

BOURBON COUNTY
FAYETTE COUNTY

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:

Parcel 1 = 135.595 Acres
Parcel 2 + Parcel 3 + Parcel 4 = 99.089 Acres

AFTER CONSOLIDATION:

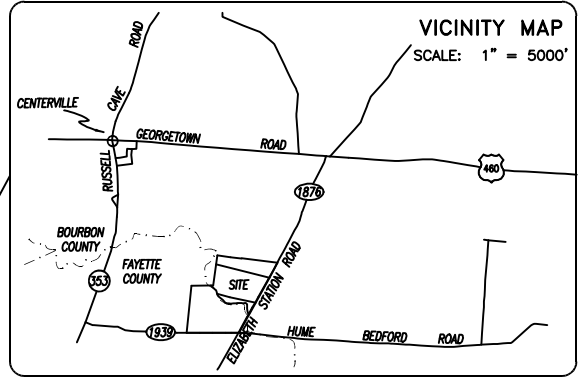
Parcel 1 + Parcel 2 = 148.366 Acres
Parcel 3 = 42.401 Acres
Parcel 4 = 43.917 Acres

NOTES:

1. Parcel 1 shown hereon is the same as Tract 2 described in Deed Book 315, Page 582. See also Note #4.
2. Parcel 2, Parcel 3, and Parcel 4 platted hereon are the same as Tract 1 described in Deed Book 315, Page 582. See also Note #4.
3. Parcel 5 shown hereon is the same as Tract 3 described in Deed Book 315, Page 582. See also Note #4.
4. See also Deed Book 3808, Page 318 in the Office of the Fayette County Clerk. All other references hereon, unless otherwise denoted, relate to the Office of the Bourbon County Clerk.
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 hereon.
6. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning and Zoning Commission for its respective zoning classification.
7. This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
8. Proposed entrances for Parcel 3 and Parcel 4 were granted by the Commonwealth of Kentucky, Department of Transportation, District 7 Office by Permit No. XXXX dated XXXXX.
9. The purpose of this Plat is to consolidate Parcel 2 with Parcel 1; and divide the remainder of that parent tract into two separate and legal parcels of land identified as Parcel 3 and Parcel 4 hereon.

LEGEND:

- Iron Pin Found
- Iron Pipe Found
- ⊙ Iron Pin Found with I.D. Cap bearing "G. Roland PLS 3363"
- ▲ Iron Pin Found with I.D. Cap bearing "xxxxx"
- #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
- ⊙ Railroad Spike Found
- ⊙ Address



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 Bluestone Farms, LLC (See Also Note #4), by deed dated November 6, 2020, and recorded in Deed Book 315, page 582 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

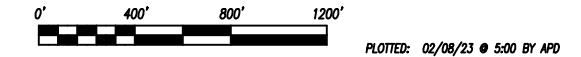
I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was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

Surveyed on: February 8, 2023 Date
 Surveyor: _____ 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



SINGLE CONSOLIDATION & AGRICULTURAL LAND DIVISION

FIVE MILES NORTH, LLC
 #2481 HUME BEDFORD ROAD (KY 1939) &
 ELIZABETH STATION ROAD (KY 1876)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 400'	DATE 01/27/23	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. 23-5310	FILENAME FVEMILEH2	
	FIELD CREW JF/WR/AM	JOB FILE FVEMILEH	
	DRAWN BY APD	CHECKED BY APD	

ELKHORN OAKS, INC.
D.B. 228, Pg. 315 (Bourbon Co.)
D.B. 1936, Pg. 209 (Fayette Co.)
D.B. 2356, Pg. 296 (Fayette Co.)

CHUCK ALLEN
LORI ALLEN
D.B. 3549, Pg. 461 (Fayette County)

CHUCK ALLEN
LORI ALLEN
D.B. 306, Pg. 91 (Bourbon County)

CHUCK ALLEN
LORI ALLEN
D.B. 306, Pg. 91 (Bourbon County)

DARRELL SEXTON
ALLIE C. SEXTON
D.B. 268, Pg. 354 (Bourbon County)

PARCEL 5
FIVE MILES NORTH, LLC
D.B. 3808, Pg. 318 P.C. N, Sh. 146 (Fayette County)
D.B. 315, Pg. 582 P.C. c, Sh. 270 (Bourbon County)

PARCEL 4
43.917 Acres

PARCEL 3
42.401 Acres

PARCEL 2
12.771 Acres

PARCEL 1
FIVE MILES NORTH, LLC
D.B. 3808, Pg. 318 P.C. N, Sh. 146 (Fayette County)
D.B. 315, Pg. 582 P.C. c, Sh. 270 (Bourbon County)
{135.5949 Acres}

ELKHORN OAKS, INC.
D.B. 228, Pg. 315 (Bourbon Co.)
D.B. 1936, Pg. 209 (Fayette Co.)
D.B. 2356, Pg. 296 (Fayette Co.)

RANDAL K. STEPHAN
SUZIETA STEPHAN
D.B. 3427, Pg. 450 (Fayette County)

CONBOY ENTERPRISES, LLC
D.B. 3553, Pg. 152 P.C. L, Sh. 481 (Fayette County)

CONBOY ENTERPRISES, LLC
D.B. 2271, Pg. 605 P.C. L, Sh. 481 (Fayette County)

BEDFORD & ROSS
D.B. 318, Pg. 289 (Fayette County)

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Original Tract
- Right-of-Way Easement
- Adjacent Property Line
- Entrance Driveway Centerline
- Existing Power Line