

NOTES:

- Parcel 1 and Parcel 2 platted hereon are the same as that property or tract of land described in Deed Book 324, Page 225 and further identified as Parcel B Plat Cabinet C, Sheet 367.
- Property platted hereon is subject to a water line easement in favor of the Judy Water Association, Inc. as recorded in Deed Book 250, Page 546.
- Parcel 1 platted hereon is subject to that previous conveyance for right-of-way purposes in favor of the Bourbon County Fiscal Court as recorded in Deed Book 179, Page 319. Same being a bridge replacement project.
- 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 the parent tract into two separate and legal tracts or parcels of land shown hereon as Parcel 1 and Parcel 2.
- This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	123.45'	171.18'	157.79'	S 49°16'08" E
C2	246.34'	113.50'	112.50'	S 06°46'15" E
C3	311.43'	200.15'	186.72'	S 06°05'45" E
C4	241.37'	109.72'	108.78'	S 07°37'45" E
C5	586.17'	293.73'	290.67'	N 73°45'12" E
C6	136.72'	102.51'	100.12'	N 37°26'27" E

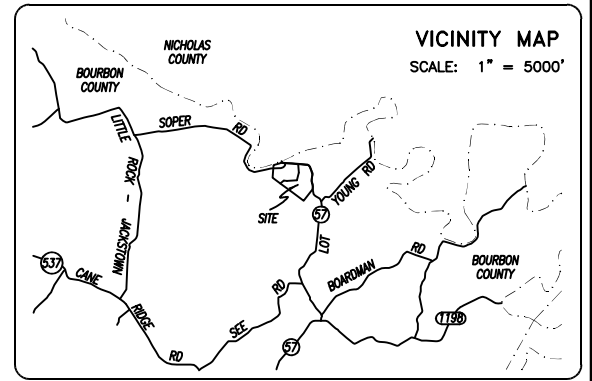
LINETYPE LEGEND:

- 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 "A. Justice 2360"
- 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"
- #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
- Point in Road
- Metal Found in Road
- Mag Nail Found
- Point @ Fence w/Reference
- Tree Found this Survey
- Bank of Creek
- Power Pole
- ⊗ Address

LINE	BEARING	DISTANCE
L1	N 56°18'29" E	41.51
L2	N 61°49'40" E	54.51
L3	S 62°06'43" E	54.93
L4	S 86°08'47" E	60.50
L5	N 03°51'13" E	20.00
L6	S 86°06'03" E	116.74
L7	S 87°23'19" E	68.62
L8	S 88°43'21" E	70.97
L9	S 09°26'03" W	91.02
L10	S 09°55'39" W	129.27
L11	S 20°46'24" E	80.39
L12	S 05°56'19" W	104.12
L13	S 03°34'11" W	30.65
L14	N 83°59'21" E	246.85
L15	N 11°52'15" E	86.90
L16	N 07°48'18" E	41.94



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 Terry W. Crouch & Dawn J. Bush Crouch, by deed dated November 8, 2022, and recorded in Deed Book 324, page 225 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness	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.

Date April 13, 2023 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 _____

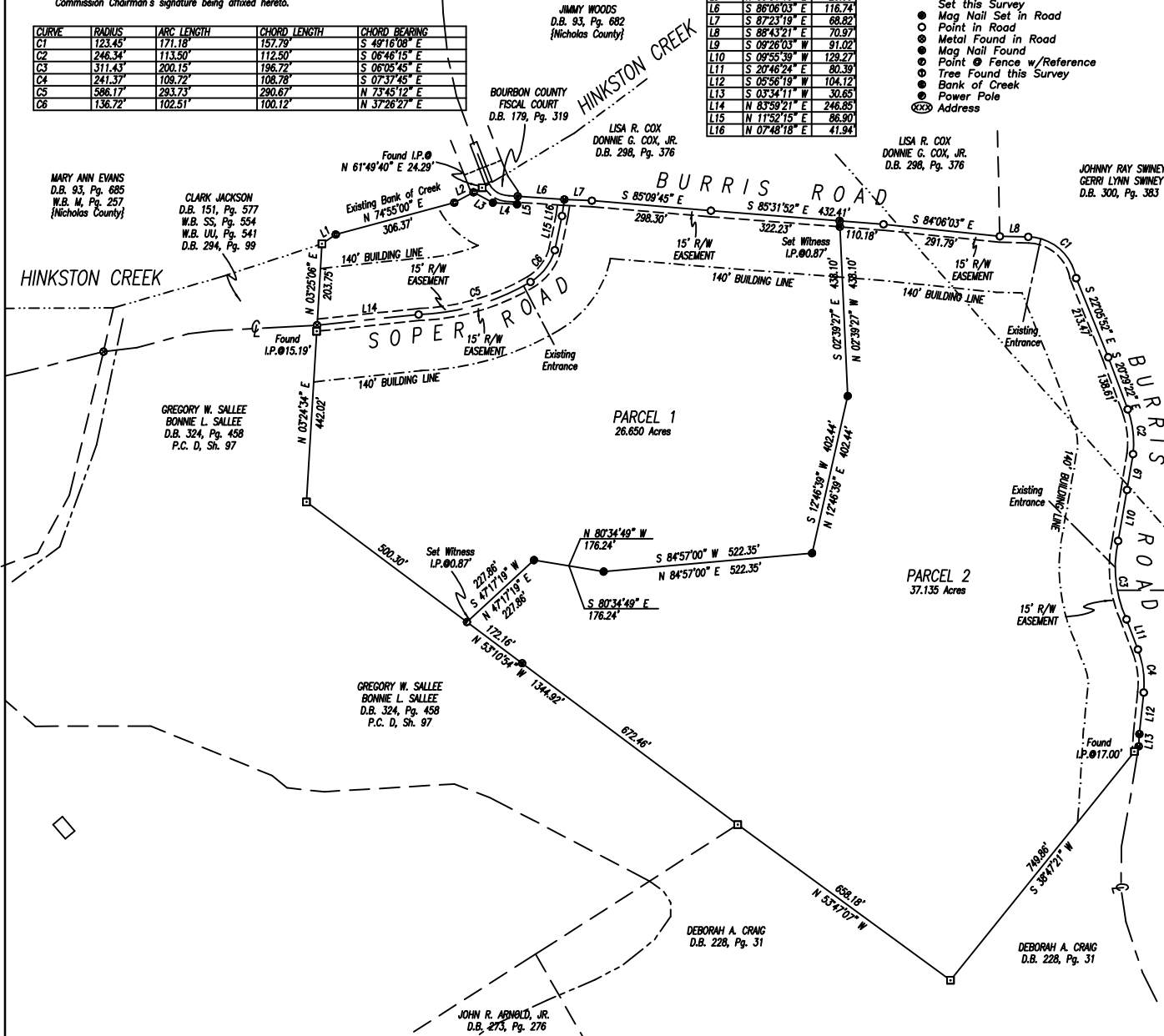
LARRY JIPSON
HILLARY JIPSON
D.B. 305, Pg. 781
P.C. C, Sh. 377



PLOTTED: 04/13/23 @ 5:00 BY APD

AGRICULTURAL LAND DIVISION
BENJAMIN L. B. EICHER
MAHLON L. B. EICHER
#1700 SOPER ROAD & BURRIS ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 04/10/23	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. 23-5358	FILENAME EICHERBEN	
	FIELD CREW JBF/WDR	JRD FILE EICHERBEN	
	DRAWN BY APD	CHECKED BY APD	



MARY ANN EVANS
D.B. 93, Pg. 685
W.B. M, Pg. 257
{Nicholas County}

CLARK JACKSON
D.B. 151, Pg. 577
W.B. SS, Pg. 554
W.B. UUL, Pg. 541
D.B. 294, Pg. 99

GREGORY W. SALLEE
BONNIE L. SALLEE
D.B. 324, Pg. 458
P.C. D, Sh. 97

GREGORY W. SALLEE
BONNIE L. SALLEE
D.B. 324, Pg. 458
P.C. D, Sh. 97

JIMMY WOODS
D.B. 93, Pg. 682
{Nicholas County}

LISA R. COX
DONNIE G. COX, JR.
D.B. 296, Pg. 376

LISA R. COX
DONNIE G. COX, JR.
D.B. 296, Pg. 376

JOHNNY RAY SWINEY
GERRI LYNN SWINEY
D.B. 300, Pg. 383

DEBORAH A. CRAIG
D.B. 228, Pg. 31

DEBORAH A. CRAIG
D.B. 228, Pg. 31

JOHN R. ARNOLD, JR.
D.B. 273, Pg. 276