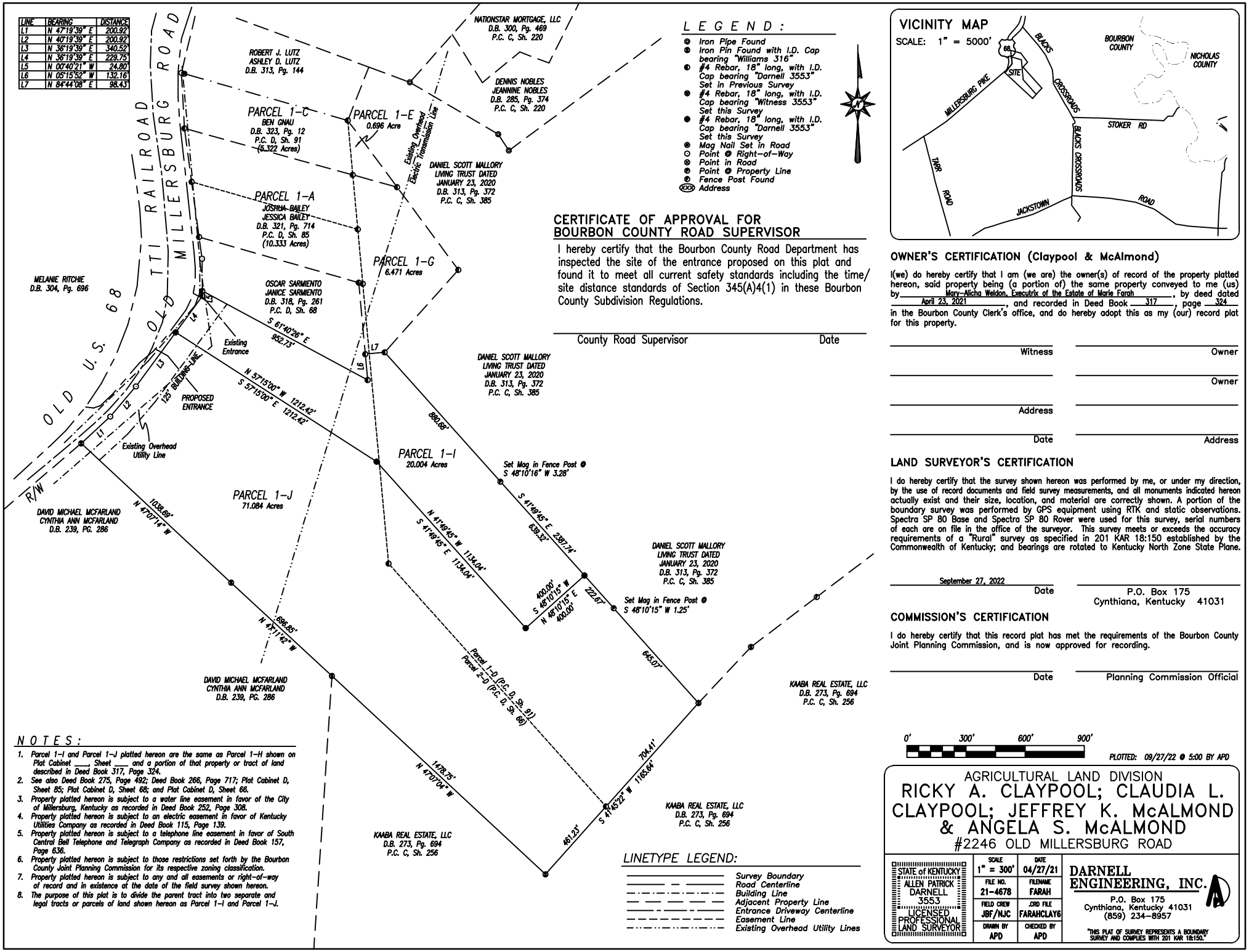
LINE | BEARING | DISTANCE
L1 | N 47°19'39" E | 200.92'
L2 | N 40°19'39" E | 200.92'
L3 | N 36°19'39" E | 340.52'
L4 | N 36°19'39" E | 229.75'
L5 | N 00°40'21" W | 24.80'
L6 | N 05°15'52" W | 132.16'
L7 | N 84°44'08" E | 98.43'
OLD U.S. 68
OLD MILLERSBURG ROAD
R/W
RAILROAD
TTI
ROBERT J. LUTZ
ASHLEY D. LUTZ
D.B. 313, Pg. 144
NATIONSTAR MORTGAGE, LLC
D.B. 300, Pg. 469
P.C. C, Sh. 220
DENNIS NOBLES
JEANNINE NOBLES
D.B. 285, Pg. 374
P.C. C, Sh. 220
PARCEL 1-C
BEN GNAU
D.B. 323, Pg. 12
P.C. D, Sh. 91
(5.322 Acres)
PARCEL 1-E
0.696 Acre
Existing Overhead Electric Transmission Line
DANIEL SCOTT MALLORY
LIVING TRUST DATED
JANUARY 23, 2020
D.B. 313, Pg. 372
P.C. C, Sh. 385
PARCEL 1-A
JOSHUA BAILEY
JESSICA BAILEY
D.B. 321, Pg. 714
P.C. D, Sh. 85
(10.333 Acres)
PARCEL 1-G
6.471 Acres
MELANIE RITCHIE
D.B. 304, Pg. 696
OSCAR SARMIENTO
JANICE SARMIENTO
D.B. 318, Pg. 261
P.C. D, Sh. 68
S 61°40'26" E
952.73'
Existing Entrance
125' BUILDING LINE
PROPOSED ENTRANCE
N 57°15'00" W 1212.42'
S 57°15'00" E 1212.42'
Existing Overhead Utility Line
DAVID MICHAEL MCFARLAND
CYNTHIA ANN MCFARLAND
D.B. 239, PG. 286
PARCEL 1-I
20.004 Acres
PARCEL 1-J
71.084 Acres
1038.89'
N 47°07'14" W
696.85'
N 47°11'42" W
1478.75'
N 47°07'04" W
Set Mag in Fence Post @
S 48°10'16" W 3.28'
880.68'
S 41°49'45" E 2287.74'
639.32'
N 41°49'45" W 1134.04'
S 41°49'45" E 1134.04'
400.00'
S 48°10'15" W
N 48°10'15" E
400.00'
222.67'
Set Mag in Fence Post @
S 48°10'15" W 1.25'
645.07'
704.41'
S 41°45'22" W 1165.64'
461.25'
Parcel 1-D (P.C. D, Sh. 91)
Parcel 2-D (P.C. D, Sh. 68)
DANIEL SCOTT MALLORY
LIVING TRUST DATED
JANUARY 23, 2020
D.B. 313, Pg. 372
P.C. C, Sh. 385
KAABA REAL ESTATE, LLC
D.B. 273, Pg. 694
P.C. C, Sh. 256
KAABA REAL ESTATE, LLC
D.B. 273, Pg. 694
P.C. C, Sh. 256
KAABA REAL ESTATE, LLC
D.B. 273, Pg. 694
P.C. C, Sh. 256
DAVID MICHAEL MCFARLAND
CYNTHIA ANN MCFARLAND
D.B. 239, PG. 286
LEGEND:
Iron Pipe Found
Iron Pin Found with I.D. Cap bearing "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 @ Right-of-Way
Point in Road
Point @ Property Line
Fence Post Found
XXX Address
N
CERTIFICATE OF APPROVAL FOR BOURBON COUNTY ROAD SUPERVISOR
I hereby certify that the Bourbon County Road Department has inspected the site of the entrance proposed on this plat and found it to meet all current safety standards including the time/site distance standards of Section 345(A)4(1) in these Bourbon County Subdivision Regulations.
County Road Supervisor
Date
NOTES:
1. Parcel 1-I and Parcel 1-J platted hereon are the same as Parcel 1-H shown on Plat Cabinet ___, Sheet ___ and a portion of that property or tract of land described in Deed Book 317, Page 324.
2. See also Deed Book 275, Page 492; Deed Book 266, Page 717; Plat Cabinet D, Sheet 85; Plat Cabinet D, Sheet 68; and Plat Cabinet D, Sheet 66.
3. Property platted hereon is subject to a water line easement in favor of the City of Millersburg, Kentucky as recorded in Deed Book 252, Page 308.
4. Property platted hereon is subject to an electric easement in favor of Kentucky Utilities Company as recorded in Deed Book 115, Page 139.
5. Property platted hereon is subject to a telephone line easement in favor of South Central Bell Telephone and Telegraph Company as recorded in Deed Book 157, Page 636.
6. Property platted hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
7. 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.
8. The purpose of this plat is to divide the parent tract into two separate and legal tracts or parcels of land shown hereon as Parcel 1-I and Parcel 1-J.
LINETYPE LEGEND:
Survey Boundary
Road Centerline
Building Line
Adjacent Property Line
Entrance Driveway Centerline
Easement Line
Existing Overhead Utility Lines
VICINITY MAP
SCALE: 1" = 5000'
68
SITE
BLACKS CROSSROADS
BOURBON COUNTY
NICHOLAS COUNTY
MILLERSBURG PIKE
STOKER RD
TARR ROAD
JACKSTOWN ROAD
BLACKS CROSSROADS
OWNER'S CERTIFICATION (Claypool & McAlmond)
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 Mary-Alicha Weldon, Executrix of the Estate of Marie Farah, by deed dated April 23, 2021, and recorded in Deed Book 317, page 324 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.
September 27, 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' 300' 600' 900'
PLOTTED: 09/27/22 @ 5:00 BY APD
AGRICULTURAL LAND DIVISION
RICKY A. CLAYPOOL; CLAUDIA L. CLAYPOOL; JEFFREY K. McALMOND & ANGELA S. McALMOND
#2246 OLD MILLERSBURG ROAD
STATE of KENTUCKY
ALLEN PATRICK DARNELL
3553
LICENSED PROFESSIONAL LAND SURVEYOR
SCALE: 1" = 300'
DATE: 04/27/21
FILE NO.: 21-4678
FILENAME: FARAH
FIELD CREW: JBF/NJC
.CRD FILE: FARAHCLAY6
DRAWN BY: APD
CHECKED BY: 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."