

NOTES:

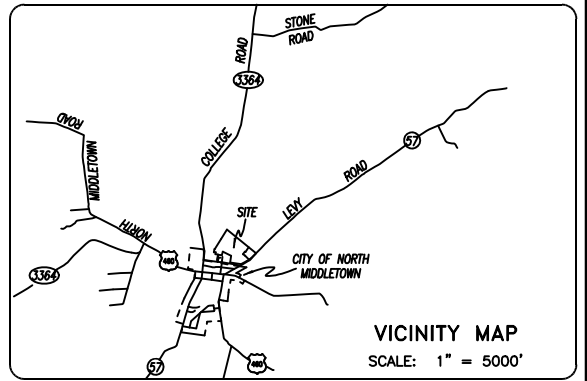
- Parcel 1 and Parcel 2 shown hereon are the same as that tract or parcel of land described in Deed Book 316, Page 448.
- Property shown hereon is subject to a water line easement in favor of the City of North Middletown as recorded in Deed Book 269, Page 316 and Deed Book 219, Page 147.
- Property shown 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.
- This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
- The purpose of this plat is to survey, plat, and divide Parcel 1 from the parent tract; and leave Parcel 2 as the remainder of the same.
- Parcel 2 is shown hereon based on the existing legal description and does not represent actual field measurements made by Darnell Engineering, Inc. at the date of the field survey shown hereon.
- See also Deed Book 323, Page 414.

LINETYPE LEGEND:

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

LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Williams PLS 316"
- #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
- Mag Nail Set in Tree
- Railroad Spike Found
- ② Address



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 John W. Combs (See Also Deed Book 323, Page 414), by deed dated January 29, 2021, and recorded in Deed Book 316, page 448 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

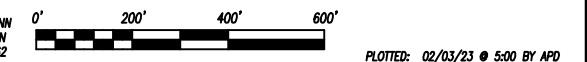
I do hereby certify that the survey shown hereon was performed by me, or under my direction, by use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed 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 related to Kentucky North Zone State Plane.

February 3, 2023
 _____ Date
 P.O. Box 175
 Cynthia, 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



AGRICULTURAL LAND DIVISION
JUSTIN MENKE
SUSAN M. MENKE
 #161 LEVY ROAD (KY 57)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 02/02/23	FILE NO. 23-5318	FILERNAME MENKEJUS	DATE 02/02/23	FIELD CREW JF/WR/AM	JOB FILE MENKEJUS	DOWN BY APD	CHECKED BY APD	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
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*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150.