

OWNER'S CERTIFICATION (Norton)

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 Patrick A. Behrens, by deed dated July 21, 2016, and recorded in Deed Book 301, page 409, in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

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

OWNER'S CERTIFICATION (Behrens)

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 L. Hyka & June Hyka, by deed dated May 29, 1997, and recorded in Deed Book 228, page 323, in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

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

NOTES:

- Parcel 1 shown hereon is the same as that tract or parcel of land described in Deed Book 301, Page 409 and shown on Plat Cabinet C, Sheet 383. Same being consolidated with Parcel 3.
- Parcel 2-A and Parcel 2-B platted hereon are the same as Parcel 2 shown on Plat Cabinet C, Sheet 383 and a portion of that property described in Deed Book 228, Page 323. See also P.C. B, Sh. 279; P.C. C, Sh. 90; and P.C. C, Sh. 305.
- Parcel 3 shown hereon is the same as that tract or parcel of land described in Deed Book 289, Page 1 and further identified as Tract 1A on Plat Cabinet C, Sheet 305.
- 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.
- Property shown hereon is subject to those restrictions set forth by the Paris-Bourbon County Planning Commission for its respective zoning classification.
- The purpose of this plat is to consolidate Parcel 2-A with Parcel 1; and leave Parcel 2-B as the remainder of the parent tract. Further, there is a division of that previous consolidation shown on Plat Cabinet C, Sheet 383.
- Thirty (30) foot right-of-way easement along Harrod's Creek Road is the same as that shown and dedicated on Plat Cabinet 3, Sheet 305.
- This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereon.

LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Justice 2360"
- Iron Pin Found with I.D. Cap bearing "PLS 2670"
- #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
- Mag Nail Found in Road
- Point in Road
- Railroad Spike Found
- ⊗ Address

COMMISSION'S CERTIFICATION

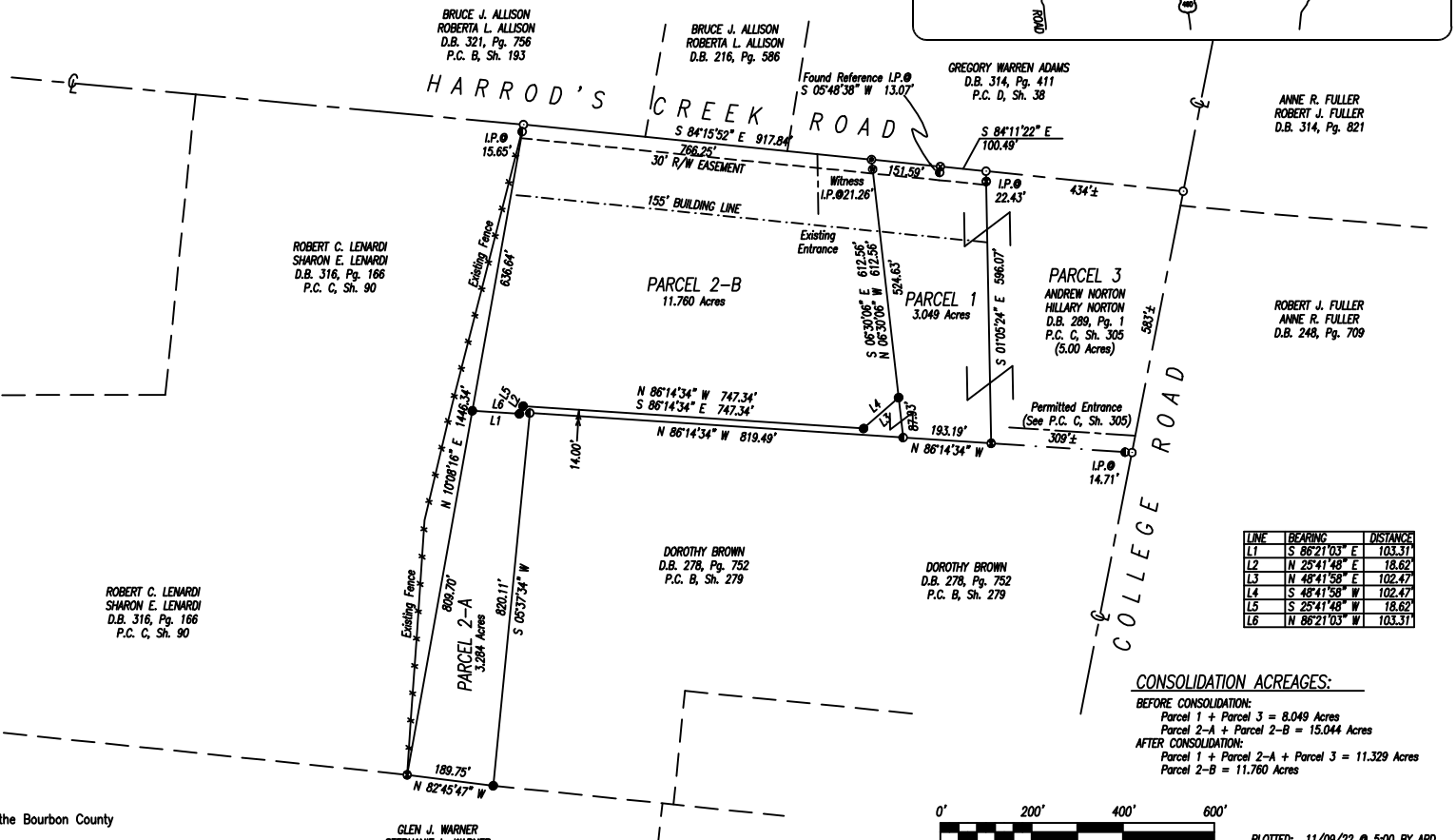
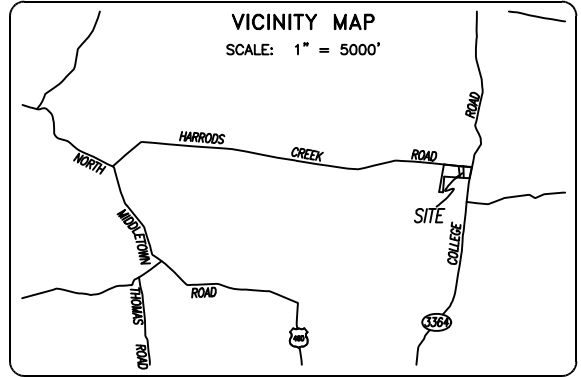
I do hereby certify that this record plat has met the requirements of the Bourbon County Joint Planning Commission, and is now approved for recording.

_____ Date _____ Planning Commission Official

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 1:1228,000± 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 Plat Cabinet C, Sheet 305

_____ Date _____ P.O. Box 175
Cynthiana, Kentucky 41031



LINE	BEARING	DISTANCE
L1	S 86°21'03" E	103.31'
L2	N 25°41'48" E	18.62'
L3	N 48°41'58" E	102.47'
L4	S 48°41'58" W	102.47'
L5	S 25°41'48" W	18.62'
L6	N 86°21'03" W	103.31'

CONSOLIDATION ACREAGES:
 BEFORE CONSOLIDATION:
 Parcel 1 + Parcel 3 = 8.049 Acres
 Parcel 2-A + Parcel 2-B = 15.044 Acres
 AFTER CONSOLIDATION:
 Parcel 1 + Parcel 2-A + Parcel 3 = 11.329 Acres
 Parcel 2-B = 11.760 Acres



PLOTTED: 11/09/22 @ 5:00 BY APD

CONSOLIDATION PLAT
PATRICK A. BEHRENS
ANDREW NORTON & HILLARY NORTON
 HARRODS CREEK ROAD

STATE OF KENTUCKY ALLEN PATRICK BEHRENS DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 05/03/16	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. 22-5216	FILENAME BEHRENS	
	FIELD BOOK 137-26	JOB FILE BEHRENS	
	DRAWN BY APD	CHECKED BY APD	