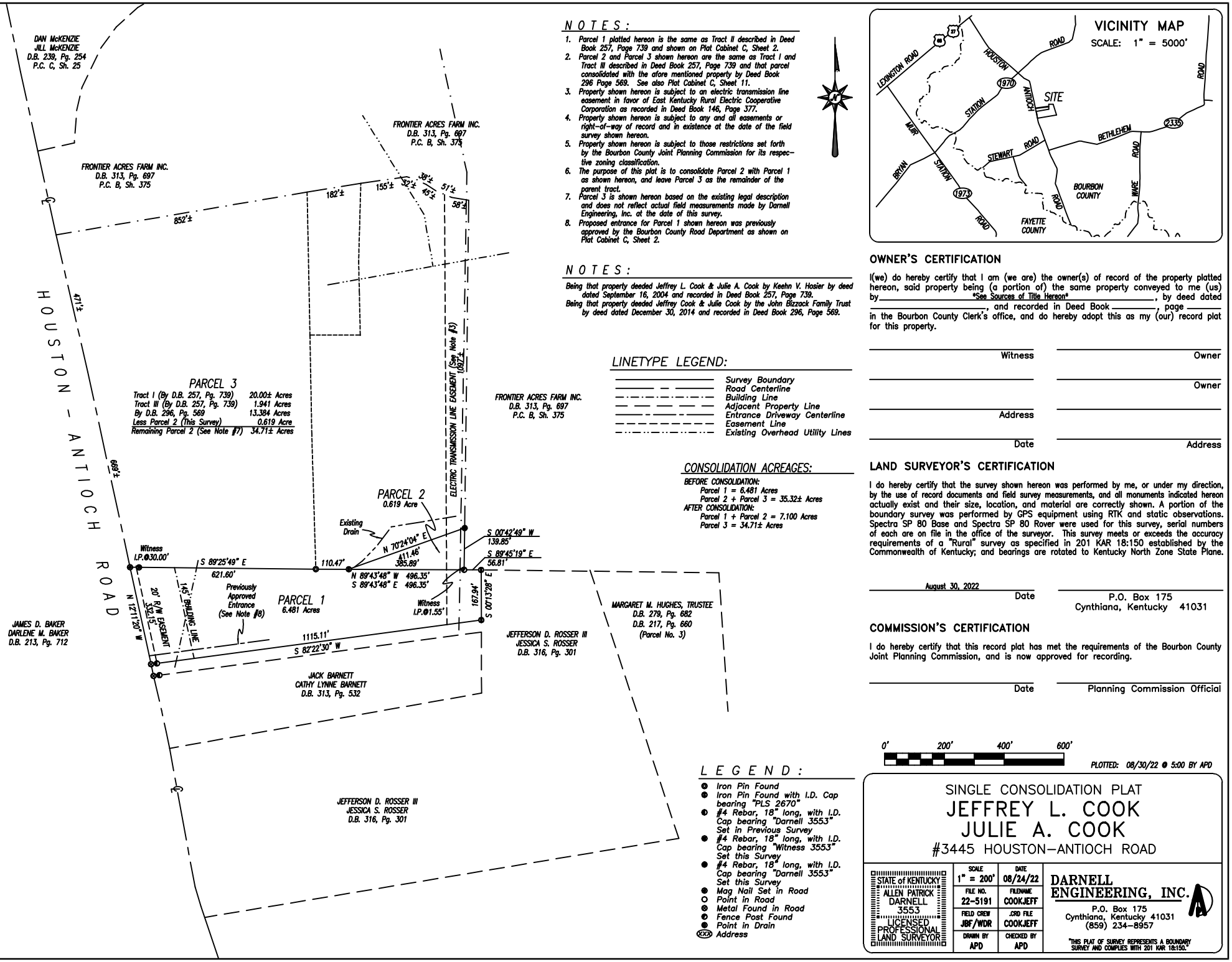

NOTES:

1. Parcel 1 platted hereon is the same as Tract II described in Deed Book 257, Page 739 and shown on Plat Cabinet C, Sheet 2.
2. Parcel 2 and Parcel 3 shown hereon are the same as Tract I and Tract III described in Deed Book 257, Page 739 and that parcel consolidated with the afore mentioned property by Deed Book 296 Page 569. See also Plat Cabinet C, Sheet 11.
3. Property shown hereon is subject to an electric transmission line easement in favor of East Kentucky Rural Electric Cooperative Corporation as recorded in Deed Book 146, Page 377.
4. 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 shown hereon.
5. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
6. The purpose of this plat is to consolidate Parcel 2 with Parcel 1 as shown hereon, and leave Parcel 3 as the remainder of the parent tract.
7. Parcel 3 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 this survey.
8. Proposed entrance for Parcel 1 shown hereon was previously approved by the Bourbon County Road Department as shown on Plat Cabinet C, Sheet 2.

NOTES:

Being that property deeded Jeffrey L. Cook & Julie A. Cook by Keehn V. Hosier by deed dated September 16, 2004 and recorded in Deed Book 257, Page 739.
Being that property deeded Jeffrey Cook & Julie Cook by the John Blizzack Family Trust by deed dated December 30, 2014 and recorded in Deed Book 296, Page 569.

LINETYPE LEGEND:

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

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
Parcel 1 = 6.481 Acres
Parcel 2 + Parcel 3 = 35.32± Acres
AFTER CONSOLIDATION:
Parcel 1 + Parcel 2 = 7.100 Acres
Parcel 3 = 34.71± Acres

LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "PLS 2670"
- #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
- Metal Found in Road
- Fence Post Found
- Point in Drain
- (XXX) Address

OWNER'S CERTIFICATION

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 _____

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.

August 30, 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 _____

0' 200' 400' 600'

PLOTTED: 08/30/22 @ 5:00 BY APD

SINGLE CONSOLIDATION PLAT

JEFFREY L. COOK
JULIE A. COOK

#3445 HOUSTON-ANTIOCH ROAD

STATE of KENTUCKY
ALLEN PATRICK DARNELL
3553
LICENSED PROFESSIONAL LAND SURVEYOR

SCALE	DATE
1" = 200'	08/24/22
FILE NO.	FILENAME
22-5191	COOKJEFF
FIELD CREW	.CRD FILE
JBF/WDR	COOKJEFF
DRAWN BY	CHECKED BY
APD	APD

DARNELL ENGINEERING, INC.
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."