

**REMAINING ACREAGE:**

<b>PARCEL 2</b>	
Parcel I-Tract II (By D.B. 183, Pg. 331)	14± Acres
Parcel III (By D.B. 183, Pg. 331)	24± Acres
Less Parcel I (This Survey)	29,244 Acres
Remaining Parcel 2 (See Note #7)	8.7± Acres

**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
- May Nail Set in Road
- Point in Road
- ⊙ Point ⊙ Right-of-Way
- Center of Rock Fence
- Center of Creek
- ⊗ Address

JOHNNY RAY SWINEY  
GERRI LYNN SWINEY  
D.B. 300, Pg. 383

BEULAH HINKLE ESTATE  
D.B. 183, Pg. 331  
(Tract II)

BEULAH HINKLE ESTATE  
D.B. 183, Pg. 331  
(Parcel II-Tract I)

COMMONWEALTH OF KENTUCKY  
DEPARTMENT OF TRANSPORTATION  
D.B. 187, Pg. 261

KIMBERLY L. CASKEY  
D.B. 318, Pg. 356

KIMBERLY L. HINKLE  
P.C. B. Sh. 396  
D.B. 256, Pg. 783

LONA BANTA  
D.B. 178, Pg. 115  
D.B. 166, Pg. 296  
W.B. BBB, Pg. 697

ATLEE B. SCHWARTZ  
EMMA J. SCHWARTZ  
D.B. 318, Pg. 782  
(Tract 2)

ATLEE B. SCHWARTZ  
EMMA J. SCHWARTZ  
D.B. 318, Pg. 782  
(Tract 1)

ANTHONY CRAIG DAWSON  
D.B. 246, Pg. 652

ANTHONY CRAIG DAWSON  
D.B. 283, Pg. 260

ANTHONY CRAIG DAWSON  
D.B. 283, Pg. 260

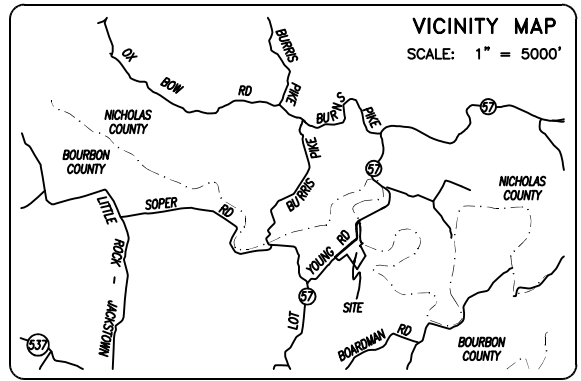
**LINETYPE LEGEND:**

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

LINE	BEARING	DISTANCE
L1	N 53°13'13" E	87.48
L2	N 41°21'40" E	58.33
L3	N 07°24'33" E	65.89
L4	N 07°47'43" W	144.48
L5	N 82°39'19" E	15.00
L6	N 07°01'29" E	103.08
L7	N 01°17'01" E	68.33
L8	N 20°45'16" E	97.59
L9	N 37°42'16" E	65.46
L10	N 33°04'35" E	140.88
L11	S 19°43'16" E	105.86
L12	S 63°06'19" E	96.31
L13	S 48°06'02" W	207.52
L14	S 54°19'48" E	82.47
L15	N 70°56'18" W	92.36
L16	N 47°16'38" W	198.76

**NOTES:**

- Parcel 1 and Parcel 2 shown hereon are the same as Parcel I-Tract II and Parcel III described in Deed Book 183, Page 331.
- See also Deed Book 175, Page 757 and Will Book PP, Page 675.
- Property shown hereon is subject to that previous conveyance for right-of-way purposes in favor of the Commonwealth of Kentucky, Department of Transportation, as recorded in Deed Book 187, Page 261.
- Property shown hereon is subject to a telephone line easement in favor of South Central Bell Telephone Company as recorded in Deed Book 173, Page 27.
- Property shown hereon is subject to a water line easement in favor of Judy Water Association, Inc. as recorded in Deed Book 250, Page 373.
- Parcel 1 platted hereon is subject to that "Passway Easement" as described within the parent deed, Deed Book 183, Page 331.
- Parcel 2 is shown hereon based on the existing legal description and does not reflect actual field measurements made by Darnell Engineering, Inc. at the date of the field survey shown hereon.
- This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
- The purpose of this "Ag Land Division" is to survey, plat, and divide Parcel 1 from the parent tract; and leave Parcel 2 as the remainder.



**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 W.W. Banta (See Also Note #2), by deed dated March 10, 1980, and recorded in Deed Book 183, page 331 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

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

**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.

May 19, 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



PLOTTED: 05/19/22 @ 5:00 BY APD

RECORD PLAT  
**BEULAH HINKLE ESTATE**  
#229 LOTT YOUNG ROAD (KY 57)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 05/19/22	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.*</small>
	FILE NO. 22-5026	FILENAME HINKLEBE	
	FIELD BOOK JF/NC/WR	JOB FILE HINKLEBE	
	DRAWN BY APD	CHECKED BY APD	