

NOTES (Continued):

- Property platted hereon is currently zoned Heavy Industrial (I-2) by the existing City of Paris Zoning Ordinance.
- City of Paris Electric Easement being more described as lying fifteen (15) feet on either side of the centerline of the existing overhead electric line for a total of thirty (30) feet in width. No recorded documents of record were found at date of this drawing.
- Property platted hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.

LEGEND:

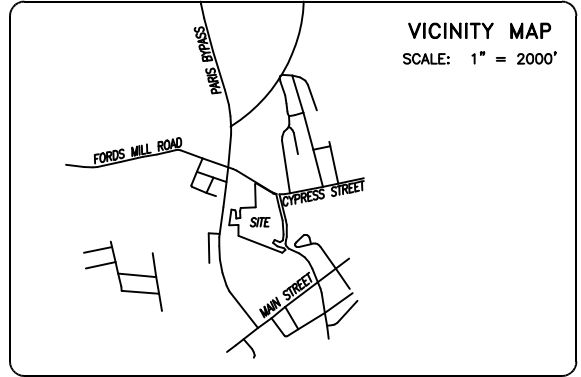
- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Baldwin 1366"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Mag Nail Set in Road
- Found Metal in Road
- Mag Nail Found in Road
- Point @ Right-of-Way
- Concrete R/W Marker
- ⊙ Address

LINETYPE LEGEND:

- Survey Boundary
- - - Road Centerline
- Right-of-Way
- - - Building Setback Line
- - - Adjacent Property Line
- - - Entrance Driveway Centerline
- - - Existing Power Line

SITE STATISTICS:

ZONING: Heavy Industrial (I-2)
 ADDRESS: #2008 Cypress Street, Paris, Kentucky
 Minimum Front Setback: 100 Feet
 Minimum Side Setback: 50 Feet
 Minimum Rear Setback: 75 Feet
 Minimum Parking Required: *See Note 13*



VICINITY MAP
 SCALE: 1" = 2000'

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 MSJ Realty, Inc. f/k/a American Commercial Coatings, Inc., by deed dated February 7, 2022, and recorded in Deed Book 320, page 647 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 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 1:10,000+ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Urban 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 C, Sheet 46

_____	March 3, 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.

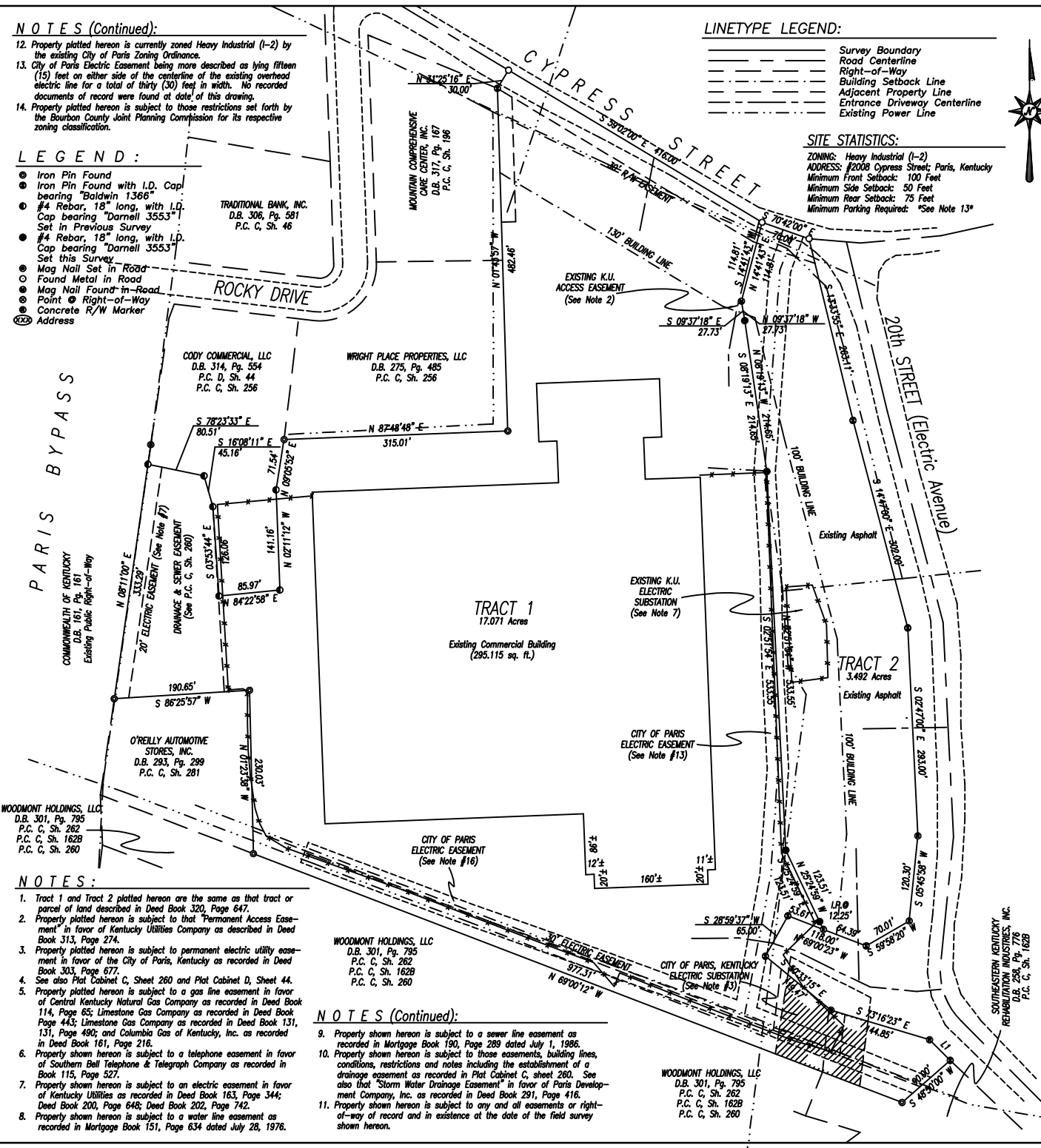
_____	Date	_____	Planning Commission Official
-------	------	-------	------------------------------



PLOTTED: 03/03/2023 @ 5:00 BY APD

MINOR SUBDIVISION PLAT
CYPRESS PROPERTY HOLDINGS, LLC
 PARIS BYPASS, CYPRESS STR., & 20th STREET

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE	DATE	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>
	1" = 100'	03/03/23	
	FILE NO. 23-5340	FILENAME CYPRESSP	
	FIELD BOOK 169	JOB FILE HOFM615	
DOWN BY APD	CHECKED BY APD		



NOTES:

- Tract 1 and Tract 2 platted hereon are the same as that tract or parcel of land described in Deed Book 320, Page 647.
- Property platted hereon is subject to that "Permanent Access Easement" in favor of Kentucky Utilities Company as described in Deed Book 313, Page 274.
- Property platted hereon is subject to permanent electric utility easement in favor of the City of Paris, Kentucky as recorded in Deed Book 303, Page 677.
- See also Plat Cabinet C, Sheet 260 and Plat Cabinet D, Sheet 44.
- Property platted hereon is subject to a gas line easement in favor of Central Kentucky Natural Gas Company as recorded in Deed Book 114, Page 65; Limestone Gas Company as recorded in Deed Book Page 443; Limestone Gas Company as recorded in Deed Book 131, 131, Page 490; and Columbia Gas of Kentucky, Inc. as recorded in Deed Book 161, Page 216.
- Property shown hereon is subject to a telephone easement in favor of Southern Bell Telephone & Telegraph Company as recorded in Book 115, Page 527.
- Property shown hereon is subject to an electric easement in favor of Kentucky Utilities as recorded in Deed Book 163, Page 344; Deed Book 200, Page 648; Deed Book 202, Page 742.
- Property shown hereon is subject to a water line easement as recorded in Mortgage Book 151, Page 634 dated July 28, 1976.

NOTES (Continued):

- Property shown hereon is subject to a sewer line easement as recorded in Mortgage Book 190, Page 289 dated July 1, 1986.
- Property shown hereon is subject to those easements, building lines, conditions, restrictions and notes including the establishment of a drainage easement as recorded in Plat Cabinet C, sheet 260. See also that "Storm Water Drainage Easement" in favor of Paris Development Company, Inc. as recorded in Deed Book 291, Page 416.
- 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.

WOODMONT HOLDINGS, LLC
 D.B. 301, Pg. 795
 P.C. C, Sh. 262
 P.C. C, Sh. 162B
 P.C. C, Sh. 260