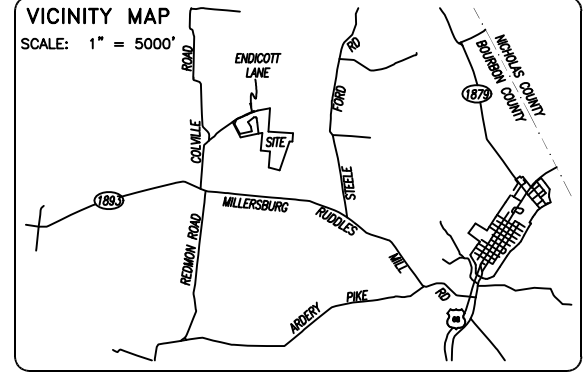


LINE	BEARING	DISTANCE
L1	N 54°43'43" E	250.00'
L2	N 65°30'15" E	194.00'
L3	N 66°06'23" E	205.00'
L4	N 67°28'07" E	209.00'
L5	N 63°51'22" E	195.00'
L6	N 68°19'12" E	141.10'
L7	N 74°36'29" E	44.18'
L8	S 47°10'37" E	9.92'
L9	S 14°25'19" E	50.59'
L10	S 23°59'10" E	59.15'
L11	S 29°50'44" E	68.15'
L12	S 25°07'14" E	83.10'
L13	S 32°32'57" E	58.14'
L14	S 23°12'54" E	47.10'
L15	S 11°30'00" E	37.83'
L16	S 64°18'57" W	34.22'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	121.51'	124.72'	119.32'	N 87°54'06" E
C2	82.49'	80.65'	59.29'	S 29°40'40" E

**LEGEND:**

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Williams PLS 316"
- #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
- ⊙ Fence Post
- ⊙ Center of Access Easement
- ⊙ Address



**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 Samuel C. Phipps, by deed dated January 7, 2015, and recorded in Deed Book 296, page 607 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.

September 4, 2024 \_\_\_\_\_  
 Date P.O. Box 175  
 Cynthia, 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



PLOTTED: 09/04/24 @ 5:00 BY APD

AGRICULTURAL LAND DIVISION

**VAN PHIPPS  
 CATHY PHIPPS  
 #300 ENDICOTT LANE**

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 300'	DATE 09/03/24	<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 COMPLES WITH 201 KAR 18:150.*</small>
	FILE NO. 24-5873	FILENAME PHIPPCATHY	
	FIELD CREW JF/AM	JRD FILE PHIPPCATHY	
	DRAWN BY APD	CHECKED BY APD	

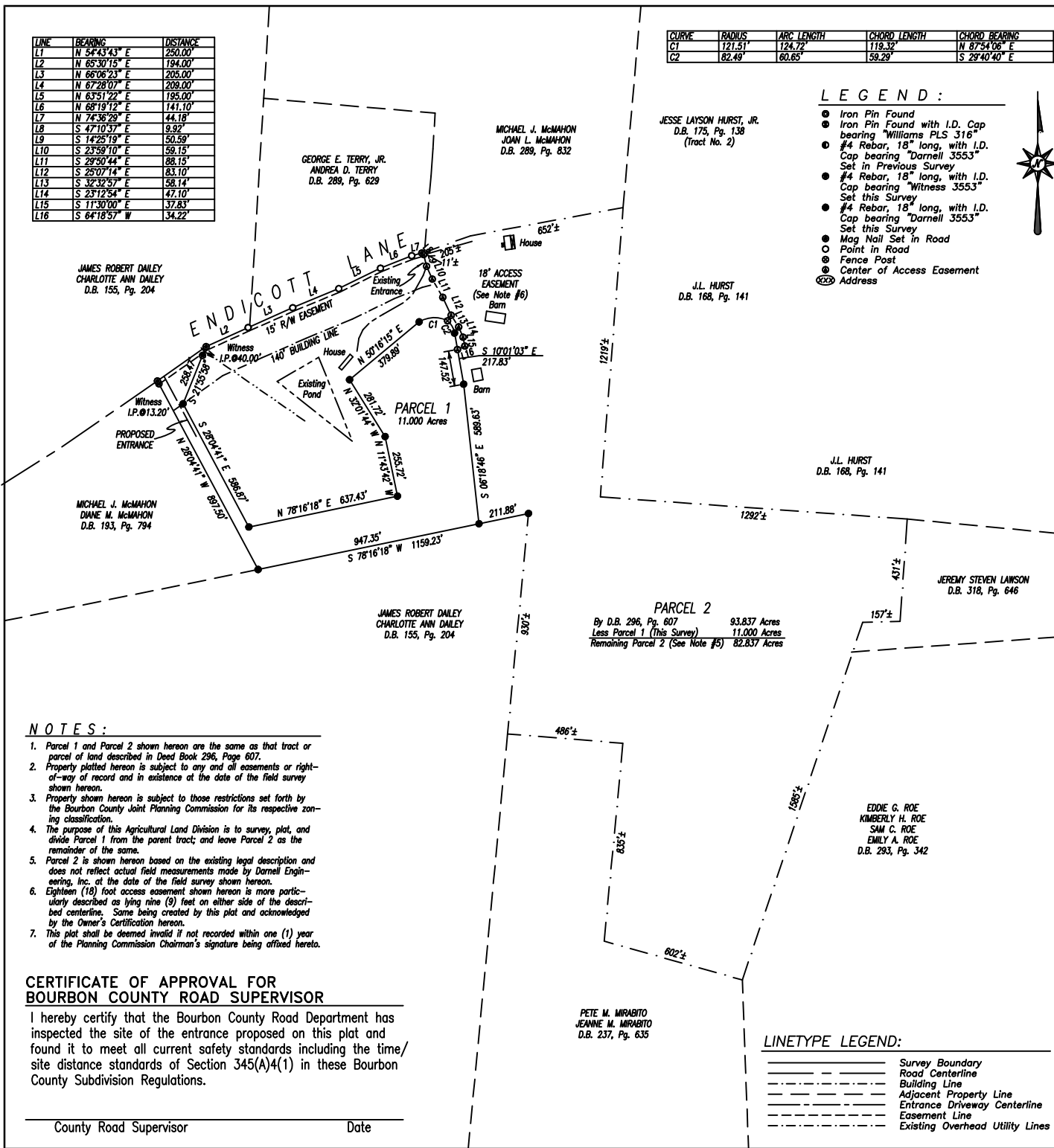
**NOTES:**

- Parcel 1 and Parcel 2 shown hereon are the same as that tract or parcel of land described in Deed Book 296, Page 607.
- Property platted 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.
- The purpose of this Agricultural Land Division is to survey, plat, and divide Parcel 1 from the parent tract; and leave Parcel 2 as the remainder of the same.
- Parcel 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.
- Eighteen (18) foot access easement shown hereon is more particularly described as lying nine (9) feet on either side of the described centerline. Same being created by this plat and acknowledged by the Owner's Certification hereon.
- This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.

**CERTIFICATE OF APPROVAL FOR  
 BOURBON COUNTY ROAD SUPERVISOR**

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 the time/site distance standards of Section 345(A)4(1) in these Bourbon County Subdivision Regulations.

\_\_\_\_\_ Date \_\_\_\_\_  
 County Road Supervisor



**LINETYPE LEGEND:**

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