

CONSOLIDATION ACREAGES:

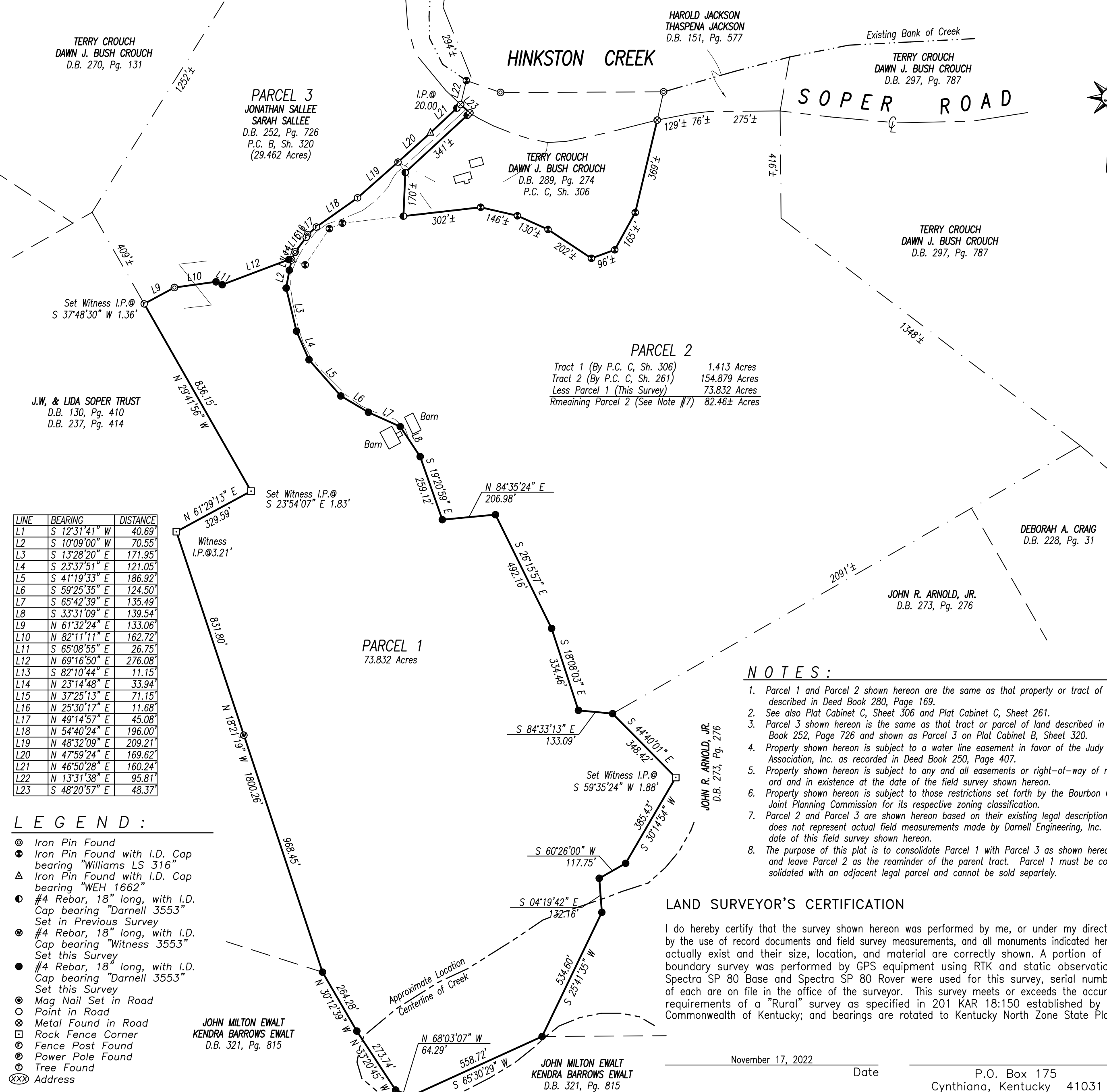
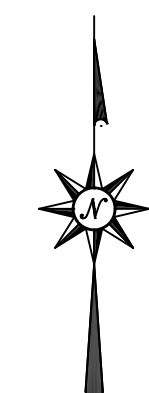
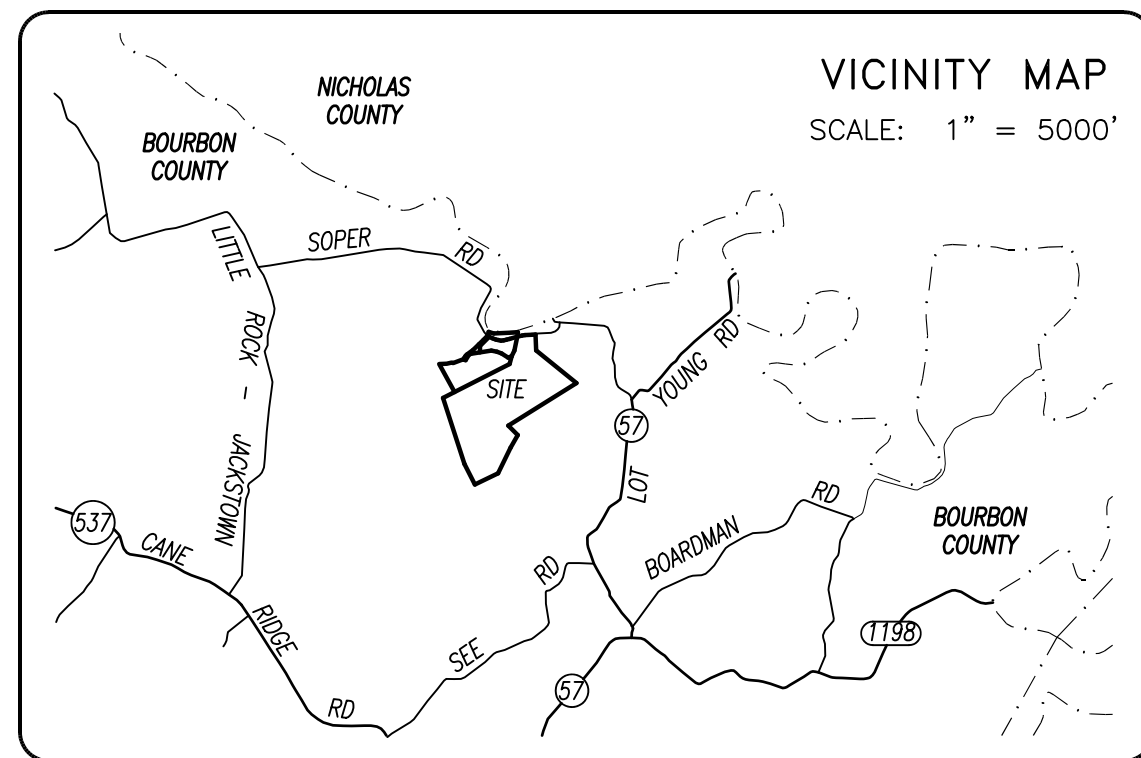
BEFORE CONSOLIDATION:
 Parcel 1 + Parcel 2 = 156.292 Acres
 Parcel 3 = 29.462 Acres
 AFTER CONSOLIDATION:
 Parcel 1 + Parcel 3 = 103.294 Acres
 Parcel 2 = 82.46± Acres

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'



LINE	BEARING	DISTANCE
L1	S 12°31'41" W	40.69'
L2	S 10°09'00" W	70.55'
L3	S 13°28'20" E	171.95'
L4	S 23°37'51" E	121.05'
L5	S 41°19'33" E	186.92'
L6	S 59°25'35" E	124.50'
L7	S 65°42'39" E	135.49'
L8	S 33°31'09" E	139.54'
L9	N 61°32'24" E	133.06'
L10	N 82°11'11" E	162.72'
L11	S 65°08'55" E	26.75'
L12	N 69°16'50" E	276.08'
L13	S 82°10'44" E	11.15'
L14	N 23°14'48" E	33.94'
L15	N 37°25'13" E	71.15'
L16	N 25°30'17" E	11.68'
L17	N 49°14'57" E	45.08'
L18	N 54°40'24" E	196.00'
L19	N 48°32'09" E	209.21'
L20	N 47°59'24" E	169.62'
L21	N 46°50'28" E	160.24'
L22	N 13°31'38" E	95.81'
L23	S 48°20'57" E	48.37'

LEGEND:

- ⊙ Iron Pin Found
- ⊙ Iron Pin Found with I.D. Cap bearing "Williams LS 316"
- ⊙ Iron Pin Found with I.D. Cap bearing "WEH 1662"
- #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
- ⊙ Rock Fence Corner
- ⊙ Fence Post Found
- ⊙ Power Pole Found
- ⊙ Tree Found
- (XX) Address

NOTES:

1. Parcel 1 and Parcel 2 shown hereon are the same as that property or tract of land described in Deed Book 280, Page 169.
2. See also Plat Cabinet C, Sheet 306 and Plat Cabinet C, Sheet 261.
3. Parcel 3 shown hereon is the same as that tract or parcel of land described in Deed Book 252, Page 726 and shown as Parcel 3 on Plat Cabinet B, Sheet 320.
4. Property shown hereon is subject to a water line easement in favor of the Judy Water Association, Inc. as recorded in Deed Book 250, Page 407.
5. 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.
6. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
7. Parcel 2 and Parcel 3 are shown hereon based on their existing legal descriptions and does not represent actual field measurements made by Darnell Engineering, Inc. at the date of this field survey shown hereon.
8. The purpose of this plat is to consolidate Parcel 1 with Parcel 3 as shown hereon; and leave Parcel 2 as the remainder of the parent tract. Parcel 1 must be consolidated with an adjacent legal parcel and cannot be sold separately.

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.

November 17, 2022 Date

P.O. Box 175
 Cynthiana, Kentucky 41031

OWNER'S CERTIFICATION (Sallee Property)

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 Jackie Slone & Lisa Lynn Hunter, by deed dated September 11, 2003, and recorded in Deed Book 252, page 726 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

OWNER'S CERTIFICATION (Crouch Property)

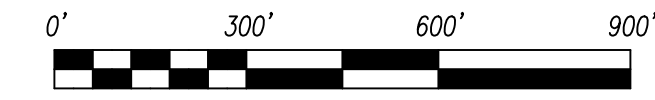
I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by Kentucky Bank, by deed dated February 16, 2010, and recorded in Deed Book 280, page 469 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

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

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
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PLOTTED: 11/17/22 @ 5:00 BY APD

CONSOLIDATION PLAT
TERRY CROUCH & DAWN J. BUSH CROUCH
JONATHAN SALLEE & SARAH SALLEE
 #1500 SOPER ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 300'	DATE 11/07/22	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.*</small>
	FILE NO. 22-5259	FILENAME CROUCHT	
	FIELD CREW JF/WR/AM	.CRD FILE CROUCHT	
	DRAWN BY APD	CHECKED BY APD	