

LINE	BEARING	DISTANCE
L4	N 78°54'28" W	59.28
L5	N 84°37'39" W	59.99
L6	S 88°11'26" W	45.16
L7	N 18°03'14" W	185.21
L8	N 28°23'21" E	74.43
L9	N 06°13'52" E	77.14
L10	N 07°07'06" W	87.83
L11	N 01°00'10" W	75.78
L12	N 13°09'57" E	60.00
L13	S 76°50'03" E	60.00
L14	S 13°09'57" E	60.00
L15	N 76°50'03" W	60.00
L16	N 13°09'57" E	16.61
L17	S 82°47'55" E	528.40
L18	S 78°49'03" W	141.39
L19	S 86°06'34" W	63.71
L20	N 84°13'49" W	56.58
L21	S 81°48'57" W	162.17
L22	N 73°09'07" W	95.40
L23	S 73°09'07" E	95.40
L24	S 73°09'07" E	95.40
L25	N 81°48'57" E	162.17
L26	S 84°13'49" E	56.58
L27	N 86°06'34" E	63.71
L28	N 78°49'03" E	141.39
L29	S 82°47'55" E	389.13
L30	S 84°44'40" W	123.99
L31	S 65°27'23" W	185.70
L32	S 78°49'03" W	102.42
L33	N 82°47'55" W	528.40
L34	N 78°49'03" E	102.42
L35	N 65°27'23" E	185.70
L36	N 84°44'40" E	123.99
L37	N 82°47'55" W	389.13

LINETYPE LEGEND:

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

NOTES:

- Parcel 1-A and Parcel 1-B platted hereon are the same as Parcel 1 shown on Plat Cabinet D, Sheet 125 and a portion of that property described in Deed Book 329, Page 796.
- Parcel 3-C and Parcel 3-D are the same as Parcel 3-B shown on Plat Cabinet D, Sheet 139 and a portion of that property described in Deed Book 329, Page 110.
- 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 platted hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
- The purpose of this plat is to consolidate Parcel 1-B with Parcel 3-C and consolidate Parcel 3-D with Parcel 1-A. Parcel 1-B and Parcel 3-D must be consolidated with an adjacent legal parcel and cannot be sold separately.

LEGEND:

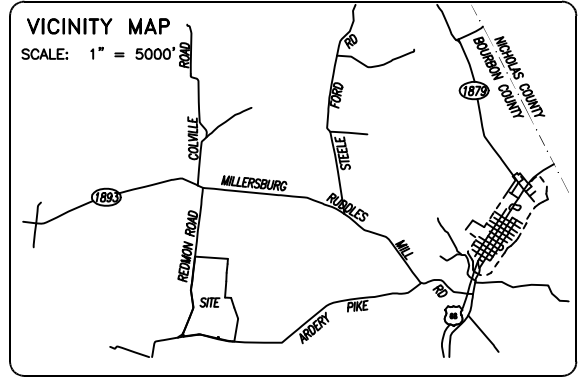
- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "WCH 1662"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- Point in Road
- Point in Road
- Mag Nail Set in Road
- Point in Road
- Mag Nail Found in Road
- Mag Nail Set in Tree
- Point in Fence
- Ⓧ Address

CONSOLIDATION ACREAGES:

- BEFORE CONSOLIDATION:**
 Parcel 3-C + Parcel 3-D = 18.780 Acres
 Parcel 1-A + Parcel 1-B = 35.438 Acres
- AFTER CONSOLIDATION:**
 Parcel 3-C + Parcel 1-B = 18.756 Acres
 Parcel 1-A + Parcel 3-D = 35.462 Acres

VICINITY MAP

SCALE: 1" = 5000'



OWNER'S CERTIFICATION (Claypool & McAlmond)

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 Riddies Fort Properties, LLC, by deed dated April 17, 2024, and recorded in Deed Book 329, page 110 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 related 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 _____ Planning Commission Official



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

DOUBLE CONSOLIDATION PLAT

**RICKY A. CLAYPOOL; CLAUDIA L. CLAYPOOL;
 JEFFREY K. McALMOND; & ANGELA S. McALMOND**
 REDMON ROAD & ARDERY ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 300'	DATE 04/11/24	DARNELL ENGINEERING, INC. 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. 24-5719	FILENAME CLAYPOOLR6	
	FIELD CREW JBF/NJC	JRD FILE CLAYPOOLR	
	DRAWN BY APD	CHECKED BY APD	

