

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 related to Kentucky North Zone State Plane.

July 25, 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 Marvin Todd Hedges, Chad Hedges, Jennifer Hedges, Shonda Soles, et al., by deed dated March 12, 2013, and recorded in Deed Book 290, page 532 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

LEGEND:

- Iron Pin Found
- Iron Pipe 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
- Center Gravel Driveway
- Point w/Reference
- ⊗ Address

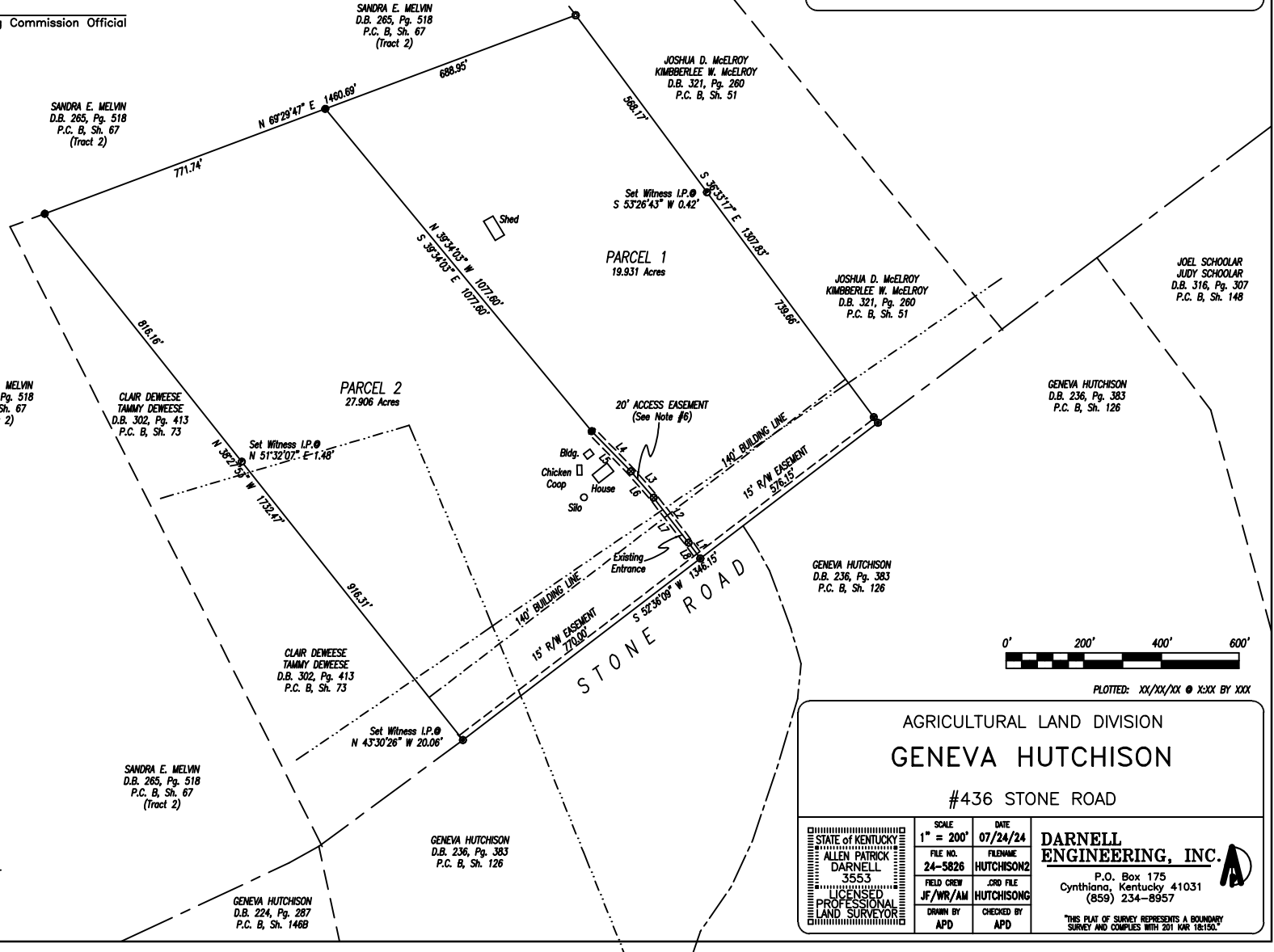
LINE	BEARING	DISTANCE
L1	N 36°34'31" W	50.82'
L2	N 37°41'57" W	146.97'
L3	N 40°56'18" W	89.50'
L4	N 44°19'04" W	145.01'
L5	S 44°19'04" E	145.01'
L6	S 40°56'18" E	89.50'
L7	S 37°41'57" E	146.97'
L8	S 36°34'31" E	50.82'

LINETYPE LEGEND:

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

NOTES:

1. Parcel 1 and Parcel 2 platted hereon are the same as that parcel or tract of land described in Deed Book 290, Page 532 and shown on Plat Cabinet B, Sheet 224B as Tract 6.
2. 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.
3. Property platted hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
4. The purpose of this plat is to divide or separate the parent tract into two separate and legal tracts or parcels of land shown hereon.
5. This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
6. Twenty (20) foot access easement being created by this plat and acknowledged by the Owner's Certification hereon. Same being more particularly described as lying ten (10) feet on either side of the common boundary line shown hereon. Each parcel shall share in the maintenance thereof.



AGRICULTURAL LAND DIVISION
GENEVA HUTCHISON
 #436 STONE ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 07/24/24	FILE NO. 24-5826	FILENAME HUTCHISON2
APD	DOWN BY APD	APD	FILE JF/WR/AM	JOB FILE HUTCHISONG

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

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