

**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 23, 2024 Date

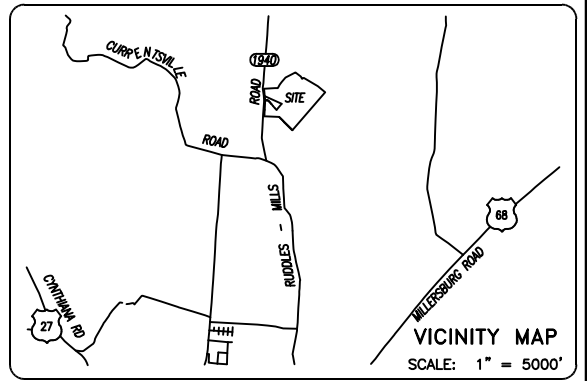
Date

P.O. Box 175  
Cynthiana, Kentucky 41031

SPRINGLAKE FARMS, LLC  
D.B. 325, Pg. 650

**LINETYPE LEGEND:**

- Survey Boundary
- Road Centerline
- Original Tract
- Right-of-Way Easement
- Adjacent Property Line
- Entrance Driveway Centerline
- Existing Power Line



**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
- Mag Nail Found in Road
- Mag Nail Found in Fence Post
- Fence Post Found
- Center of Access Easement
- ⊗ Address



LINE	BEARING	DISTANCE
L1	N 48°10'58" W	128.89
L2	N 49°01'03" W	59.74
L3	N 65°06'04" W	42.32
L4	S 89°25'09" W	58.10
L5	S 78°53'26" W	58.92
L7	N 05°40'36" E	138.34
L8	N 01°29'34" E	123.22
L9	N 03°23'34" W	10.05
L10	N 78°53'26" E	58.92
L11	N 89°25'09" E	58.10

**PARCEL 2**

Tract No. 1 (By D.B. 269, Pg. 143) 124.81± Acres  
Less Parcel 1 (This Survey) 25.000 Acres  
Remaining Parcel 2 (See Note #5) 99.81± Acres

'A' JULIE L. FERRELL  
D.B. 230, Pg. 681  
D.B. 218, Pg. 657  
P.C. B, Sh. 95

PAUL SMITH  
GLENDA L. SMITH  
D.B. 231, Pg. 700

CHRISTOPHER CLAYTON HARRIS  
D.B. 313, Pg. 664  
(Tract No. 2)

'D' ROBERT G. ZOLLER  
PAMELA A. ZOLLER  
D.B. 314, Pg. 95  
P.C. C, Sh. 78

SPRINGLAKE FARMS, LLC  
D.B. 325, Pg. 650

MICHAEL J. THORNTON  
D.B. 303, Pg. 549

**OWNER'S CERTIFICATION**

(we) do hereby certify that I am (we are) the owner(s) of record of the property plotted hereon, said property being (a portion of) the same property conveyed to me (us) by \_\_\_\_\_, and recorded in Deed Book \_\_\_\_\_, page \_\_\_\_\_ in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness \_\_\_\_\_ Owner \_\_\_\_\_

Address \_\_\_\_\_ Owner \_\_\_\_\_

Date \_\_\_\_\_ Address \_\_\_\_\_

**COMMISSION'S CERTIFICATION**

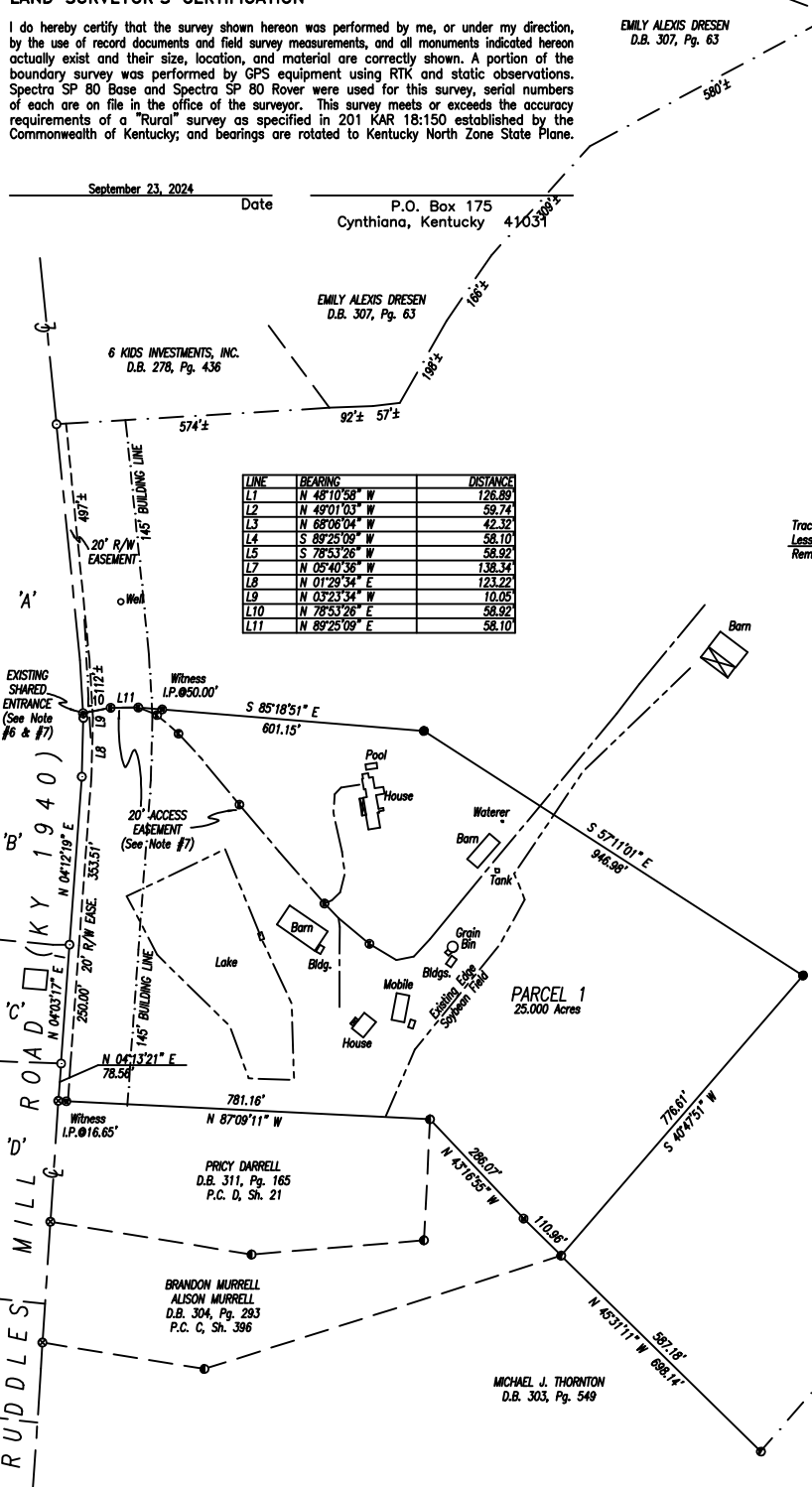
I do hereby certify that this record plat has met the requirements of the Bourbon County Joint Planning Commission, and is now approved for recording.

Date \_\_\_\_\_ Planning Commission Official \_\_\_\_\_

PLOTTED: 09/23/24 @ 8:00 BY APD

**NOTES:**

- Parcel 1 and Parcel 2 shown hereon are the same as Tract No. 1 described in Deed Book 269, Page 143.
- Property shown hereon is subject to a water line easement in favor of Harrison County Water Association, Inc. as recorded in Deed Book 222, Page 477.
- Property shown hereon is subject to any and all easements or right-of-way of record and in existence.
- Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning and Zoning Commission for its respective zoning classification.
- This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.
- Parcel 2 is shown hereon based on the existing legal description and does not reflect actual field measurements made by Darnell Engineering, Inc. for this survey.
- Twenty (20) foot access easement, being more particularly described as lying ten (10) feet on either side of the described centerline. Same being created by this plat and acknowledged by the Owner's Certification block hereon.
- Access easement being located on Parcel 1 and Parcel 2; and shall benefit both parcels. Each shall share in the maintenance thereof.



MICHAEL J. THORNTON  
D.B. 303, Pg. 549

MICHAEL J. THORNTON  
D.B. 303, Pg. 549

AGRICULTURAL LAND DIVISION  
**JULIE L. FERRELL**  
**DENNIE LEE FERRELL**  
RUDDELES MILL ROAD (KY 1940)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 09/12/24	<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. 24-5888	FILERNAME FERRELLJ2	
	FIELD BOOK 145-52	JOB FILE FERRELLJ	
	DRAWN BY APD	CHECKED BY APD	