

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

**LINETYPE LEGEND:**

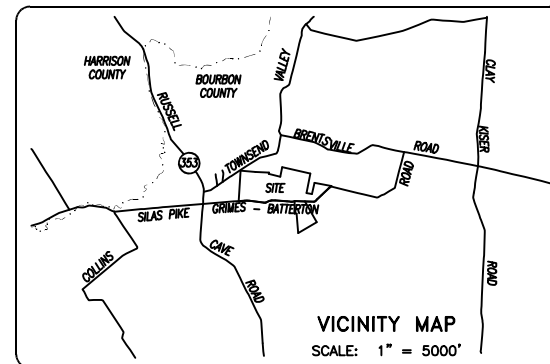
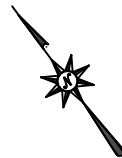
- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line

**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  $\frac{1:53,000}{}$  and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Bound survey and the accuracy and precision of said survey meets all the specifications of this class. This survey and plot 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.

November 10, 2021 Date \_\_\_\_\_

P.O. Box 175  
Cynthiana, Kentucky 41031



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

**SOURCES OF TITLE:**

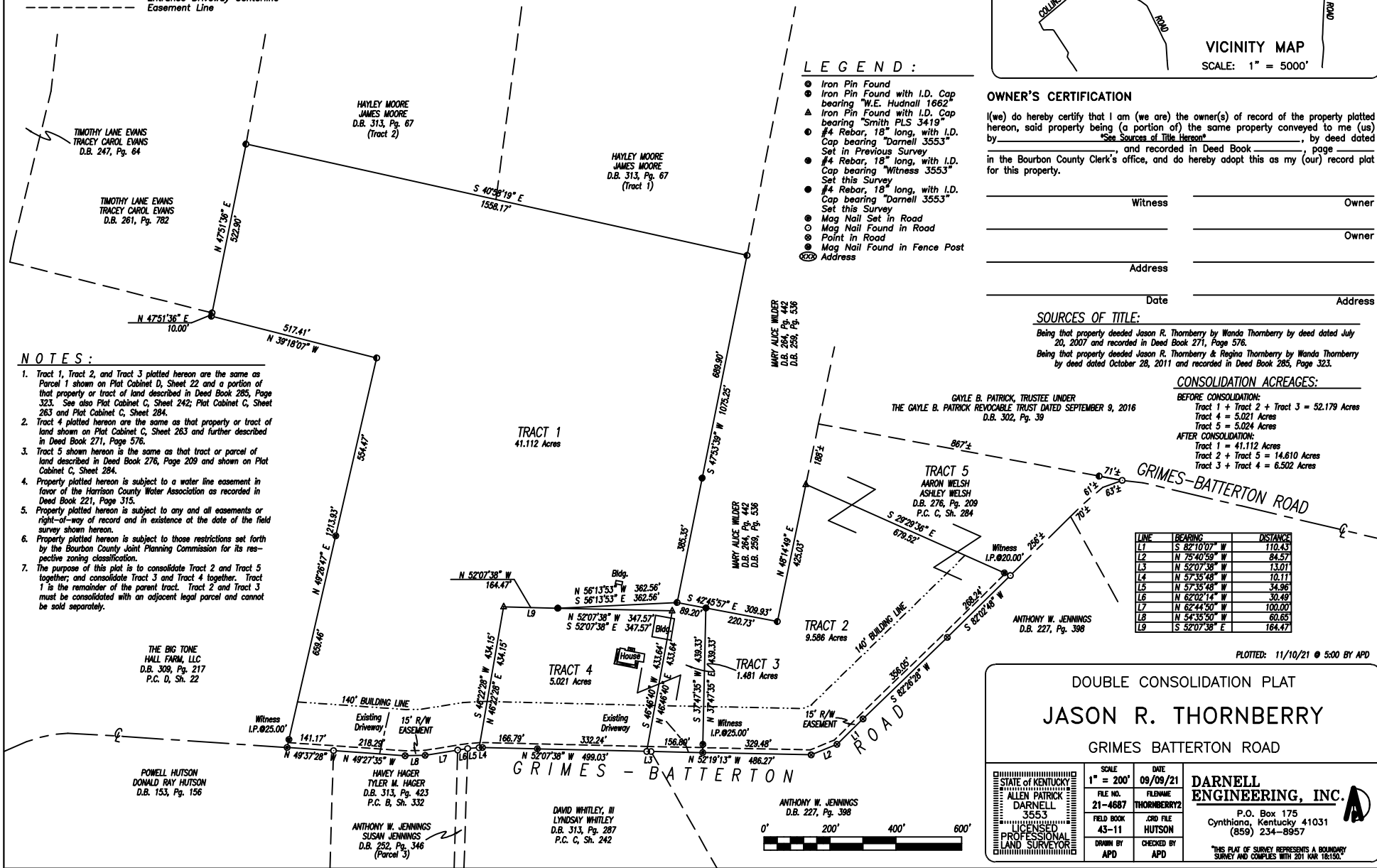
Being that property deeded Jason R. Thornberry by Wanda Thornberry by deed dated July 20, 2007 and recorded in Deed Book 271, Page 576.  
 Being that property deeded Jason R. Thornberry & Regina Thornberry by Wanda Thornberry by deed dated October 28, 2011 and recorded in Deed Book 285, Page 323.

**CONSOLIDATION ACRES:**

**BEFORE CONSOLIDATION:**  
 Tract 1 + Tract 2 + Tract 3 = 52.179 Acres  
 Tract 4 = 5.021 Acres  
 Tract 5 = 5.024 Acres  
**AFTER CONSOLIDATION:**  
 Tract 1 = 41.112 Acres  
 Tract 2 + Tract 5 = 14.610 Acres  
 Tract 3 + Tract 4 = 6.502 Acres

**NOTES:**

- Tract 1, Tract 2, and Tract 3 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 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.
- Tract 5 shown hereon is the same as that tract or parcel of land described in Deed Book 276, Page 209 and shown on Plat Cabinet C, Sheet 284.
- 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 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 consolidate Tract 2 and Tract 5 together, and consolidate Tract 3 and Tract 4 together. Tract 1 is the remainder of the parent tract. Tract 2 and Tract 3 must be consolidated with an adjacent legal parcel and cannot be sold separately.



**LEGEND:**

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "W.E. Hudnall 1662"
- ▲ Iron Pin Found with I.D. Cap bearing "Smith PLS 3419"
- #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"
- #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 Road
- Mag Nail Found in Road
- Point in Road
- Mag Nail Found in Fence Post
- ⊙ Address

LINE	BEARING	DISTANCE
L1	S 82°10'07" W	112.43
L2	N 75°40'59" W	84.57
L3	N 52°07'38" W	13.01
L4	N 57°35'48" W	10.11
L5	N 57°35'48" W	34.96
L6	N 62°02'14" W	30.49
L7	N 62°44'50" W	100.00
L8	N 54°35'50" W	60.65
L9	S 52°07'38" E	164.47

PLOTTED: 11/10/21 @ 5:00 BY APD

**DOUBLE CONSOLIDATION PLAT**

**JASON R. THORNBERRY**

GRIMES BATTERTON ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 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 "THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18.150"
	FILE NO. 21-4687	FILENAME THORNBERRY2	
	FIELD BOOK 43-11	JOB FILE HUTSON	
	DRAWN BY APD	CHECKED BY APD	

