

VICINITY MAP
(NOT TO SCALE)

- NOTES:**
- 1) PROPERTY SHOWN HEREON IS SUBJECT TO THOSE RESTRICTIONS SET FORTH BY THE BOURBON COUNTY JOINT PLANNING COMMISSION FOR ITS RESPECTIVE ZONING CLASSIFICATION.
 - 2) THIS PROPERTY SHALL BE DEEMED INVALID IF NOT RECORDED WITHIN ONE (1) YEAR OF THE PLANNING COMMISSION CHAIRMAN'S SIGNATURE BEING AFFIXED HERETO.
 - 3) 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 HERETO.

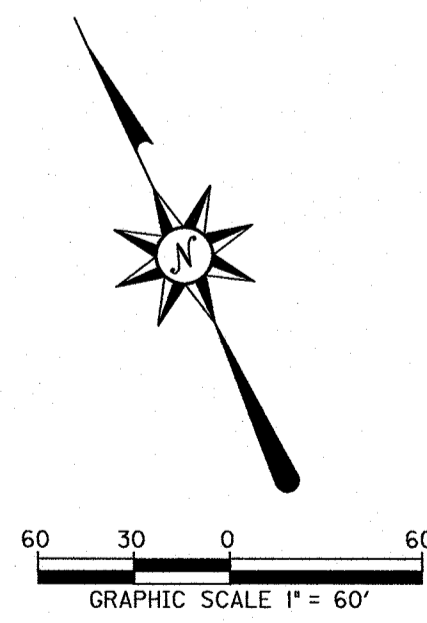
JACK & TERESA WENTWORTH
(PLAT BOOK "C", 9L161)
A-1 ZONE
241 HARP INNIS ROAD

SURVEY DATE = MARCH, 2023
REFERENCE MERIDIAN =
HORIZONTAL AND VERTICAL CONTROL WERE DETERMINED FROM GLOBAL POSITIONING SYSTEM METHODS USING TRIMBLE R12I ROYER W/ GLONASS, ACCESSING TRIMBLE NETWORK BASE STATION WITH A RELATIVE PRECISION OF 0.02 +/- 100 PPM
HORIZONTAL DATUM: NAD83, KENTUCKY STATE PLANE NORTH, US SURVEY FEET. VERTICAL DATUM: NAVD88, GEOID 12A
THIS SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF AN URBAN SURVEY.
THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150.

LEGEND

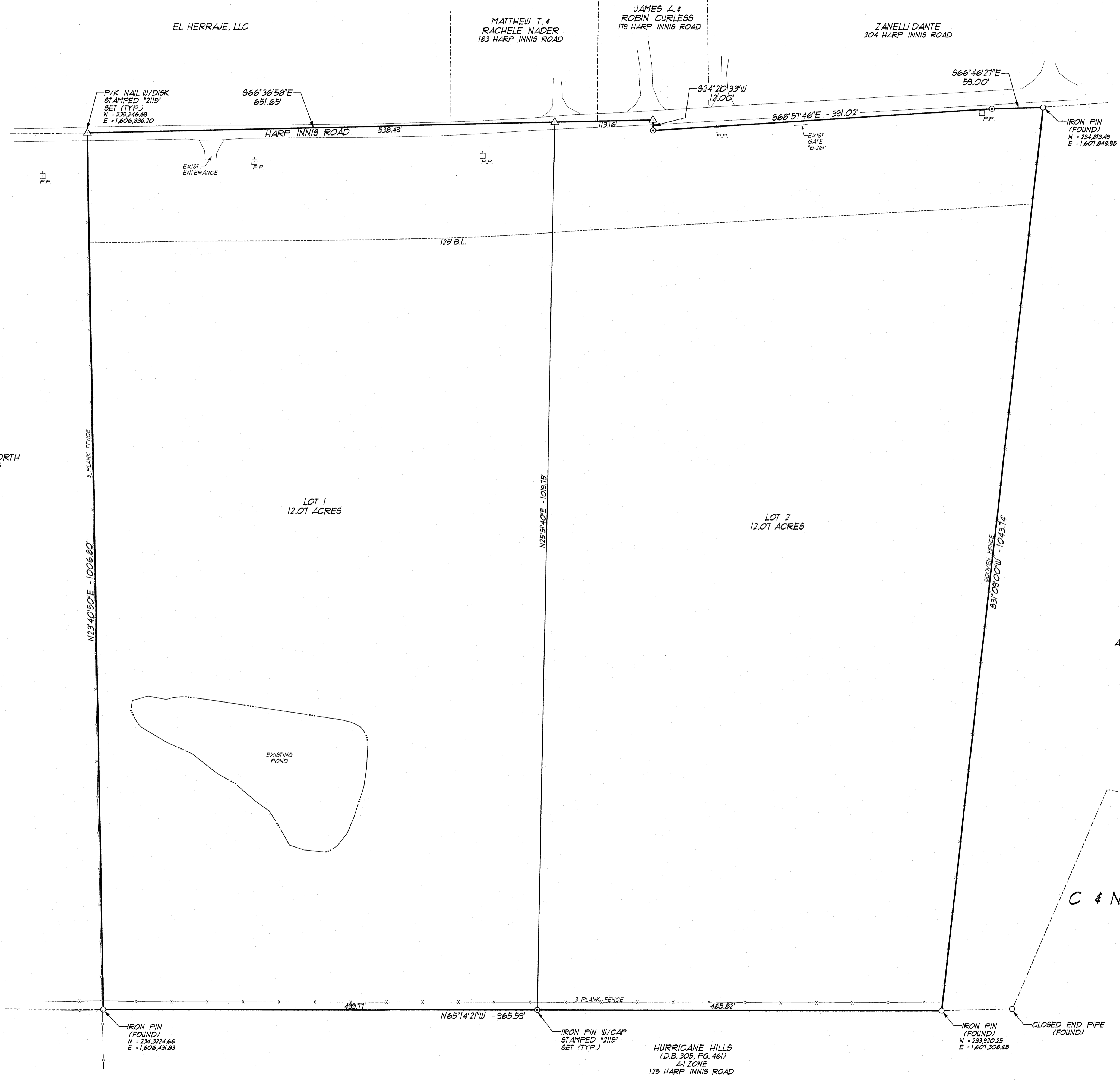
- BUILDING LINE
- R.O.W. & ADJOINER
- BOUNDARY & LOT LINE
- LOT LINE
- FENCE LINE
- STREAM LINE

- IRON PIN FOUND
- △ P/K NAIL W/DISK STAMPED 2115, SET THIS SURVEY
- IRON PIN W/CAP STAMPED 2115, SET THIS SURVEY



EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 256-9889
FACSIMILE (859) 256-9887



OWNER'S CERTIFICATION:
(I or We) do hereby certify that (I am or We are) the (owner's) of record of the property shown and described herein and adopt this plat.

(Owner's Signature) _____ Date _____

(Witness's Signature) _____ Date _____

PLANNING COMMISSION CHAIR'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.

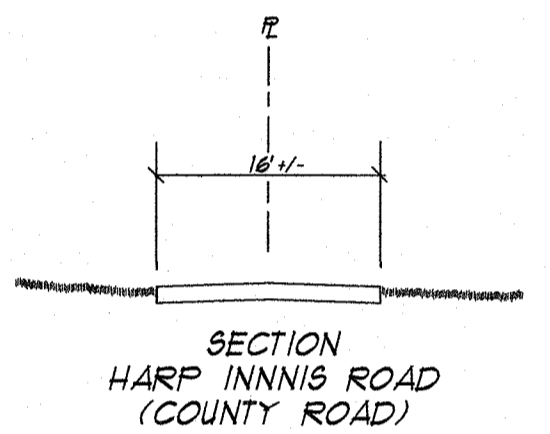
(Planning Commission Chair's Signature) _____ Date _____

BOURBON COUNTY ROAD DEPARTMENT CERTIFICATION:
I hereby certify that the Bourbon County Road Department has inspected the site of the entrance proposed on this plat and found it to meet all current safety standards including time/site distance standards of Secants 345 (A) 4 (1) in these Bourbon County Subdivision Regulations.

(Authorized Representative's Signature) _____ Date _____

LAND SURVEYOR'S CERTIFICATION:
I do hereby certify that this plat depicts a survey made by me or under my direction, by method of Global Positioning System. The bearings and distances shown herein have been adjusted for closure. This survey and plat meets or exceeds the minimum standards of all governing authorities.

Albert W. Gross PE, PLS
EA Partners, PLLC
3111 Wall Street
Lexington, Kentucky 40513
Date _____



ANDRE & CHRISTINA LYNCH
(D.B. 301, PG. 288)
A-1 ZONE
173 HARP INNIS ROAD

PURPOSE OF PLAT:
● TO DIVIDE ONE TRACT INTO TWO LOTS.

SITE STATISTICS:
ZONE = A1
TOTAL AREA = 24.14 ACRES
NO. OF LOTS = 2
STREET FRONTAGE = 1,102'

OWNER:
C & N WELLINGTON, LLC
239 SIENA CIRCLE
WELLINGTON, FL 33414

MINOR SUBDIVISION PLAT
C & N WELLINGTON INVESTMENTS, LLC
229 HARP INNIS ROAD
PARIS, BOURBON COUNTY, KENTUCKY
APRIL 2023

J:\850\Harp Innis Road\Minor_Subdivision_Plat.dgn

PARENT DOCUMENTS:
DEED BOOK 324, PAGE 21
PLAT CABINET "B", SLIDE 2614