

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 Highland Farms, LLC, by deed dated December 20, 2019, and recorded in Deed Book 313, page 96 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 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 related to Kentucky North Zone State Plane.

November 9, 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

LEGEND:

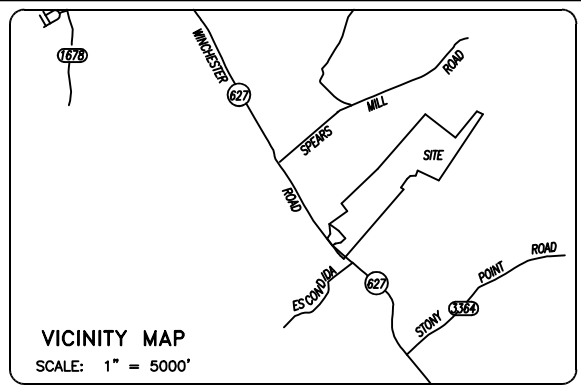
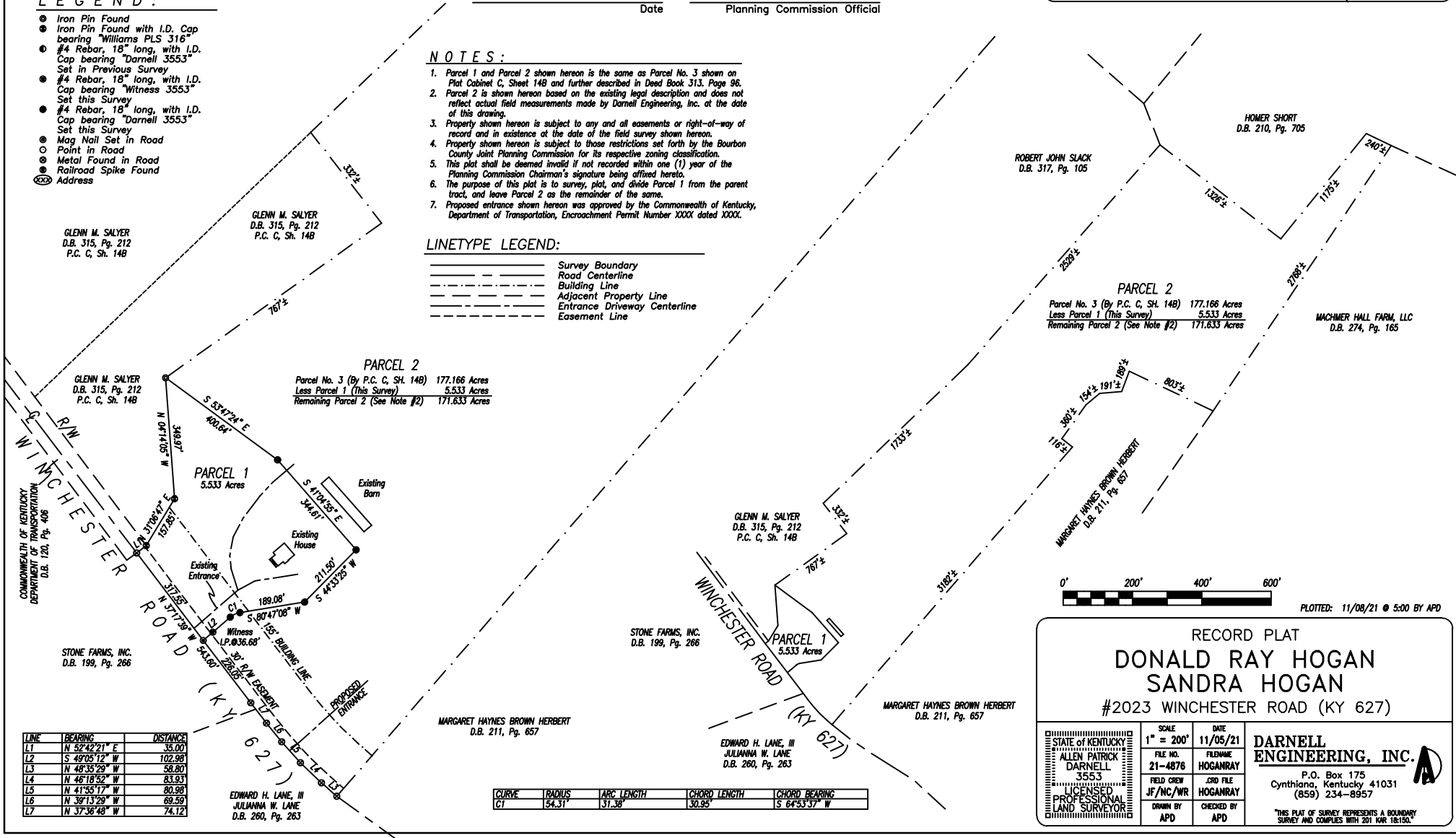
- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Williams PLS 316"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- Mag Nail Set in Road
- Point in Road
- Metal Found in Road
- Railroad Spike Found
- ⊗ Address

NOTES:

1. Parcel 1 and Parcel 2 shown hereon is the same as Parcel No. 3 shown on Plat Cabinet C, Sheet 14B and further described in Deed Book 313, Page 96.
2. Parcel 2 is shown hereon based on the existing legal description and does not reflect actual field measurements made by Darnell Engineering, Inc. at the date of this drawing.
3. 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.
4. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
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 survey, plat, and divide Parcel 1 from the parent tract, and leave Parcel 2 as the remainder of the same.
7. Proposed entrance shown hereon was approved by the Commonwealth of Kentucky, Department of Transportation, Encroachment Permit Number XXXX dated XXXX.

LINETYPE LEGEND:

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



LINE	BEARING	DISTANCE
L1	N 52°42'21" E	35.00
L2	S 49°05'12" W	102.98
L3	N 48°35'29" W	58.80
L4	N 46°18'52" W	83.93
L5	N 41°55'17" W	80.98
L6	N 39°13'29" W	69.59
L7	N 37°36'48" W	74.12

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	54.31'	31.38'	30.95'	S 64°53'37" W



PLOTTED: 11/08/21 @ 5:00 BY APD

RECORD PLAT
DONALD RAY HOGAN
SANDRA HOGAN
 #2023 WINCHESTER ROAD (KY 627)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 11/05/21	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. 21-4876	FILENAME HOGANRAY	
	FIELD CREW JF/NC/WR	JRD FILE HOGANRAY	
	DRAWN BY APD	CHECKED BY APD	