

LINE	BEARING	DISTANCE
L1	S 17°54'36" W	85.78
L2	S 17°54'36" W	110.18
L3	N 48°37'41" E	52.14
L4	S 48°37'41" W	52.14
L5	S 12°58'54" W	22.15
L6	N 89°33'37" W	46.96
L7	S 88°12'29" W	77.78
L8	S 82°53'59" W	87.69
L9	N 16°09'32" E	24.00
L10	S 84°33'43" W	35.32
L11	S 50°48'05" W	137.49
L12	N 51°24'20" W	52.50
L13	S 56°20'21" W	19.00
L14	N 33°39'39" W	50.00
L15	N 45°10'22" W	43.23
L16	N 34°34'27" W	183.00
L17	N 34°34'27" W	158.88

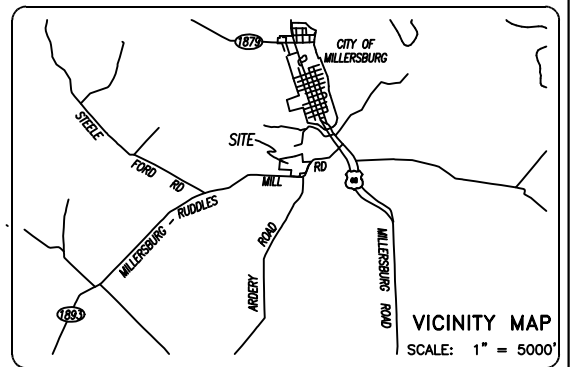
LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "KYTC R/W"
- #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
- Point in Road
- ⊕ Fence Post
- Ⓜ Address



NOTES:

1. Parcel 1 and Parcel 2 platted hereon is that remaining portion of that property or tract of land described in Deed Book 290, Page 363.
2. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey.
3. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning.
4. The purpose of this plat is to consolidate Parcel 1 with Parcel 3, and leave Parcel 2 as an independent and separate parcel of land.
5. Existing building on Mattox property represents an apparent encroachment on Parcel 1, as shown hereon.
6. Proposed entrance shown hereon was granted an encroachment permit by the Kentucky Transportation Cabinet, Department of Highways, by Permit No. 07-2019-00661 dated November 13, 2019.



OWNER'S CERTIFICATION (Roe)

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 M. Roe & Cathy J. Roe, by deed dated March 5, 2013, and recorded in Deed Book 290, page 363 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

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 1:18,000± and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Bural 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 SPC.

January 25, 2020 _____ 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.

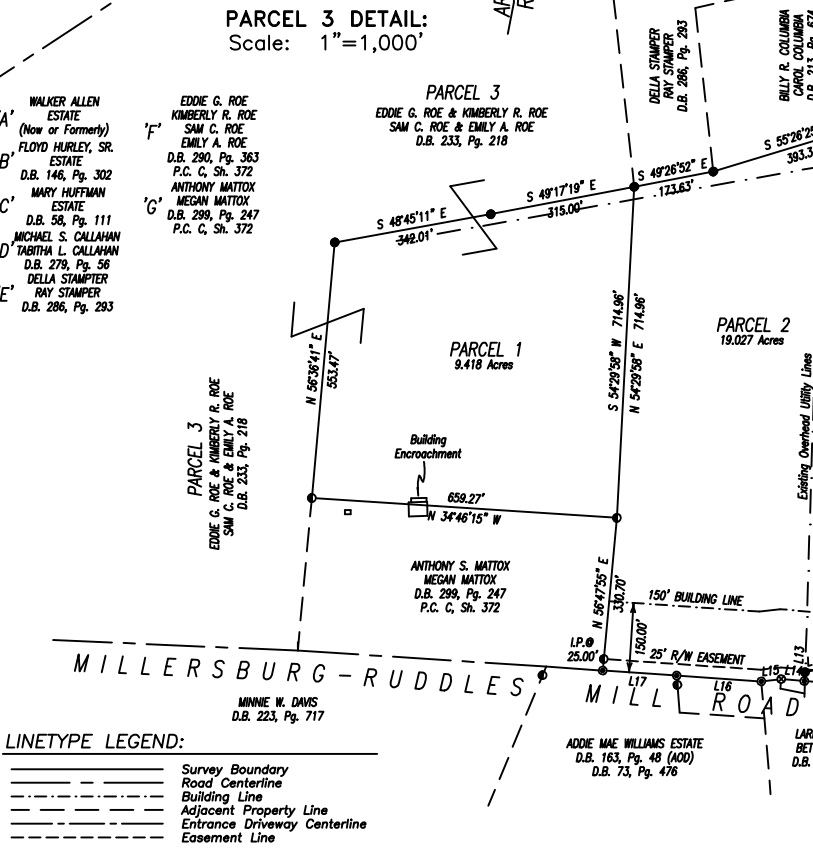
_____ Date _____ Planning Commission Official



PLOTTED: 01/25/20 @ 1:30 BY APD

SINGLE CONSOLIDATION PLAT
EDDIE G. ROE; KIMBERLY H. ROE;
SAM C. ROE, & EMILY A. ROE
 MILLERSBURG-RUDDLES MILL ROAD (KY 1893) & MILLERSBURG BYPASS (US 68)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 11/25/19	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>"THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150"</small>
	FILE NO. 19-4276	FILENAME ROEEDDIE1	
	FIELD BOOK 170-20	JOB FILE JOHNMILL	
	DRAWN BY APD	CHECKED BY APD	



LINETYPE LEGEND:

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

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
 Parcel 1 + Parcel 2 = 28.445 Acres
 Parcel 3 = 282.73± Acres

AFTER CONSOLIDATION:
 Parcel 1 + Parcel 3 = 292.15± Acres
 Parcel 2 = 19.027 Acres