

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 _____, **See Sources of Title Hereon**, by deed dated _____, and recorded in Deed Book _____, page _____ 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 rotated to Kentucky North Zone State Plane.

April 7, 2023 Date

P.O. Box 175
 Cynthia, Kentucky 41031



NOTES:

- Parcel 1 and Parcel 2 shown hereon are the same as Tract No. 2 described in Deed Book 264, Page 531.
- Parcel 3 shown hereon is the remaining portion of that tract or parcel of land described in Deed Book 310, Page 152.
- Parcel 3 shown hereon is subject to that previous exception that is further described in Deed Book 298, Page 394.
- 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.
- Parcel 2 and Parcel 3 are shown hereon based on the existing legal descriptions and does not represent actual field measurements made by Darnell Engineering, Inc. at the date of the field survey hereon.
- The purpose of this "Single Consolidation Plat" is to consolidate Parcel 1 with Parcel 3; and leave Parcel 2 as the remainder of the parent tract. Parcel 1 must be consolidated with an adjacent legal parcel and cannot be sold separately.
- Thirty (30) foot access easement shown hereon being created by this plat and acknowledged by the Owner's Certification hereon. Same being located west of the eastern boundary line of Parcel 1.
- Proposed entrance for Parcel 2 shown hereon was granted an Encroachment Permit by the Commonwealth of Kentucky, Department of Transportation, District 7 Office, by Permit No. _____

SOURCES OF TITLE:

Being Tract No. 2 deeded Jeffrey K. McAlmond & Angela S. McAlmond by the Estate of Hazel N. Mastin (Floyd C. Harrison, Executor) by deed dated February 22, 2006 and recorded in Deed Book 264, Page 531.
 Being that property deeded Angela S. McAlmond & Jeffrey K. McAlmond by James Beatty, Tracy Beatty, Seneca Beatty, Paige Beatty, et. al. by deed dated April 8, 2019 and recorded in Deed Book 310, Page 152.

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
 Parcel 1 + Parcel 2 = 27.74± Acres
 Parcel 3 = 14.13± Acres
AFTER CONSOLIDATION:
 Parcel 1 + Parcel 3 = 17.49± Acres
 Parcel 2 = 24.37± Acres

SAMUEL J. GOODWIN, JR.
 JANA L. GOODWIN
 D.B. 271, Pg. 765
 LANA G. MORALES
 D.B. 313, Pg. 216
 P.C. C, Sh. 34
 (Tract 1)

CANERIVERROAD, LLC
 D.B. 323, Pg. 322
 P.C. D, Sh. 64

RONALD POWELL
 LOUISE POWELL
 D.B. 278, Pg. 681
 P.C. B, Sh. 337

THE DEBRA K. BROCK REVOCABLE LIVING TRUST
 D.B. 276, Pg. 711
 P.C. D, Sh. 64

FOUR H CONSTRUCTION, INC.
 D.B. 236, Pg. 921
 P.C. C, Sh. 8-B

EDDIE A. BOWMAN
 EUGENA BOWMAN
 D.B. 298, Pg. 394

HEATHER M. ANDERSON
 D.B. 309, Pg. 687
 P.C. D, Sh. 9

MARCO MEDINA
 D.B. 316, Pg. 557
 P.C. D, Sh. 60

JEFFREY K. McALMOND
 ANGELA S. McALMOND
 D.B. 316, Pg. 561
 D.B. 314, Pg. 673
 P.C. D, Sh. 60

BONNIE THORNTON
 AMEE SEVERSON
 D.B. 282, Pg. 521

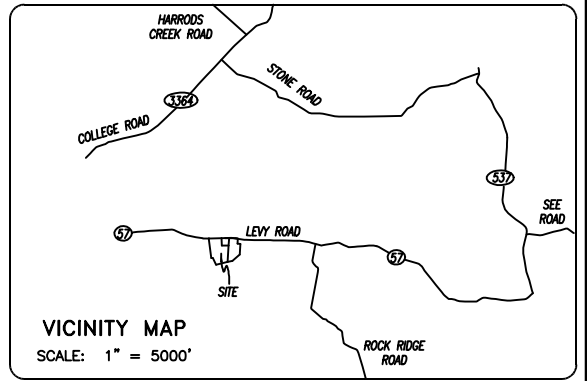
ANGELA M. McALMOND
 D.B. 271, Pg. 753

PARCEL 2
 Tract No. 2 (By D.B. 264, Pg. 531) 27.74± Acres
 Less Parcel 1 (This Survey) 3.364 Acres
 Remaining Parcel 2 (See Note #6) 24.37± Acres

PARCEL 3
 ANGELA S. McALMOND
 JEFFREY K. McALMOND
 D.B. 310, Pg. 152
 (14.13± Acres)

JEFFREY K. McALMOND
 ANGELA S. McALMOND
 D.B. 264, Pg. 531
 (Tract No. 1)

JEFFREY K. McALMOND
 ANGELA S. McALMOND
 D.B. 264, Pg. 531
 (Tract No. 1)



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

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 Pipe Found
- Iron Pin Found with I.D. Cap bearing "HCB 1142"
- ▲ Iron Pin Found with I.D. Cap bearing "PLS 2670"
- #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
- Mog Nail Set in Road
- Point in Road
- Metal Found in Road
- Railroad Spike Found
- ⊗ Address



PLOTTED: 04/07/23 @ 5:00 BY APD

SINGLE CONSOLIDATION PLAT
JEFFREY K. McALMOND
ANGELA S. McALMOND
 #540 & #560 LEVY ROAD (KY 57)

| | | | |
|---|---------------------|----------------------|---|
| STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR | SCALE 1" = 200' | DATE 04/06/23 | DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 |
| | FILE NO. 23-5383 | FILENAME McALMOND | |
| | FIELD CREW WR/AM | JOB FILE McALMOND | |
| | DRAWN BY APD | CHECKED BY APD | |

"THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150."