

NOTES:

- Parcel 1 and Parcel 2 are the same as that tract or parcel of land shown on Plat Cabinet C, Sheet 144 and further described in Deed Book 318, Page 210.
- Property platted hereon is subject to that sanitary force main easement of record and further described in Deed Book 300, Page XXX.
- Property platted 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 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 divide the parent tract into two separate and legal tracts or parcels of land.

LINETYPE LEGEND:

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

LEGEND:

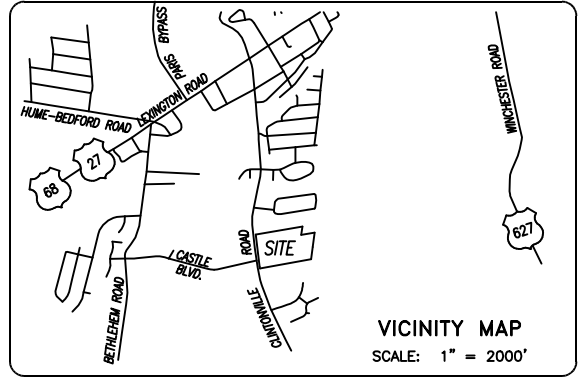
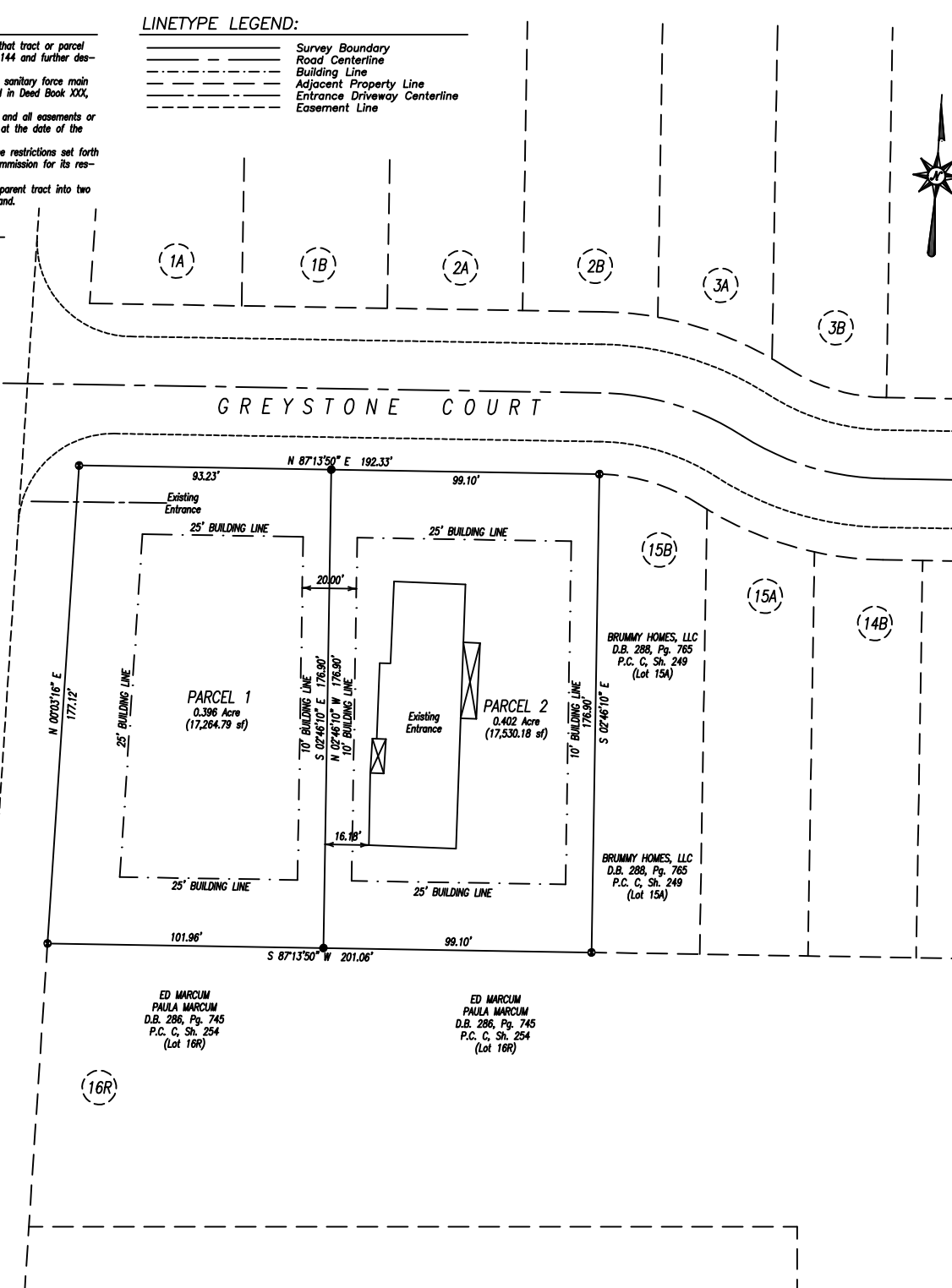
- Iron Pipe Found
- ⊙ Iron Pin Found with I.D. Cap bearing "LS 2187"
- ⊙ #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- ⊙ #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- ⊙ #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- ⊙ Mag Nail Set in Road
- ⊙ Point @ Right-of-Way
- ⊙ Mag Nail Set in Tree
- ⊙ Railroad Spike Found
- ⊙ Address

WALLACE T. BENNETT, JR.
FAMILY LIMITED PARTNERSHIP III
D.B. 289, Pg. 524
P.C. C, Sh. 125

SHONDA BEE MINGUA
D.B. 268, Pg. 8

BRENDA M. CHILDERS
MACK A. CHILDERS
D.B. 239, Pg. 574
P.C. B, Sh. 78

CLINTONVILLE ROAD



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATION

(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 Jason K. Rhodus & Jamie L. Rhodus, by deed dated June 15, 2021, and recorded in Deed Book 318, page 210 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 1:88,000+ 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 144

September 6, 2021
Date _____ P.O. Box 175
Cynthiana, Kentucky 41031

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: 09/07/21 @ 5:00 BY APD

MINOR SUBDIVISION PLAT
WILLIAM O. HERRINGTON, JR.
TERESA R. HERRINGTON
#449 CLINTONVILLE ROAD (KY 1678)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 30'	DATE 09/02/21	DARNELL ENGINEERING, INC. 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. 21-4818	FILERNAME HERRINGTON	
	FIELD CREW JF/NC/WR	.ORD FILE HERRINGTON	
	DRAWN BY APD	CHECKED BY APD	