



**LINETYPE LEGEND:**

--- (dashed line)	Survey Boundary
--- (long dashed line)	Road Centerline
--- (short dashed line)	Building Line
--- (dash-dot line)	Adjacent Property Line
--- (dotted line)	Entrance Driveway Centerline
--- (long dash short dash)	Easement Line
--- (dotted line)	Existing Overhead Utility Lines

- LEGEND:**
- Iron Pin Found
  - Iron Pin Found with I.D. Cap bearing "J. Smith PLS 3419"
  - #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 ● Right-of-Way
  - Mag Nail Set in Tree
  - Railroad Spike Found
  - ⓧ Address

- CONSOLIDATION ACREAGES:**
- BEFORE CONSOLIDATION:**  
Parcel 1 + Parcel 2 = 0.213 Acre  
Parcel 3 = 0.073 Acre
- AFTER CONSOLIDATION:**  
Parcel 1 = 0.135 Acre  
Parcel 2 + Parcel 3 = 0.151 Acre

- NOTES:**
1. Parcel 1 and Parcel 2 platted hereon are the same as Tract No. 1 described in Deed Book 316, Page 508.
  2. Parcel 3 platted hereon is the same as that Tract No. 2 described in Deed Book 316, Page 508.
  3. 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.
  4. Property platted 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 "Single Consolidation Plat" is to consolidate Parcel 2 with Parcel 3 as shown hereon. Parcel 2 must be consolidated with an adjacent legal parcel and cannot be sold separately.

**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 1:58,000± and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Urban 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

September 10, 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 Address 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 Artcraft, Inc., by deed dated February 22, 2021, and recorded in Deed Book 316, page 508 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



PLOTTED: 09/10/24 @ 5:00 BY APD

**SINGLE CONSOLIDATION PLAT**  
**ROBERT V. BARKER**  
**MAUREEN H. BARKER**  
**#608 VIMONT STREET & SEVENTH STREET**

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 30'	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. 24-5874	FILENAME BARKERROB	
	FIELD CREW WR/CF	JOB FILE BARKERROB	
	DRAWN BY APD	CHECKED BY APD	