

OWNER'S CERTIFICATION (Threave Main Stud, L.L.C.)

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 Timothy C. Thornton, Betty Lebus Thornton, Margaret T. Buckley, & Michael J. Buckley by deed dated September 1, 2005, and recorded in Deed Book 262, page 245 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

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

OWNER'S CERTIFICATION (Arthur St. George & Michelle Sposato)

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 Stoneleigh Farm, LLC, by deed dated May 17, 2016, and recorded in Deed Book 300, page 788 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

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

LINETYPE LEGEND:

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

NOTES:

- Parcel 5 and Parcel 6 shown hereon are the same as Parcel 4 shown on Plat Cabinet D, Sheet 1 and a portion of that tract or parcel of land described in Deed Book 262, Page 245.
- Parcel 7 shown hereon is the same as that tract or parcel of land described in Deed Book 300, Page 788. See also Plat Cabinet C, Sheet 377.
- 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 plat is to divide or separate Parcel 5 from the parent tract, and consolidate it with the existing Parcel 7 described in Deed Book 300, Page 788. Parcel 6 shown hereon is the remainder of the parent tract.
- Parcel 5 platted hereon must be consolidated with an adjacent legal parcel and cannot be sold separately.
- Parcel 5 and Parcel 7 shown hereon are based on the existing legal descriptions and does not reflect actual field measurements made by Darnell Engineering, Inc. at the date of the field survey shown hereon.
- Parcel 7 has an existing entrance located off Lexington Road (US 27 & US 68).

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
 Parcel 5 + Parcel 6 = 318.12± Acres
 Parcel 7 = 299.26± Acres

AFTER CONSOLIDATION:
 Parcel 5 + Parcel 7 = 352.56± Acres
 Parcel 6 = 264.81± Acres

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that this plat depicts a survey made by me or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was 1:42,000± and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Rural survey and the accuracy and precision of said survey meets all the specifications of this class. This survey and plat meets or exceeds the minimum standards of all governing authorities. The basis of the bearings shown hereon is in relation to Plat Cabinet B, Sheet 394A.

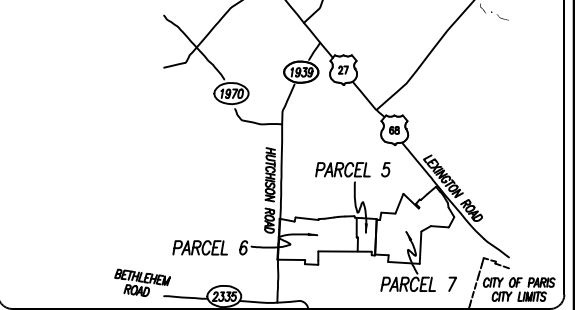
January 18, 2023

Date

P.O. Box 175
Cynthiana, Kentucky 41031

VICINITY MAP

SCALE: 1" = 6,000'



LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "PLS 2434"
- Iron Pin Found with I.D. Cap bearing "PLS 1987"
- #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"
- Set this Survey
- Mag Nail Set in Road
- Found Metal in Road
- Point in Road
- Railroad Rail Found
- ▲ Point w/Reference Pin
- ⊙ Address



PLOTTED: 01/18/23 @ 5:00 BY APD

SINGLE CONSOLIDATION PLAT
THREAVE MAIN STUD, LLC
ARTHUR ST. GEORGE &
MICHELLE SPOSATO
 HUTCHISON ROAD (KY 1939)

STATE OF KENTUCKY
 ALLEN PATRICK
 DARNELL
 3553
 LICENSED PROFESSIONAL
 LAND SURVEYOR

SCALE 1" = 400'	DATE 01/16/23
FILE NO. 23-5304	FILENAME THREAVE
FIELD BOOK 125-65	JOB FILE JRD THORNTON
DRAWN BY APD	CHECKED BY APD

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"

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

SHACK W. TUCKER, SR.
EMILE M. TUCKER
D.B. 206, Pg. 679

SHOULTZ FARMS, LLC
D.B. 308, Pg. 712
P.C. D, Sh. 21

SHOULTZ FARMS, LLC
D.B. 308, Pg. 712
P.C. D, Sh. 21

SHOULTZ FARMS, LLC
D.B. 308, Pg. 712
P.C. D, Sh. 21

JENNIFER A. CARLTON TRUST
D.B. 307, Pg. 141
P.C. C, Sh. 241

PARCEL 1
TIMOTHY C. THORNTON
BETTY L. THORNTON
D.B. 299, Pg. 159
P.C. C, Sh. 370
(6,000 Acres)

ANN BRAXTON JONES LYNCH
DAMIAN CHRISTIAN LYNCH
D.B. 247, Pg. 232

PARCEL 6
By D.B. 262, Pg. 245 334.12± Acres
Less Parcel 1 (By P.C. C, Sh. 370) 6,000 Acres
Less Parcel 3 (By P.C. D, Sh. 1) 10,000 Acres
Less Parcel 5 (By This Survey) 53.306 Acres
Remaining Parcel 6 264.81± Acres

PARCEL 3
THE MARGARET T. BUCKLEY
REVOCABLE TRUST U/A/D
NOVEMBER 16, 2017
D.B. 306, Pg. 162
P.C. D, Sh. 1
(10,000 Acres)

RONALD MINGUA TRUST
dated JUNE 13, 2016
D.B. 301, Pg. 798
P.C. C, Sh. 272
(Parcel 1)

RONALD MINGUA
PAMELA MINGUA
D.B. 234, Pg. 814
P.C. B, Sh. 394A

BARBARA J. REYNOLDS
D.B. 246, Pg. 1

PARCEL 7
ARTHUR ST. GEORGE
MICHELLE SPOSATO
D.B. 300, Pg. 788
P.C. C, Sh. 377
(299.26± Acres)

PARCEL 7
ARTHUR ST. GEORGE
MICHELLE SPOSATO
D.B. 300, Pg. 788
P.C. C, Sh. 377
(299.26± Acres)

FORE OAKS, LLC
D.B. 283, Pg. 777