

LEGEND :

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Smith PLS 2670"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- Mag Nail Set in Fence Post
- Mag Nail Found in Fence Post
- Mag Nail Set in Road
- Point in Road
- Point w/Reference
- Center of Abandoned Railroad
- ②② Address

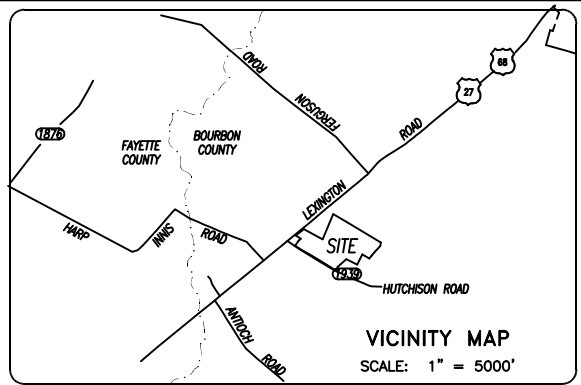
COMMONWEALTH OF KENTUCKY
TRANSPORTATION CABINET
DEPARTMENT OF HIGHWAYS
D.B. 238, Pg. 420
(Parcel No. 88A)

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 _____

LINE	BEARING	DISTANCE
L1	S 48°20'54" W	209.00
L2	S 22°55'46" W	191.14
L3	N 60°59'49" W	90.83
L4	N 58°52'24" W	82.60
L5	N 58°52'24" W	36.57
L6	N 58°52'24" W	46.03



CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
Parcel 1 + Parcel 2 = 40.642 Acres
Parcel 3 + Parcel 4 = 47.324 Acres

AFTER CONSOLIDATION:
Parcel 1 + Parcel 3 = 9.365 Acres
Parcel 2 + Parcel 4 = 78.601 Acres

LINETYPE LEGEND:

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

CERTIFICATE OF APPROVAL FOR BOURBON COUNTY ROAD SUPERVISOR

I hereby certify that the Bourbon County Road Department has inspected the site of the entrance proposed on this plat and found it to meet all current safety standards including the time/site distance standards of Section 345(A)(4)(1) in these Bourbon County Subdivision Regulations.

County Road Supervisor _____ Date _____

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 Elizabeth W. Koyser & Kenneth William Koyser, by deed dated May 11, 2021, and recorded in Deed Book 317, page 482 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____ Owner _____
Address _____
Date _____ Address _____

NOTES:

1. Parcel 1 and Parcel 2 platted hereon are the same as Tract 1 described in Deed Book 317, Page 482.
2. Parcel 3 and Parcel 4 platted hereon are the same as Tract 2 described in Deed Book 317, Page 482.
3. Property platted hereon is subject to that previous conveyance for right-of-way purposes in favor of the Commonwealth of Kentucky as recorded in Deed Book 238, Page 420.
4. Property platted hereon is subject to a telephone line easement in favor of South Central Bell Telephone Company as recorded in Deed Book 179, Page 32.
5. Property platted hereon is subject to that electric transmission line easement in favor of Kentucky Utilities Company as recorded in Deed Book 115, Page 145.
6. Property platted hereon is subject to that electric transmission line easement in favor of East Kentucky Rural Electric Cooperative as recorded in Deed Book 146, Page 500.
7. Property platted hereon is subject to any and all easements or right-of-way of record and in existence at the date of field survey shown hereon.
8. Property platted hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning class.
9. Property platted hereon is subject to that exclusion for area and graveyard shown hereon and further described in Deed Book 88, Page 70.
10. The purpose of this plat is to consolidate Parcel 1 with Parcel 3; and consolidate Parcel 2 with Parcel 4 as shown hereon.

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.

November 10, 2021 Date
P.O. Box 175
Cynthiana, Kentucky 41031
PLOTTED: 11/10/21 @ 8:00 BY APD

DOUBLE CONSOLIDATION
THE HOMER MICHAEL FREENY, JR., TRUST U/A DATED NOVEMBER 16, 2001
#221 HUTCHISON ROAD (KY 1939)

	SCALE 1" = 300'	DATE 11/09/21	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. 21-4882	FRENAME FREENTHOM	
	FIELD CREW JF/NC/WR	JOB FILE KAYSERBET	
	DRAWN BY APD	CHECKED BY APD	
	<small>STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR</small>		