



**OWNER'S CERTIFICATION**

(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 Mainsource Bank, by deed dated March 16, 2012, and recorded in Deed Book 287, page 88 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.

February 4, 2023 \_\_\_\_\_ 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



PLOTTED: 02/04/23 @ 5:00 BY APD

**AGRICULTURAL LAND DIVISION**

**BIZSOFT, INC.**

#444 HUTCHISON ROAD (KY 1939)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 01/26/23	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. 22-5280	FILENAME BIZSOFT	
	FIELD CREW JF/WR/AM	JOB FILE BIZSOFT	
	DRAWN BY APD	CHECKED BY APD	

**NOTES:**

- Parcel 1 and Parcel 2 shown hereon are the same as that tract or parcel of land described in Deed Book 287, Page 88.
- See also plat of record at Deed Book 212, Page 751.
- Property shown hereon is subject to that access easement further described within the parent tract.
- 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 and Zoning Commission for its respective zoning classification.
- Parcel 2 is shown hereon based on the existing legal description and does not reflect actual field measurements made by Darnell Engineering, Inc. at the date of the field survey shown hereon.
- This Agricultural Land Division 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 shown hereon was approved by the Commonwealth of Kentucky, Kentucky Transportation Cabinet, District Office per Permit 07-2023-00048 dated February 2, 2023.
- Twenty foot (20) utility easement located on Parcel 1 is hereby created by this plat and acknowledged by the Owner's Certification hereon. Same being located on Parcel 1 and benefits Parcel 2.
- Twenty foot (20) water line easement located on Parcel 1 is hereby created by this plat and acknowledged by the Owner's Certification hereon. Same being located on Parcel 1 and benefits Parcel 2.

**LEGEND:**

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "WEH 1662"
- Iron Pin Found with I.D. Cap bearing "RDH 1987"
- ▲ Iron Pin Found with I.D. Cap bearing "A. Justice 3661"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Mag Nail Set in Road
- Point in Road
- Mag Nail Found in Road
- Railroad Spike Found
- ⊗ Address

LARRY G. PITMAN  
JANE C. PITMAN  
D.B. 194, Pg. 490

LINE	BEARING	DISTANCE
L1	S 78°54'45" W	256.93
L2	S 08°12'48" W	73.15
L3	S 00°25'09" W	323.61
L4	S 13°09'28" W	171.55
L5	S 85°40'51" W	78.14

**LINETYPE LEGEND:**

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Existing Overhead Utility Lines