

**OWNER'S CERTIFICATION (Audrey Nona Penney)**

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 S.G.S., Inc., by deed dated February 14, 1980, and recorded in Deed Book 183, page 230 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 \_\_\_\_\_

LINE	BEARING	DISTANCE
L1	N 21°28'33" W	17.09
L2	N 18°58'58" E	25.49
L3	S 21°28'33" E	17.09
L4	N 74°44'00" W	7.50
L5	S 20°13'23" W	20.24
L6	S 21°28'33" E	6.90
L7	N 21°28'33" W	6.90
L8	N 20°13'23" E	20.24
L9	S 71°06'00" E	4.04
L10	S 18°58'58" W	25.49

**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
- #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

JAMES R. MARKS, SR.  
 WANDA S. MARKS  
 D.B. 171, Pg. 91  
 P.C. A, Sh. 167  
 (Lot No. 12)

BRANDON W. REED  
 D.B. 319, Pg. 6  
 P.C. A, Sh. 167  
 (Lot No. 13)

WILLIAM KEITH BROWN  
 D.B. 218, Pg. 305

PEGGY BLACKBURN  
 D.B. 213, Pg. 627

PARCEL 4  
 0.002 Acre  
 (97.94 sf)

BRANDON W. REED  
 D.B. 319, Pg. 6  
 P.C. A, Sh. 167  
 (Lot No. 13)

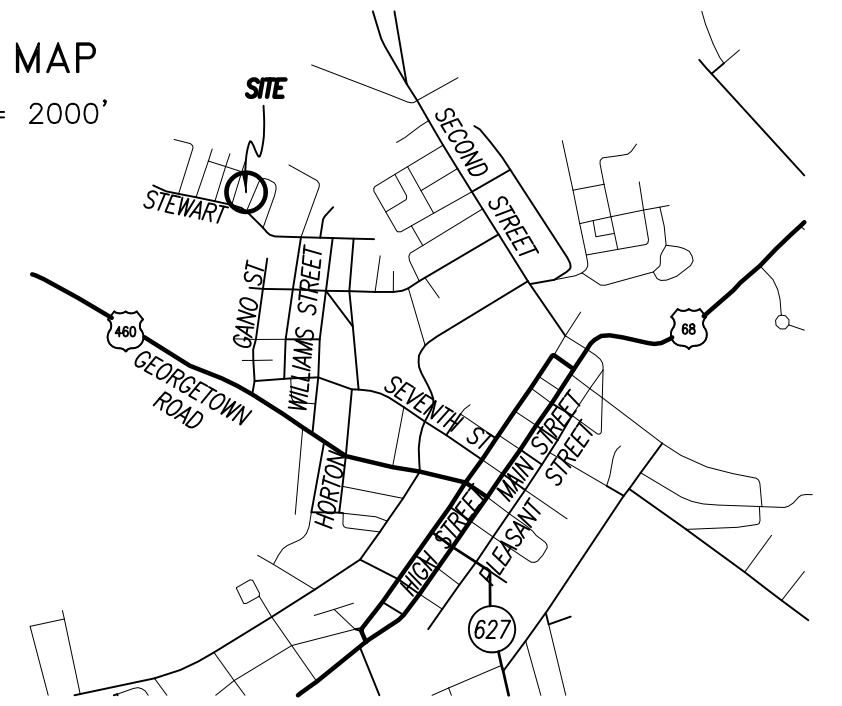
PARCEL 3  
 0.073 Acre  
 (3,195.33 sf)

PARCEL 1  
 0.167 Acre  
 (7,292.76 sf)

PARCEL 2  
 0.018 Acre  
 (775.84 sf)

**VICINITY MAP**

SCALE: 1" = 2000'



**NOTES :**

- Parcel 1 and Parcel 2 platted hereon are the same as Lot No. 14 shown on Plat Cabinet A, Sheet 167 and further described in Deed Book 183, Page 230.
- Parcel 3 and Parcel 4 platted hereon are the same as Lot No. 1 shown on Plat Cabinet A, Sheet 167 and further described in Deed Book 170, Page 720.
- 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 "Consolidation Plat" is to consolidate Parcel 2 with Parcel 3; and consolidate Parcel 4 with Parcel 1 as shown hereon.
- Parcel 2 and Parcel 4 platted hereon must be consolidated with an adjacent legal parcel and cannot be sold separately.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	279.06'	68.72'	68.54'	N 59°06'34" W
C2	279.06'	14.15'	14.15'	N 67°37'02" W
C3	279.06'	27.51'	27.50'	N 71°53'41" W

**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 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.

December 10, 2019

Date

P.O. Box 175  
 Cynthiana, Kentucky 41031



PLOTTED: XX/XX/XX @ X:XX BY XXX

**OWNER'S CERTIFICATION (Anthony L. Penney)**

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 William H. Bowman & Clara Bowman, by deed dated April 9, 1975, and recorded in Deed Book 170, page 720 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 \_\_\_\_\_

**CONSOLIDATION ACREAGES:**

BEFORE CONSOLIDATION:  
 Parcel 1 and Parcel 2 = 0.185 Acre  
 Parcel 3 and Parcel 4 = 0.075 Acre  
 AFTER CONSOLIDATION:  
 Parcel 1 + Parcel 4 = 0.169 Acre  
 Parcel 2 + Parcel 3 = 0.091 Acre

**RECORD PLAT**

**AUDREY NONA PENNEY  
 & ANTHONY L. PENNEY**

#648 STEWART AVENUE & #652 WINDSOR WAY

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 20'	DATE 04/12/22	<b>DARNELL                  ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 *THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.*
	FILE NO. 22-5016	FILENAME PENNEYA	
	FIELD CREW JF/NC/WR	.CRD FILE PENNEYA	
	DRAWN BY APD	CHECKED BY APD	