

**LEGEND :**

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "RD 1987"
- Found Nail KYTC
- #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
- Railroad Spike Found
- ⊗ Address



**ZONING:**

RESIDENTIAL (R-1)

**CONSOLIDATION ACREAGES:**

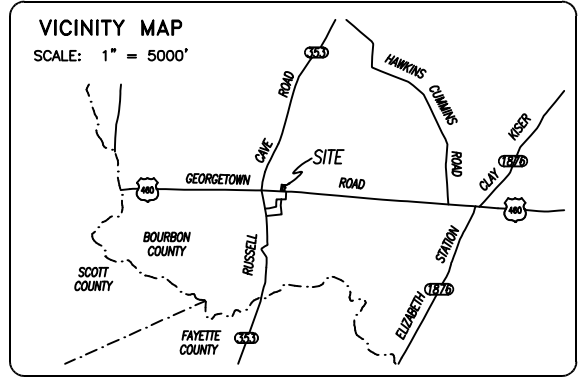
**BEFORE CONSOLIDATION:**  
 Parcel 1 = 0.561 Acre  
 Parcel 2 = 0.679 Acre  
**AFTER CONSOLIDATION:**  
 Parcel 1 + Parcel 2 = 1.240 Acres

**LINETYPE LEGEND:**

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

**NOTES :**

1. Parcel 1 platted hereon is the same as Parcel 1 described in Deed Book 320, Page 796. See also Deed Book 314, Page 616.
2. Parcel 2 platted hereon is the same as Parcel 2, Tract 1 described in Deed Book 320, Page 796. See also Deed Book 314, Page 616.
3. Property platted hereon is subject to those Temporary Construction Easements set forth on the State Road Plans for the US 460 Reconstruction Project, Item No. 07-8705.00, 12FO FDS2 009 8768801r; stp 4601 (050). Said project authorized by the Transportation Cabinet Official Order No. 111601.
4. 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.
5. Property platted hereon is subject to those restrictions set forth by the Bourbon County Joint Planning and Zoning Commission for its respective zoning classification.
6. The purpose of this plat is to consolidate Parcel 1 and Parcel 2 together into one individual tract or parcel of land, as shown hereon.



**OWNER'S CERTIFICATION**

(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 Jack Martin Goins, Trustee (See Also D.B. 314, Pg. 616), by deed dated February 16, 2022, and recorded in Deed Book 320, page 796 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

	Witness	

**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 1:37,000+ 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 Kentucky North Zone State Plane

	Date	

**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	



PLOTTED: 05/12/22 @ 5:00 BY APD

SINGLE CONSOLIDATION PLAT

**MENDEL DAVID WADDELL**

**KIMBERLY DAWN WADDELL**

#2740 & #2746 GEORGETOWN ROAD (US 460)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE <b>1" = 50'</b>	DATE <b>05/09/22</b>	<b>DARNELL</b> <b>ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
FILE NO. 22-5056	FILENAME WADDELL	JOB FILE JF/NC/WR	JOB FILE WADDELL
DRAWN BY APD	CHECKED BY APD		

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150.