

**LINETYPE LEGEND:**

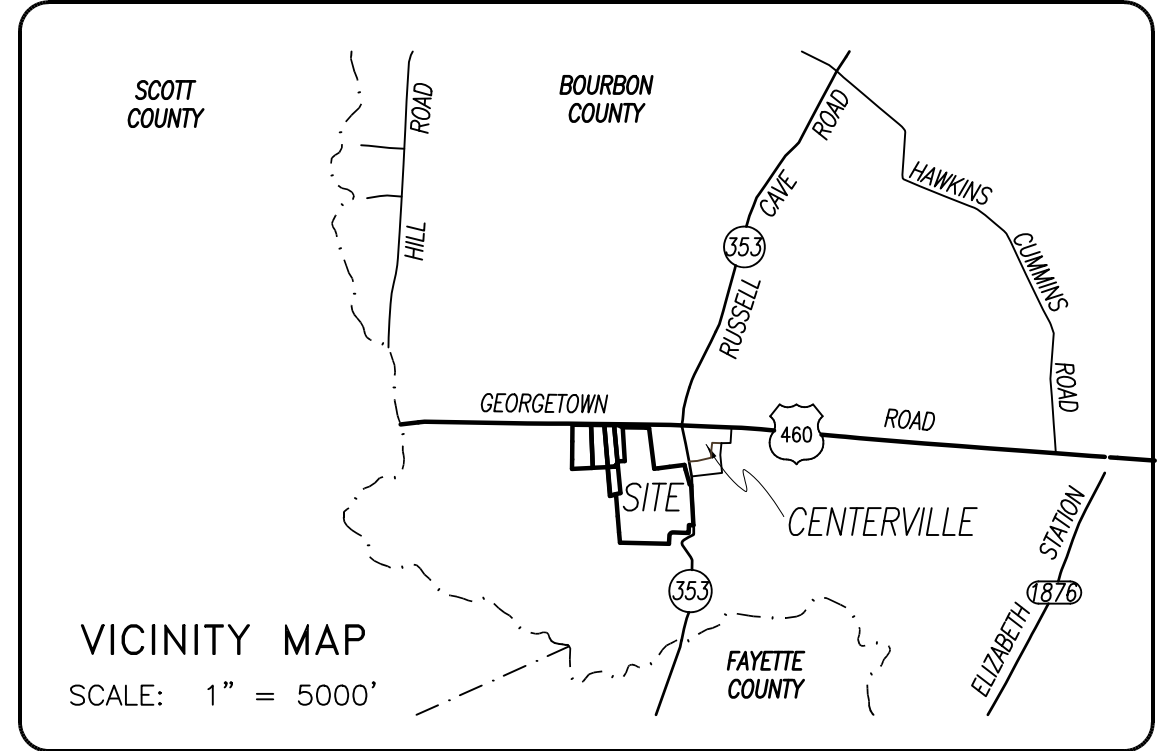
- Survey Boundary
- - - Road Centerline
- Building Line
- - - Adjacent Property Line
- - - Entrance Driveway Centerline
- - - Easement Line
- - - Existing Overhead Utility Lines

**CONSOLIDATION ACREAGES:**

- BEFORE CONSOLIDATION:**  
 Parcel 1 + Parcel 2 = 10.845 Acres  
 Parcel 3 + Parcel 4 + Parcel 5 + Parcel 6 = 127.678 Acres
- AFTER CONSOLIDATION:**  
 Parcel 1 + Parcel 4 + Parcel 5 = 20.160 Acres  
 Parcel 3 = 13.315 Acres  
 Parcel 6 = 100.544 Acres

**LEGEND:**

- ⊙ Iron Pin Found
- ⊠ Iron Pipe Found
- Iron Pin Found with I.D. Cap bearing "KY/TC R/W"
- ▲ Iron Pin Found with I.D. Cap bearing "xxxxxx"
- ⦿ #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
- ⊙ Point @ Right-of-Way
- ⊙ Fence Post Found
- ⊙(XX) Address



**VICINITY MAP**  
SCALE: 1" = 5000'

**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 Louise H. Courtelis, by deed dated October 16, 2015, and recorded in Deed Book 299, page 203 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**

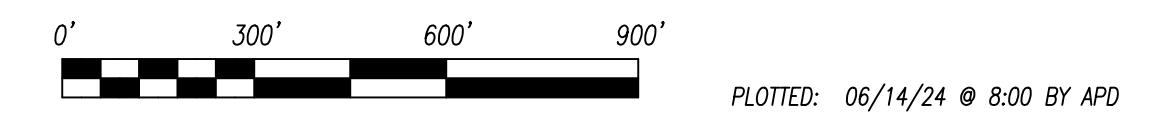
I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was 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.

June 14, 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

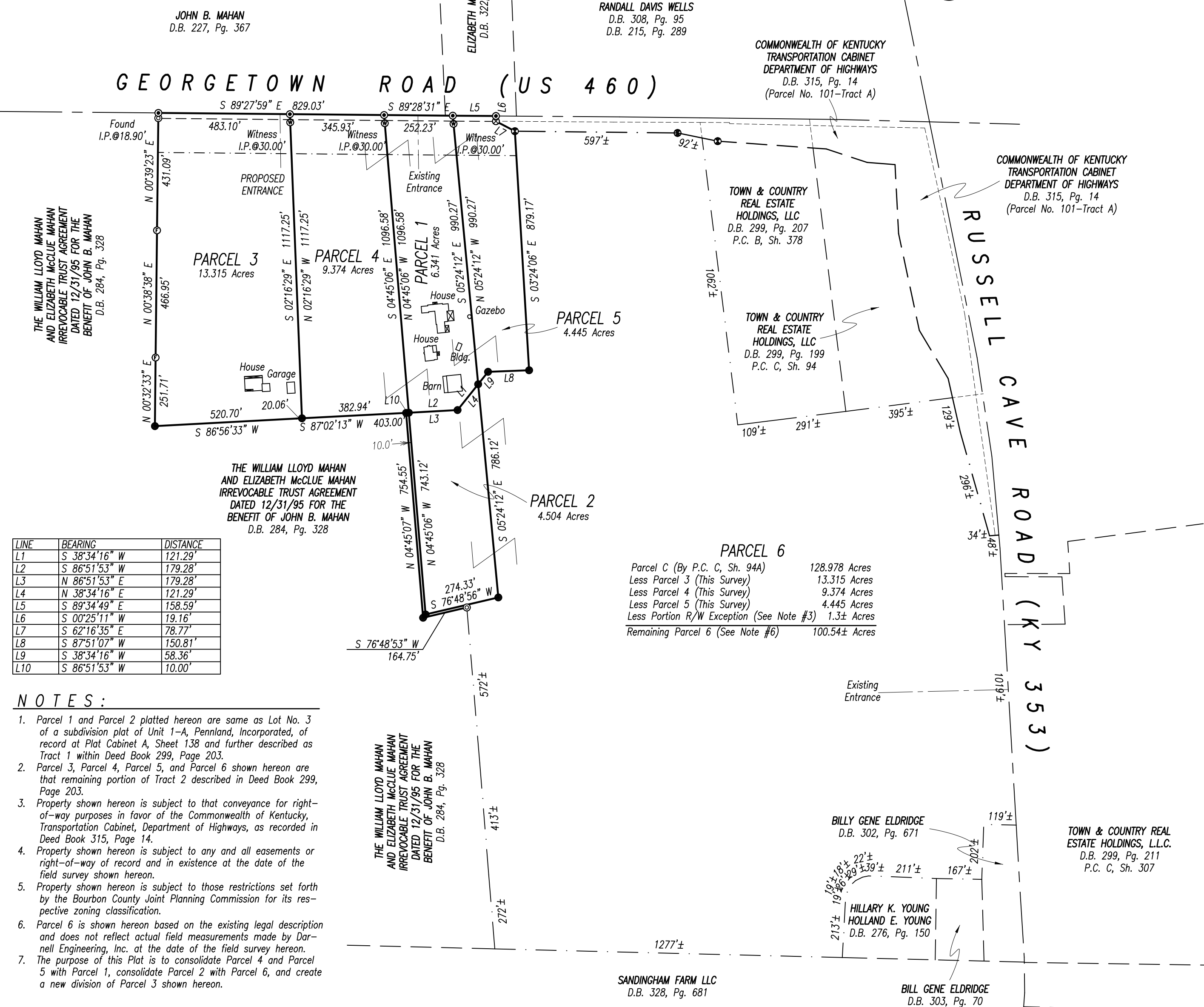


CONSOLIDATION PLAT

**TOWN & COUNTRY REAL ESTATE HOLDINGS, L.L.C.**

#2975 GEORGETOWN ROAD (US 460) & RUSSELL CAVE ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 300'	DATE 06/12/24	<b>DARNELL ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.*</small>
	FILE NO. 24-5793	FILENAME TOWN&COUN	
	FIELD CREW JF/AM/WR	.CRD FILE TOWN&COUN	
	DRAWN BY APD	CHECKED BY APD	



LINE	BEARING	DISTANCE
L1	S 38°34'16" W	121.29'
L2	S 86°51'53" W	179.28'
L3	N 86°51'53" E	179.28'
L4	N 38°34'16" E	121.29'
L5	S 89°34'49" E	158.59'
L6	S 00°25'11" W	19.16'
L7	S 62°16'35" E	78.77'
L8	S 87°51'07" W	150.81'
L9	S 38°34'16" W	58.36'
L10	S 86°51'53" W	10.00'

- NOTES:**
- Parcel 1 and Parcel 2 platted hereon are same as Lot No. 3 of a subdivision plat of Unit 1-A, Pennland, Incorporated, of record at Plat Cabinet A, Sheet 138 and further described as Tract 1 within Deed Book 299, Page 203.
  - Parcel 3, Parcel 4, Parcel 5, and Parcel 6 shown hereon are that remaining portion of Tract 2 described in Deed Book 299, Page 203.
  - Property shown hereon is subject to that conveyance for right-of-way purposes in favor of the Commonwealth of Kentucky, Transportation Cabinet, Department of Highways, as recorded in Deed Book 315, Page 14.
  - 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 6 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 hereon.
  - The purpose of this Plat is to consolidate Parcel 4 and Parcel 5 with Parcel 1, consolidate Parcel 2 with Parcel 6, and create a new division of Parcel 3 shown hereon.