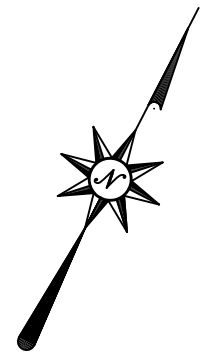


LAND SURVEYOR'S CERTIFICATION

I hereby certify that the Development Plan was prepared by me or under my direction.

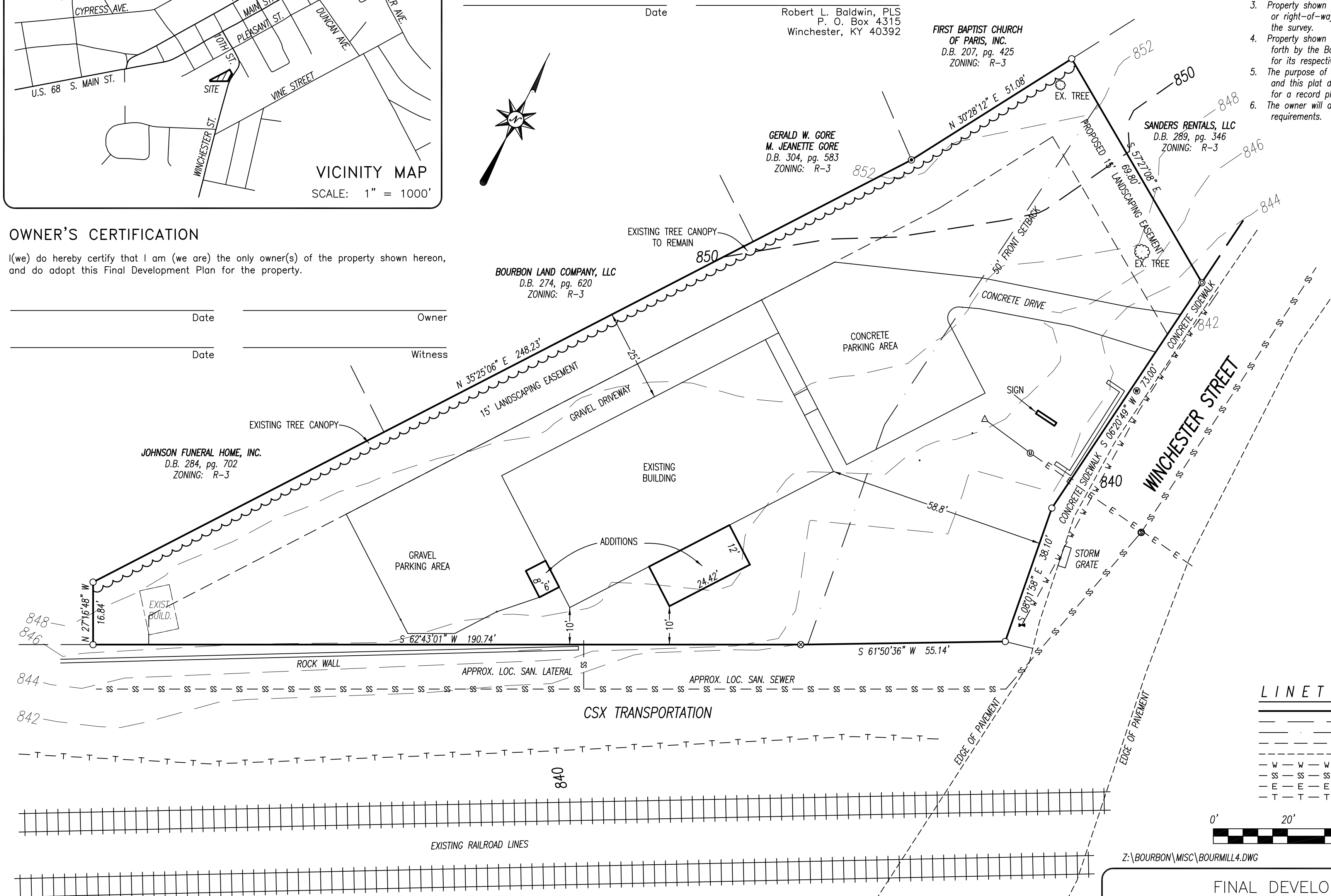
Date _____
 Robert L. Baldwin, PLS
 P. O. Box 4315
 Winchester, KY 40392



OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, and do adopt this Final Development Plan for the property.

Date _____ Owner _____
 Date _____ Witness _____



NOTES:

1. Property platted hereon is the same as that described in Deed Book 308, page 737.
2. Property platted hereon was conveyed to David Puryear and Erika Puryear by deed dated November 1, 2018, and recorded in Deed Book 308, page 737.
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 survey.
4. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
5. The purpose of this plat is for development purposes only, and this plat does not contain all information necessary for a record plat.
6. The owner will adhere to the silt fence and erosion control requirements.

SITE STATISTICS:
 LOT AREA: 24,010 S.F.
 WIDTH AT BUILDING SETBACK LINE: 166.64'
 LOT COVERAGE: 20%
 FRONT SETBACK: 58.8' (MIN.)
 SIDE SETBACK (RESIDENTIAL): 25'
 SIDE SETBACK (RAILROAD): 10'
 BUILDING HEIGHT: 20'

ZONING:
 EXISTING ZONING:
 B-2 (GENERAL COMMERCIAL)

OWNER:
 David Puryear
 Erika Puryear
 40 15th Street
 Paris, KY 40361

APPLICANT:
 David Puryear
 141 Winchester Street
 Paris, KY 40361
 859-707-5989

- LEGEND:**
- ⊙ Iron Pipe Found
 - ⊙ Iron Pin Found (No I.D.)
 - ⊗ #4 Rebar, 18" long, with I.D.
 - Property Corner
 - ⊕ Water Meter
 - ⊕ Water Valve
 - ⊕ Sanitary Sewer Manhole
 - ⊕ Utility Pole
 - △ Anchor

- LINETYPE LEGEND:**
- Property Boundary
 - - - - - Adjacent Property Line
 - Setback Line
 - - - - - Proposed Landscaping Easement
 - - - - - Edge of Pavement
 - W - W - W - Water Line
 - SS - SS - SS - Sanitary Sewer Line
 - E - E - E - Overhead Utility Line
 - T - T - T - Buried Fiber Optic Cable



Z:\BOURBON\MISC\BOURMILL4.DWG PLOTTED: 2/9/21 @ 4:15 BY RLB

COMMISSION'S CERTIFICATION

I do hereby certify that this Development Plan was approved by the planning commission.

Date _____ Planning Commission Chairman _____

ROAD DEPARTMENT CERTIFICATION

I hereby certify that the Development Plan meets the requirements of this agency and is approved.

Date _____ Road Department Official _____

FIRE PROTECTION CERTIFICATION

I hereby certify that the Development Plan meets the requirements of this agency and is approved.

Date _____ Fire Department Official _____

WATER & SEWER CERTIFICATION

I hereby certify that the Development Plan meets the requirements of this agency and is approved.

Date _____ Water & Sewer Official _____

FINAL DEVELOPMENT PLAN
PURYEAR HOLDINGS, LLC
 141 WINCHESTER STREET

STATE OF KENTUCKY ROBERT L. BALDWIN 1366 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 20'	DATE 2/9/21	Baldwin ENGINEERING 116 South Highland Street - P.O. Box 4315 Winchester, Kentucky 40392
	FILE NO. 18-5767	FILENAME BOURMILL4	
	FIELD BOOK 306-62	.CRD FILE BOURGPS	
	DRAWN BY HLB/RLB	CHECKED BY RLB	