

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.

June 6, 2024

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

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**, 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

Witness

Owner

Address

Date

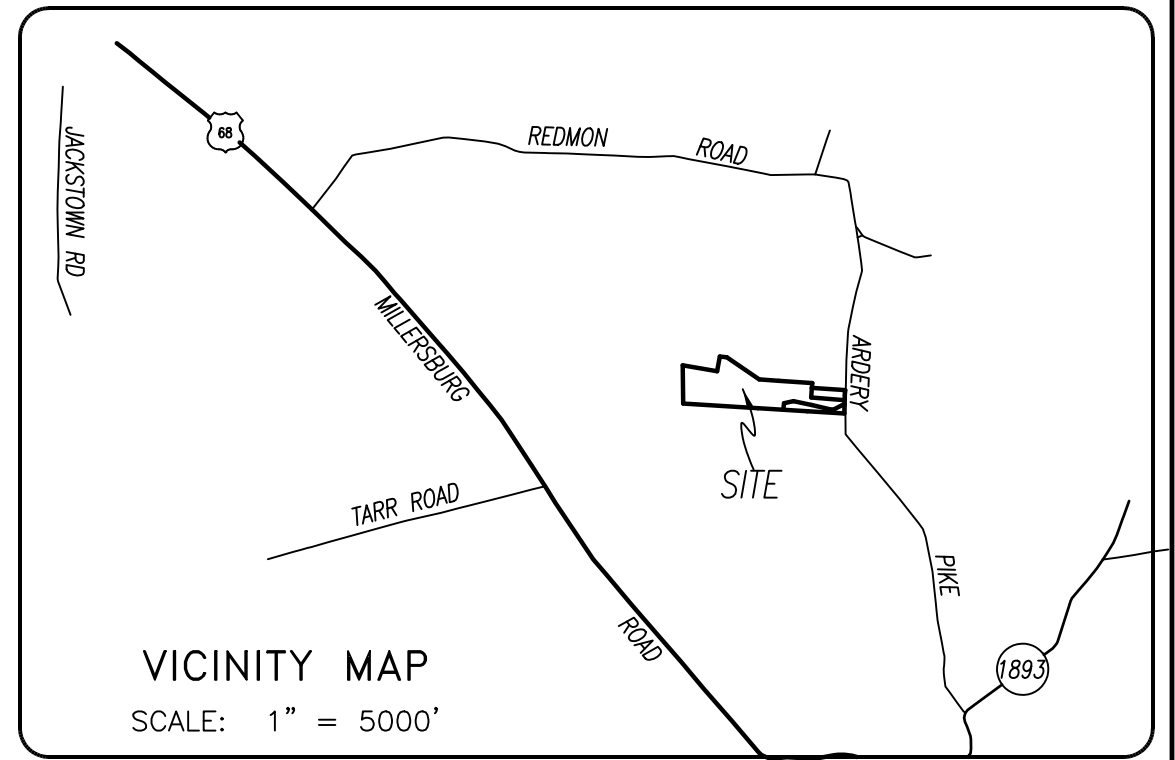
Address

SOURCES OF TITLE:

Being that property deeded Steven E. Davis & Sarah G. Davis by E. R. Davis, Jr. & Aleitha Davis by deed dated November 10, 1997 and recorded in Deed Book 229, Page 749.
Being that property deeded Steven E. Davis by Steven E. Davis & Sarah G. Davis by deed dated December 3, 1998 and recorded in Deed Book 234, Page 168.
Being that property deeded Steven E. Davis & Sarah G. Davis by Chad T. Davis & Jessica L. Davis by deed dated September 27, 2023 and recorded in Deed Book 327, Page 357.

CONSOLIDATION ACREAGES:

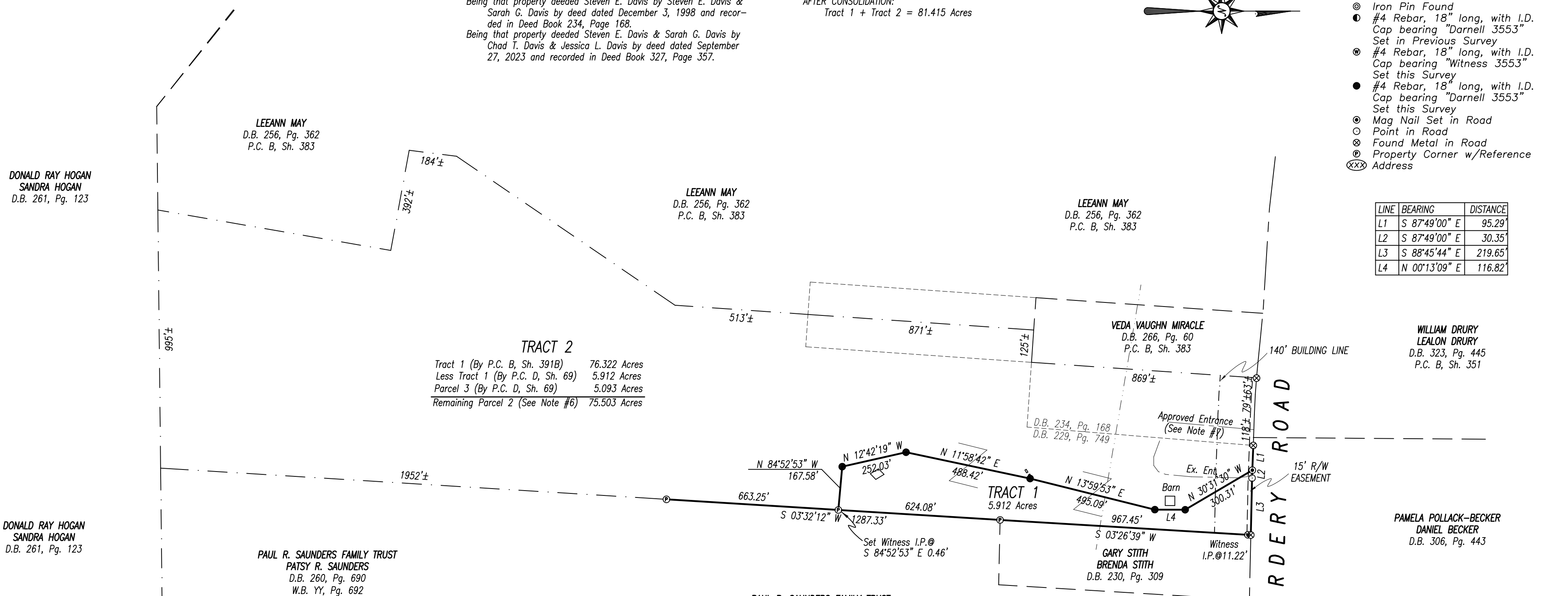
BEFORE CONSOLIDATION:
Tract 1 = 5.912 Acres
Tract 2 = 75.503 Acres
AFTER CONSOLIDATION:
Tract 1 + Tract 2 = 81.415 Acres



LEGEND:

- ⊙ Iron Pin Found
- #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
- ⊙ Mag Nail Set in Road
- Point in Road
- ⊗ Found Metal in Road
- ⊗ Property Corner w/Reference Address

LINE	BEARING	DISTANCE
L1	S 87°49'00" E	95.29'
L2	S 87°49'00" E	30.35'
L3	S 88°45'44" E	219.65'
L4	N 00°13'09" E	116.82'



NOTES:

1. Tract 1 platted hereon is the same as Parcel 1 shown on Plat Cabinet D, Sheet 69 and further described in Deed Book 327, Page 357.
2. Tract 2 shown hereon is the same as Parcel 2 + Parcel 3 shown on Plat Cabinet D, Sheet 69 and a portion of that property described in Deed Book 229, Page 749 and Deed Book 234, Page 168.
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 hereon.
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 to consolidate Tract 1 with Tract 2 as shown hereon.
6. Tract 2 is shown hereon based on the existing legal description and does not reflect actual field measurements made by Darnell Engineering, Inc. at the date of the field survey shown hereon.
7. See that approved entrance shown on Plat Cabinet B, Sheet 391B.

PAUL R. SAUNDERS FAMILY TRUST
PATSY R. SAUNDERS
D.B. 260, Pg. 690
W.B. YY, Pg. 691

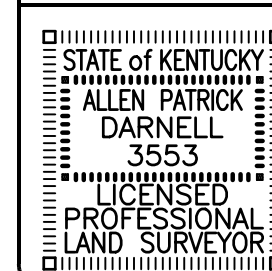
LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Existing Overhead Utility Line



PLOTTED: 06/06/24 @ 5:00 BY APD

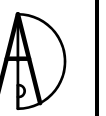
SINGLE CONSOLIDATION PLAT
STEVEN E. DAVIS
SARAH G. DAVIS
#711 ARDERY ROAD



SCALE 1" = 300'	DATE 05/25/21
FILE NO. 24-5781	FILENAME DAVISSTEVE
FIELD CREW JBF/NJC	.CRD FILE DAVISSTEVE
DRAWN BY APD	CHECKED BY APD

DARNELL ENGINEERING, INC.

P.O. Box 175
Cynthiana, Kentucky 41031
(859) 234-8957



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