

OWNER'S CERTIFICATION (Hager Property)

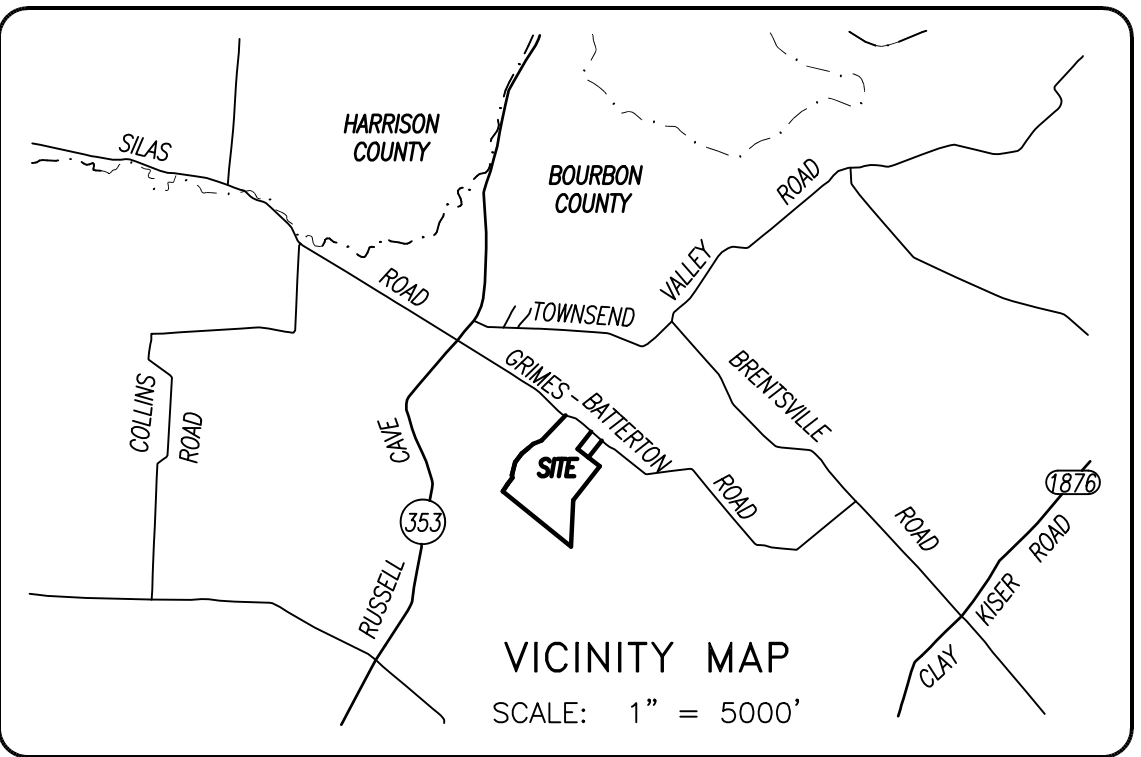
I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by Haley Lucreasie Hager & Tyler Matthew Hager, by deed dated February 24, 2020, and recorded in Deed Book 313, page 423 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____ Owner _____
 _____ Owner _____
 Address _____
 Date _____ Address _____

CONSOLIDATION ACREAGES:

BEFORE CONSOLIDATION:
 Tract 1 + Tract 2 = 41.640 Acres
 Tract 3 + Tract 4 + Tract 5 = 99.04± Acres
 Tract 6 = 5.1248 Acres (By P.C. B, Sh. 332B)

AFTER CONSOLIDATION:
 Tract 1 = 41.569 Acres
 Tract 2 + Tract 5 = 90.39± Acres
 Tract 3 = 8.398 Acres
 Tract 4 + Tract 6 = 5.433 Acres



OWNER'S CERTIFICATION (Hutson Property)

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 _____

SOURCES OF TITLE :

Being that property deeded Alex Hutson & Powell Hutson by Buck W.D. Nichols by deed dated February 17, 1947 and recorded in Deed 126, Page 484. Being that property deeded an undivided one-half interest Powell Hutson for his lifetime and at the death of Powell Hutson to Donald Roy Hutson by deed dated March 2, 1968 and recorded in Deed Book 153, Page 156. See the Will of Powell Hutson recorded in Will Book 00, Page 508. See the Will of Viola Hutson recorded in Will Book XX, Page 469. Being that property deeded Donald R. Hutson & Peggy Hutson by Viola Hutson by deed dated June 23, 2005 and recorded in Deed Book 261, Page 270.

NOTES :

- Tract 1 and Tract 2 platted hereon are the same as Parcel 1 shown on Plat Cabinet C, Sheet 202 and further described in Deed Book 261, Page 270.
- Tract 3, Tract 4, and Tract 5 shown hereon are the same as Parcel 2 shown on Plat Cabinet D, Sheet 27 and a portion of that property described in Deed Book 153, Page 156.
- Tract 6 shown hereon is the same as Tract 2 shown on Plat Cabinet B, Sheet 332B and further described in Deed Book 310, Page 356.
- 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 and Zoning Commission for its respective zoning classification.
- The purpose of this plat is to consolidate Tract 2 with Tract 5; consolidate Tract 4 with Tract 6; create Tract 4; and leave Tract 5 as the remainder of the parent tract.
- Tract 5 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 this survey.
- Twenty (20) Foot Access Easement being created by this plat and acknowledged by the Owner's Certification hereon. Being more particularly described as lying ten (10) feet on either side of the described centerline hereon. Being located on Tract 3 and Tract 5 and shall benefit both tracts and each shall share in the maintenance thereof.
- This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.

PLOTTED: 05/24/24 @ 5:00 BY APD

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Original Tract
- Right-of-Way Easement
- Adjacent Property Line
- Entrance Driveway Centerline
- Existing Power Line

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 _____

LINE	BEARING	DISTANCE
L1	S 47°56'05" E	48.30'
L2	S 47°56'05" E	14.32'
L3	S 58°59'28" E	35.26'
L4	S 76°36'04" E	216.05'
L5	S 76°36'04" E	21.71'
L6	S 71°12'25" E	39.91'
L7	S 65°22'06" E	44.32'
L8	S 57°16'53" E	44.13'
L9	S 49°52'06" E	169.26'
L10	N 11°36'49" E	164.19'
L11	N 11°33'10" E	124.12'
L12	N 18°50'58" E	86.91'
L13	N 29°52'18" E	76.69'
L14	N 44°51'59" E	99.47'
L15	S 22°21'20" W	130.64'
L16	N 22°21'20" E	130.64'
L17	S 38°39'25" W	68.40'
L18	N 51°58'51" W	198.89'
L19	N 42°04'39" E	68.54'

LEGEND :

- ☐ Iron Pipe Found
- ☐ Iron Pipe Found
- Iron Pin Found with I.D. Cap bearing "WEH PLS 1662"
- #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
- △ Mag Nail Found in Road
- Point in Road
- Found Metal in Road
- ⊙ Property Corner w/Reference
- ⊙ Center Gravel Driveway
- ⊗ Address

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that this plat depicts a survey made by me or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was 1:138,000± and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Rural survey and the accuracy and precision of said survey meets all the specifications of this class. This survey and plat meets or exceeds the minimum standards of all governing authorities. The basis of the bearings shown hereon is in relation to Kentucky North Zone State Plane

May 24, 2024 Date _____ P.O. Box 175
 Cynthiana, Kentucky 41031

DOUBLE CONSOLIDATION & AGRICULTURAL LAND DIVISION
DONALD RAY HUTSON
PEGGY HUTSON
 #539 GRIMES BATTERTON ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 300'	DATE 05/22/24	FILE NO. 24-5772	FILENAME HUTSONDON
			FIELD CREW JF/WR/AM	CAD FILE HUTSONDON
			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."