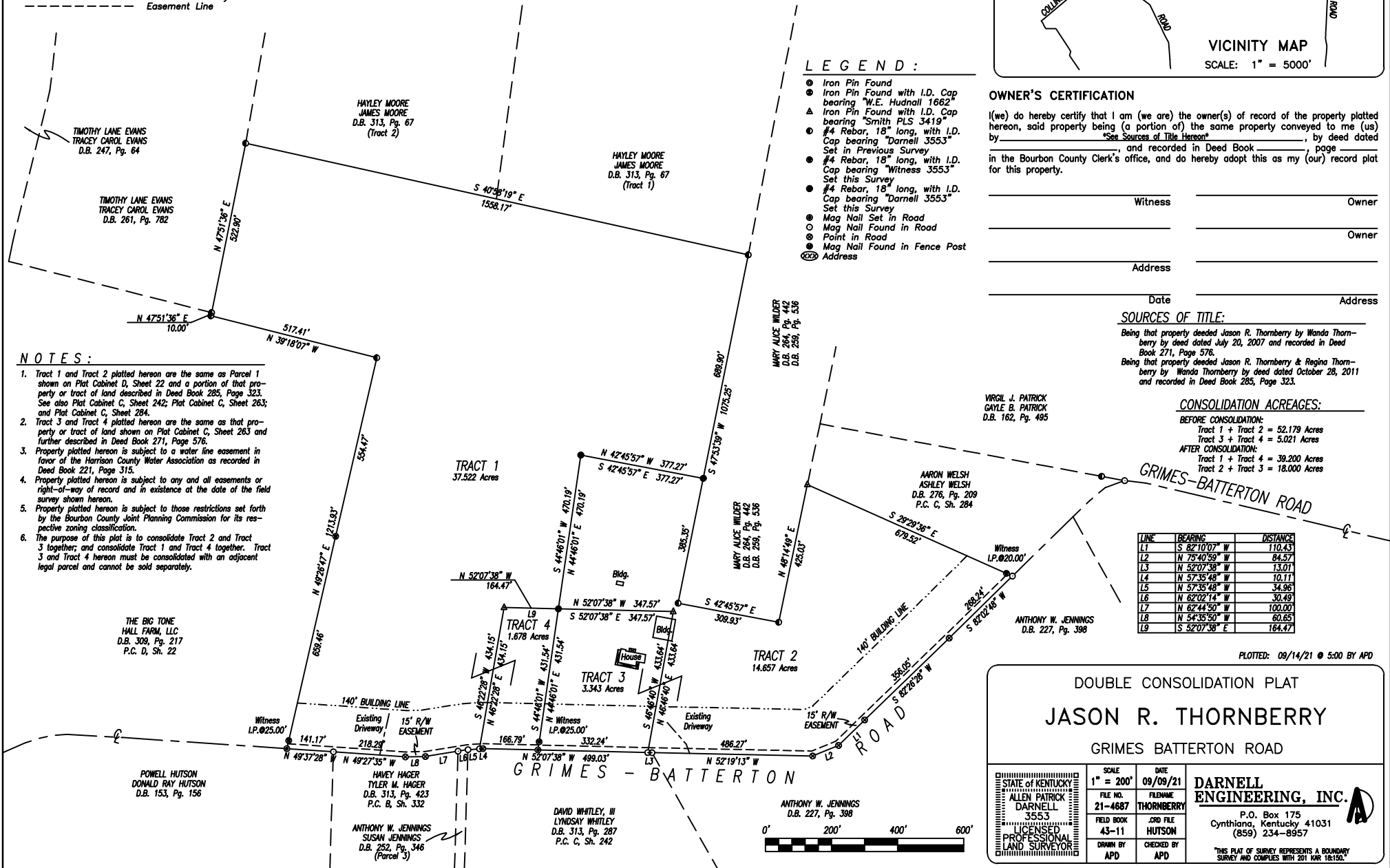
Being that property deeded Jason R. Thornberry by Wanda Thornberry by deed dated July 20, 2007 and recorded in Deed Book 271, Page 576.  
 Being that property deeded Jason R. Thornberry & Regina Thornberry by Wanda Thornberry by deed dated October 28, 2011 and recorded in Deed Book 285, Page 323.

**CONSOLIDATION ACREAGES:**

**BEFORE CONSOLIDATION:**  
 Tract 1 + Tract 2 = 52.179 Acres  
 Tract 3 + Tract 4 = 5.021 Acres  
**AFTER CONSOLIDATION:**  
 Tract 1 + Tract 4 = 39.200 Acres  
 Tract 2 + Tract 3 = 18.000 Acres

**NOTES:**

- Tract 1 and Tract 2 platted hereon are the same as Parcel 1 shown on Plat Cabinet D, Sheet 22 and a portion of that property or tract of land described in Deed Book 285, Page 323. See also Plat Cabinet C, Sheet 242; Plat Cabinet C, Sheet 263; and Plat Cabinet C, Sheet 284.
- Tract 3 and Tract 4 platted hereon are the same as that property or tract of land shown on Plat Cabinet C, Sheet 263 and further described in Deed Book 271, Page 576.
- Property platted hereon is subject to a water line easement in favor of the Harrison County Water Association as recorded in Deed Book 221, Page 315.
- Property platted hereon is subject to any and all easements or right-of-way record and in existence at the date of the field survey shown hereon.
- Property platted hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
- The purpose of this plat is to consolidate Tract 2 and Tract 3 together; and consolidate Tract 1 and Tract 4 together. Tract 3 and Tract 4 hereon must be consolidated with an adjacent legal parcel and cannot be sold separately.



DOUBLE CONSOLIDATION PLAT  
**JASON R. THORNBERRY**  
 GRIMES BATTERTON ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 5553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 09/09/21	<b>DARNELL ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18.150.*</small>
	FILE NO. 21-4687	FILENAME THORNBERRY	
	FIELD BOOK 43-11	JOB FILE HUTSON	
	DRAWN BY APD	CHECKED BY APD	
	ANTHONY W. JENNINGS D.B. 227, Pg. 398		