

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 that remaining acreage of that parcel or tract of land described in Deed Book 329, Page 171.
2. Property shown hereon is subject to that previous conveyance for right-of-way purposes in favor of the Commonwealth of Kentucky, Transportation Cabinet, Department of Highways, as recorded in Deed Book 284, Page 730.
3. Property platted hereon is subject to a water line easement in favor of The City of Paris as recorded in Deed Book 255, Page 87.
4. Property platted hereon is subject to a telephone line easement in favor of South Central Bell Telephone as recorded in Deed Book 163, Page 250.
5. Property platted hereon is subject to a telephone line easement in favor of Bell South Telecommunications, LLC as recorded in Deed Book 289, Page 329.
6. Proposed entrance shown hereon was approved by Commonwealth of Kentucky, Department of Highways, District 7 Office by Permit No. XXXX and dated XXXX.
7. 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 hereon.
8. Property platted hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning class.
9. This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
10. The purpose of this Record Plat is to divide the parent tract into two separate and legal tracts or parcels of land shown hereon.

THOMAS R. DAHL
SUSAN K. DAHL
D.B. 304, Pg. 828

MAZEPPA, LLC
D.B. 324, Pg. 283

LUCY ANN MARSH
D.B. 259, Pg. 485
(Parcel No. 3)

LUCY ANN MARSH
D.B. 259, Pg. 485
(Parcel No. 2)

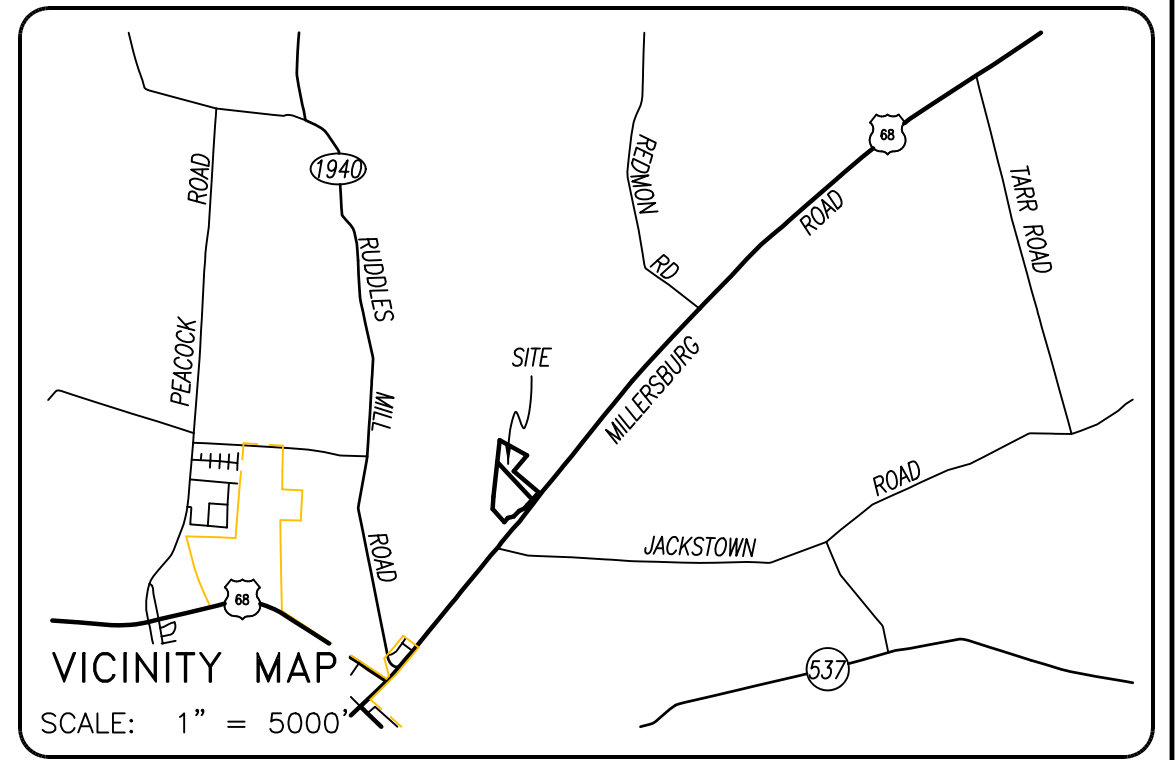
KRISTA D. HAMPTON
JENNINGS KEITH HAMPTON
D.B. 323, Pg. 270
P.C. D, Sh. 92

LUCY ANN MARSH
D.B. 259, Pg. 485
(Parcel No. 2)

LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "KY DOT R/W"
- #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
- Tree Corner Found
- Railroad Spike Found
- ⊗ Address

LINE	BEARING	DISTANCE
L1	S 50°39'20" W	105.42'
L2	S 39°35'55" W	100.67'
L3	S 39°30'41" W	142.92'



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 The Estate of Sarah Ellen Leer & Courtland Hunt Leer, Administrator, by deed dated April 22, 2024, and recorded in Deed Book 329, page 171 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.

June 12, 2024	P.O. Box 175 Cynthiana, Kentucky 41031
Date	

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.

	Planning Commission Official
Date	

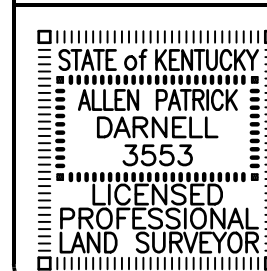


PLOTTED: 06/12/24 @ 5:00 BY APD

AGRICULTURAL LAND DIVISION

**GARY KINARD
ANGELA KINARD**

#843 MILLERSBURG ROAD (US 68)



SCALE	DATE
1" = 200'	06/11/24
FILE NO.	FILENAME
24-5757	LEERSARAH
FIELD CREW	.CRD FILE
JF/WR/AM	LEERSARAH
DRAWN BY	CHECKED BY
APD	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."