

**LINETYPE LEGEND:**

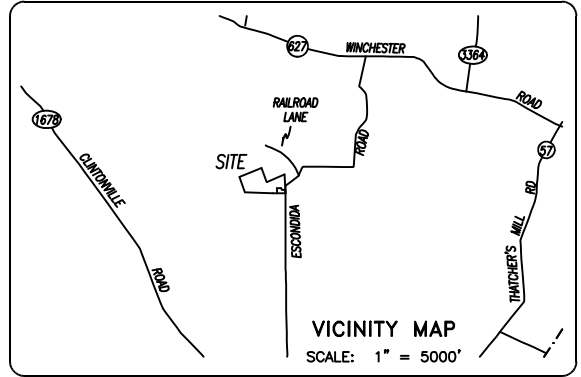
	Survey Boundary
	Road Centerline
	Building Line
	Adjacent Property Line
	Entrance Driveway Centerline
	Easement Line

**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  $1:22,000 \pm$  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 Plat Cabinet C, Sheet 234

May 9, 2022

Date \_\_\_\_\_ P.O. Box 175  
Cynthiana, Kentucky 41031



**COMMISSION'S CERTIFICATION**

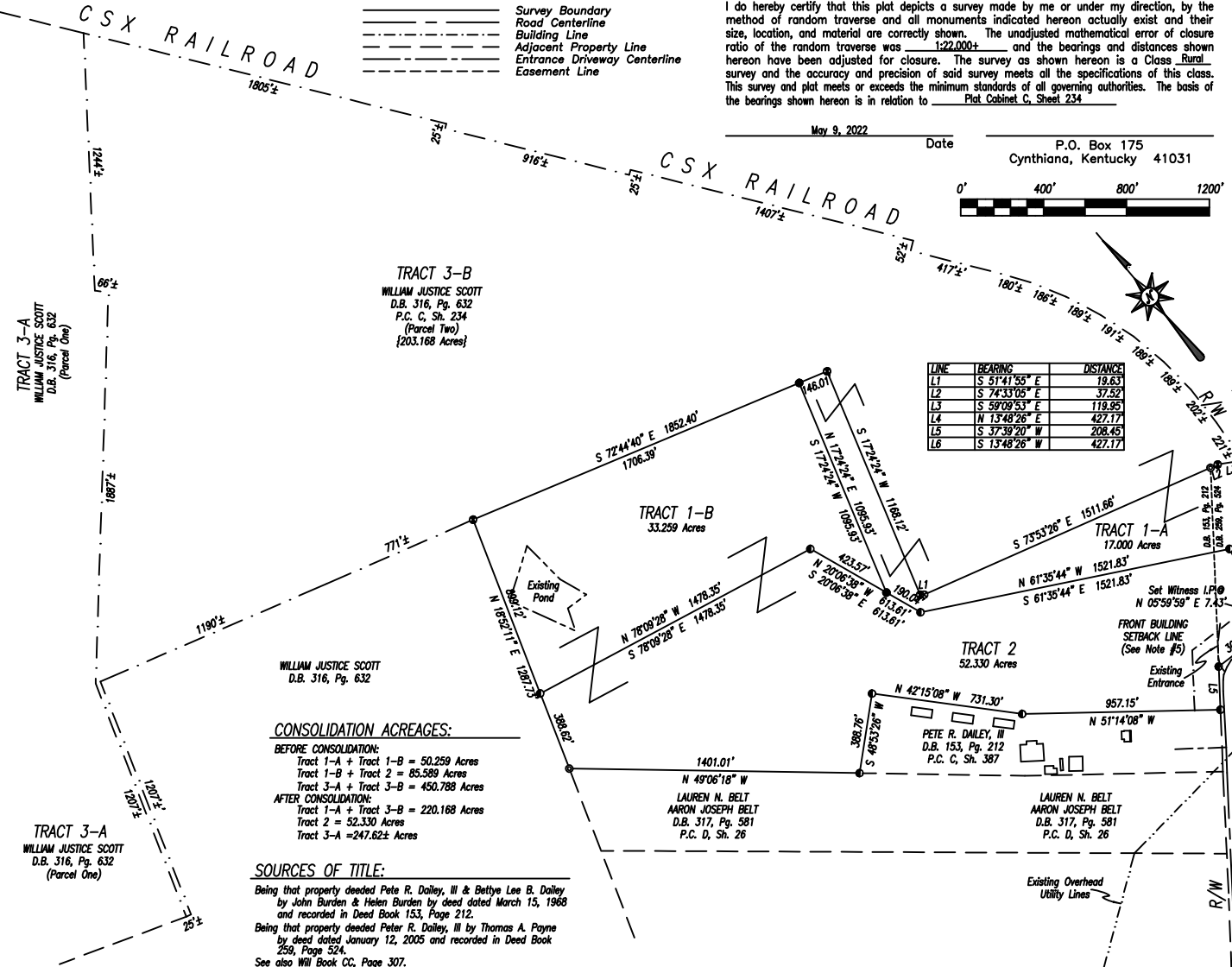
I do hereby certify that this record plat has met the requirements of the Bourbon County Joint Planning Commission, and is now approved for recording.

Date \_\_\_\_\_ Planning Commission Official \_\_\_\_\_

**LEGEND:**

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "J.D. Williams 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
- Tree Found
- Fence Post
- ⊗ Address

LINE	BEARINGS	DISTANCE
L1	S 51°41'55" E	19.63
L2	S 74°33'05" E	37.52
L3	S 69°09'53" E	119.95
L4	N 13°48'26" E	427.17
L5	S 37°39'20" W	208.45
L6	S 13°48'26" W	427.17



**CONSOLIDATION ACREAGES:**

**BEFORE CONSOLIDATION:**  
 Tract 1-A + Tract 1-B = 50,259 Acres  
 Tract 1-B + Tract 2 = 85,589 Acres  
 Tract 3-A + Tract 3-B = 450,788 Acres

**AFTER CONSOLIDATION:**  
 Tract 1-A + Tract 3-B = 220,168 Acres  
 Tract 2 = 52,330 Acres  
 Tract 3-A = 247,621 Acres

**SOURCES OF TITLE:**

Being that property deeded Pete R. Dailey, III & Bettee Lee B. Dailey by John Burden & Helen Burden by deed dated March 15, 1968 and recorded in Deed Book 153, Page 212.

Being that property deeded Peter R. Dailey, III by Thomas A. Payne by deed dated January 12, 2005 and recorded in Deed Book 259, Page 524.

See also Will Book CC, Page 307.

**OWNER'S CERTIFICATION (Pete R. Dailey, III)**

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 "See Sources of Title Hereon", 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	_____	Address
_____	Date	_____	Address

**OWNER'S CERTIFICATION (William Justice Scott)**

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 Helen B. Jones, by deed dated February 12, 2021, and recorded in Deed Book 316, page 632 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

_____	Witness	_____	Owner
_____		_____	Owner
_____	Address	_____	Address
_____	Date	_____	Address

**NOTES:**

- Tract 1-A and Tract 1-B platted hereon are the same as Tract 1 shown on Plat Cabinet D, Sheet 38 and a portion of that property described in Deed Book 153, Page 212 and Deed Book 259, Page 524. See also Will Book CC, Page 307.
- Tract 2 platted hereon is the same as Tract 2 shown on Plat Cabinet D, Sheet 38 and a portion of that property described in Deed Book 153, Page 212 and Deed Book 259, Page 524. See also Will Book CC, Page 307.
- Tract 3-B shown hereon is the same as Parcel Two described in Deed Book 316, Page 632 and shown on Plat Cabinet C, Sheet 234.
- 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 1-A and Tract 3-B; and consolidate Tract 1-B with Tract 2 as shown hereon. Tract 3-B must be consolidated with an adjacent legal parcel and cannot be sold separately.
- The front building line shown hereon is located at one hundred twenty-five (125) feet from the right-of-way line or one hundred forty (140) feet from the centerline of Escondida Road, whichever is greater.

PLOTTED: 05/09/22 @ 11:00 BY APD

DOUBLE CONSOLIDATION PLAT  
**PETE R. DAILEY, III**  
**WILLIAM JUSTICE SCOTT**  
 ESCONDIDA ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 400'	DATE 05/09/22	<b>DARNELL ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18.150.
	FILE NO. 22-5083	FILENAME DAILEYESC	
	FIELD CREW JF/NC/WR	JOB FILE DAILEYESC	
	DRAWN BY APD	CHECKED BY APD	