

WATERSHED PROPERTIES, LLC  
D.B. 284, Pg. 476 (B.C.)  
D.B. 302, Pg. 159 (B.C.)

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D.B. 284, Pg. 476 (B.C.)  
D.B. 302, Pg. 159 (B.C.)

JOSEPH D. HARKINS III  
SUSAN G. HARKINS  
D.B. 206, Pg. 14 (B.C.)

ROSEMONT FARM, LLC  
D.B. 239, Pg. 577 (B.C.)  
D.B. 265, Pg. 572 (B.C.)  
D.B. 275, Pg. 498 (B.C.)  
D.B. 3821, Pg. 704 (F.C.)

LINE	BEARING	DISTANCE
L1	S 62°18'08" E	30.36'
L2	S 45°24'32" E	114.96'
L3	S 47°01'52" E	143.47'
L4	S 50°23'14" E	48.99'
L5	S 48°54'59" E	55.89'
L6	S 61°36'41" E	62.98'
L7	S 66°48'07" E	64.90'
L8	N 80°38'54" E	34.17'
L9	S 57°54'49" E	46.89'
L10	N 76°18'31" E	50.38'
L11	S 46°24'05" E	22.23'
L12	S 70°55'05" E	9.05'
L13	N 78°46'44" E	19.14'
L14	S 68°19'29" E	77.63'
L15	S 73°35'09" E	44.88'
L16	S 82°16'03" E	77.19'
L17	S 49°12'18" E	34.48'
L18	S 68°22'21" E	49.84'
L19	N 79°01'48" E	33.19'
L20	S 66°18'53" E	49.23'
L21	S 81°04'26" E	71.69'
L22	S 55°10'06" E	67.63'
L23	S 87°36'59" E	24.64'
L24	S 45°44'30" E	19.83'
L25	S 88°34'38" E	55.96'
L26	S 37°22'48" E	32.73'
L27	S 89°54'58" E	29.63'
L28	S 59°01'01" E	31.84'
L29	N 87°42'25" E	9.88'
L30	N 69°22'15" E	24.65'
L31	S 80°16'07" E	28.67'
L32	S 76°47'54" E	56.44'
L33	S 52°04'31" E	21.28'
L34	S 71°46'45" E	12.61'
L35	N 84°41'19" E	38.68'
L36	S 15°32'03" E	27.05'
L37	S 82°22'04" E	23.25'
L38	N 65°16'51" E	31.68'
L39	S 56°38'26" E	119.97'
L40	S 42°01'40" E	73.80'
L41	N 41°50'43" W	32.16'
L42	S 41°50'43" E	32.16'

PARCEL 1-B  
72.478 Acres

PARCEL 1-A  
12.000 Acres

**LINETYPE LEGEND:**

- Survey Boundary Line
- Road Centerline
- Building Setback Line
- Deed Boundary Line
- Adjacent Property Line
- Center Entrance Driveway
- Easement Line
- Overhead Utility Line

**NOTES:**

- Parcel 1-A and Parcel 1-B platted hereon are the same as Parcel 1 shown on Plat Cabinet D, Sheet 70 and further described in Deed Book 318, Page 652.
- Deed references with a "(B.C.)" indicate recordings in the Office of the Bourbon County Clerk while a "(F.C.)" indicate Office of the Fayette County Clerk.
- 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 Bourbon County Joint Planning Commission for its respective zoning classification.
- The purpose of this "Record Plat" is to divide or separate the parent tract into two separate and legal tracts or parcels of land shown hereon as Parcel 1-A and Parcel 1-B.
- The Fayette and Bourbon County Line depicted hereon is approximate and based on Google Maps and does not reflect an actual county line survey.
- This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
- Proposed entrance for Parcel 1-B shown hereon was granted an Encroachment Permit by the Commonwealth of Kentucky, Department of Transportation, District Office by Permit No. 07-2022-00329 dated August 5, 2022.

**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 \_\_\_\_\_ Rosemont Farm, LLC, by deed dated August 12, 2021, and recorded in Deed Book \_\_\_\_\_ 318, page \_\_\_\_\_ 652 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

\_\_\_\_\_  
Witness  
\_\_\_\_\_  
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.

December 6, 2022 Date

\_\_\_\_\_ Date

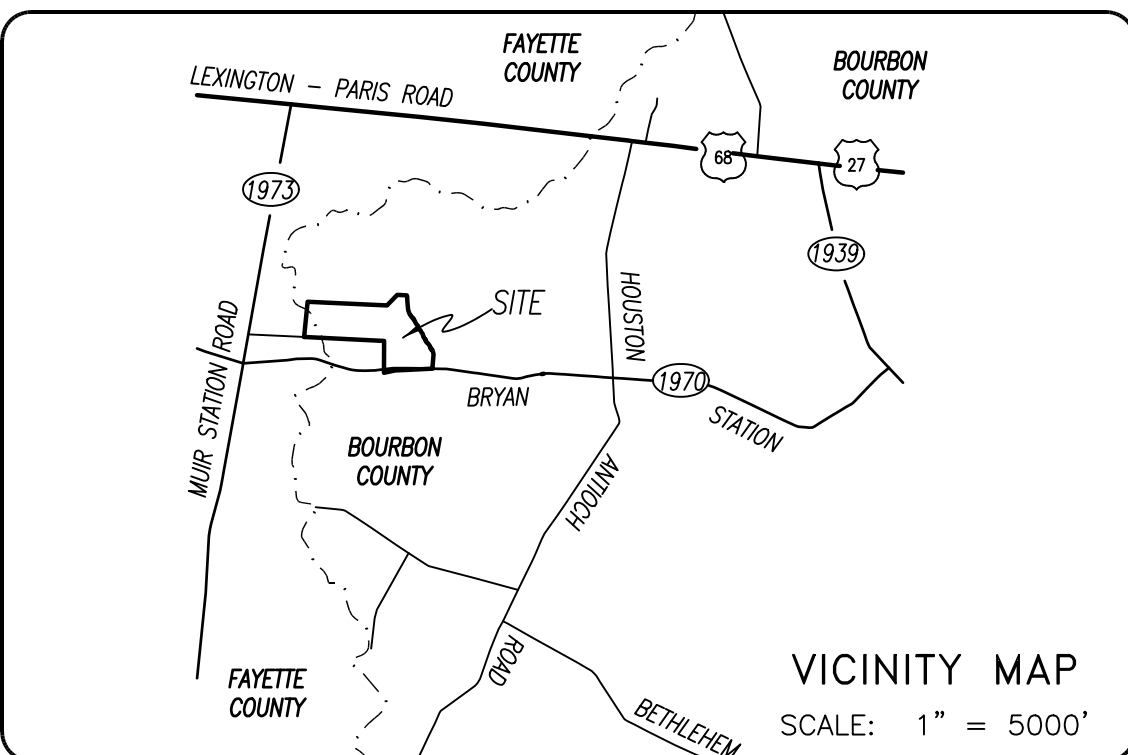
P.O. Box 175  
Cynthiana, Kentucky 41031

**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
- Iron Pin Found with I.D. Cap bearing "W.B. Witt 2187"
- 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
- Point in Road
- ⊗ Point in Center of Drain
- ⊙ Point w/Reference Monument
- ⊕ Fence Post Found
- ⊗⊗⊗ Address



PLOTTED: 12/06/22 @ 5:00 BY APD

AGRICULTURAL LAND DIVISION  
**WATERSHED PROPERTIES, LLC**  
BRYAN STATION ROAD (KY 1970)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 07/07/22	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.*
	FILE NO. 22-5116	FILENAME WATERSHED	
	FIELD CREW JF/CH	WATERSHED	
	DRAWN BY APD	CHECKED BY APD	