

LINETYPE LEGEND:

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

LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "WEH 1662"
- Iron Pin Found with I.D. Cap bearing "KY DOT"
- Iron Pin Found with Aluminum Cap bearing "KY DOT R/W"
- #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
- Point ● Right-of-Way
- ⊙ Railroad Spike Found
- ⊙ Address

LINE	BEARING	DISTANCE
L1	N 46°36'38" E	163.97
L2	N 84°23'45" E	111.12
L3	N 32°05'27" E	35.51
L4	N 44°59'39" E	100.26
L5	N 44°30'24" W	55.06
L6	N 58°38'25" E	49.60
L7	N 58°41'04" E	142.39
L8	N 55°09'32" E	49.20
L9	S 71°40'18" E	14.21
L10	S 67°20'44" E	59.37

NOTES:

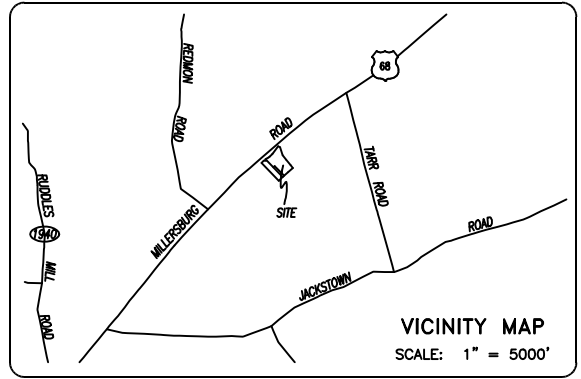
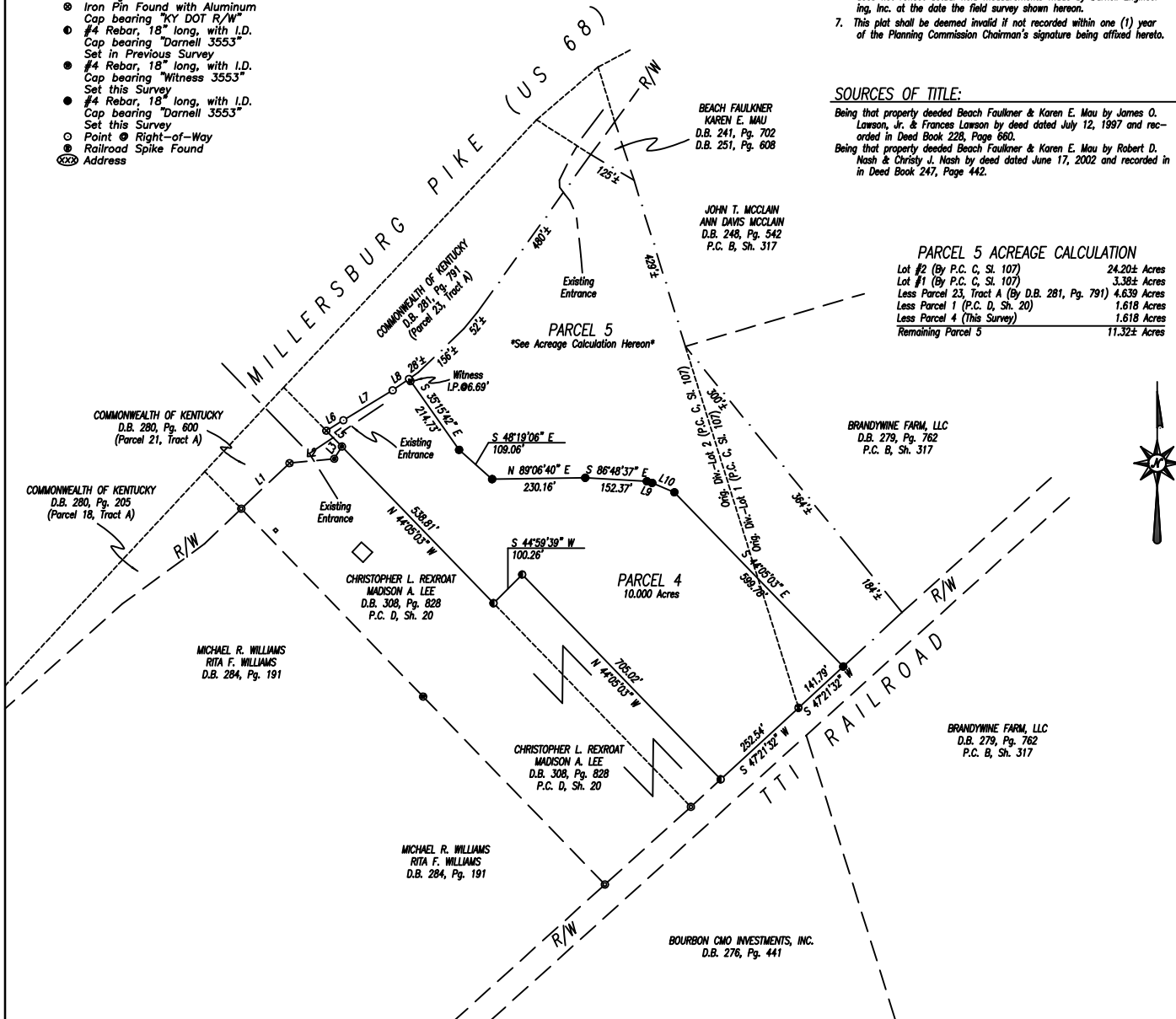
- Parcel 4 and Parcel 5 shown hereon are the same as Parcel 3 shown on Plat Cabinet D, Side 20 and a portion of that property described in Deed Book 228, Page 660 and Deed Book 247, Page 442. See also Plat Cabinet C, Sheet 107.
- Property shown hereon is subject to that previous conveyance for right-of-way purposes in favor of the Commonwealth of Kentucky, Department of Transportation, as recorded in Deed Book 281, Page 791.
- 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 Commission for its respective zoning classification.
- The purpose of this plat is to survey, plat, and divide Parcel 4 from the parent tract; and leave Parcel 5 as the remainder of the same.
- Parcel 5 is shown hereon based on the existing legal description and does not reflect actual field measurements made by Darnell Engineering, Inc. at the date the field survey shown hereon.
- This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.

SOURCES OF TITLE:

Being that property deeded Beach Faulkner & Karen E. Mau by James O. Lawson, Jr. & Frances Lawson by deed dated July 12, 1997 and recorded in Deed Book 228, Page 660.
 Being that property deeded Beach Faulkner & Karen E. Mau by Robert D. Nash & Christy J. Nash by deed dated June 17, 2002 and recorded in Deed Book 247, Page 442.

PARCEL 5 ACREAGE CALCULATION

Lot #2 (By P.C. C, Sl. 107)	24.20± Acres
Lot #1 (By P.C. C, Sl. 107)	3.30± Acres
Less Parcel 23, Tract A (By D.B. 281, Pg. 791)	4.639 Acres
Less Parcel 1 (P.C. D, Sh. 20)	1.618 Acres
Less Parcel 4 (This Survey)	1.618 Acres
Remaining Parcel 5	11.32± Acres



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*, 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
_____	_____	_____	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 1:180,000± 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, Side 107

September 27, 2018 _____
 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.

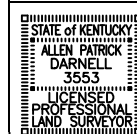
_____ Date _____ Planning Commission Official



PLOTTED: 10/12/21 @ 9:00 BY APD

AGRICULTURAL LAND DIVISION

**BEACH FAULKNER
 KAREN FAULKNER
 MILLERSBURG PIKE (US 68)**



STATE OF KENTUCKY	SCALE	DATE
ALLEN PATRICK DARNELL 3553	1" = 200'	10/11/21
LICENSED PROFESSIONAL LAND SURVEYOR	FILE NO. 21-4864	FILENAME FAULKNERB
	FIELD BOOK 159-76	JOB FILE FAULKNERB
	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 COMPLES WITH 201 KAR 18.150.