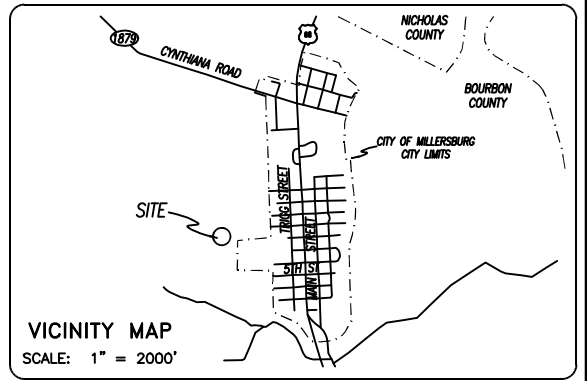


NOTES:

1. Tract 1, Tract 2, Tract 3, Tract 4, and Tract 5 platted hereon are the same as Parcel 2 shown on a plat recorded at Deed Book 314, Page 488; the same as Parcel 3 shown on the City of Millersburg Annexation Plat recorded at Plat Cabinet D, Sheet 56; and the same as that property described in Deed Book 321, Page 971.
2. The purpose of this plat is to survey and divide the parent tract into those three separate and legal tracts or parcels of land shown hereon.
3. 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.
4. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
5. Property shown hereon was annexed into the City of Millersburg.
6. Property platted hereon is subject to a water line easement in favor of Eddie G. Roe, Kimberly H. Roe, Sam C. Roe, & Emily A. Roe as recorded in Deed Book 320, Page 779.
7. Thirty (30) foot access easement 'A' being created by this plat, and acknowledged by the Owner's Certification hereon. Same being more particularly described as lying fifteen (15) feet on either side of the common boundary line between Tract 2 and Tract 5. Each shall share in the maintenance thereof.
8. Thirty (30) foot access easement 'B' being created by this plat, and acknowledged by the Owner's Certification hereon. Same being more particularly described as lying thirty feet off the north property line. Same being located on Tract 3 and Tract 4; and benefits Tract 2, Tract 3, and Tract 4.



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 James Edward Johnson & Neil P. Johnson, by deed dated May 4, 2022, and recorded in Deed Book 321, page 791 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 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 Kentucky North Zone State Plane

October 5, 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
- Surveyor Nail Found
- ▲ Aluminum Disc with I.D. Cap bearing "KY DOT R/W"
- 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 ● Right-of-Way
- Mag Nail Set in Fence Post
- Point ● Bank of Creek
- Fence Post
- ⊙ Address



PLOTTED: XX/XX/XX @ X:XX BY XXX

MINOR SUBDIVISION PLAT
RICHARD T. HADDEN
PAULETTE G. HADDEN
 LOCATION

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 10/04/22	DARNELL ENGINEERING, INC. 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. 22-5224	FILENAME HADDENRICK	
	FIELD CREW JBF/WDR	JRD FILE HADDENRICK	
	DRAWN BY APD	CHECKED BY APD	