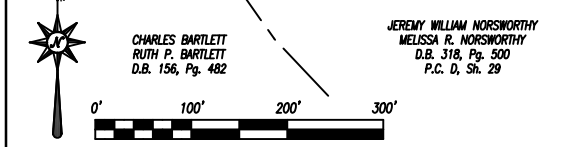
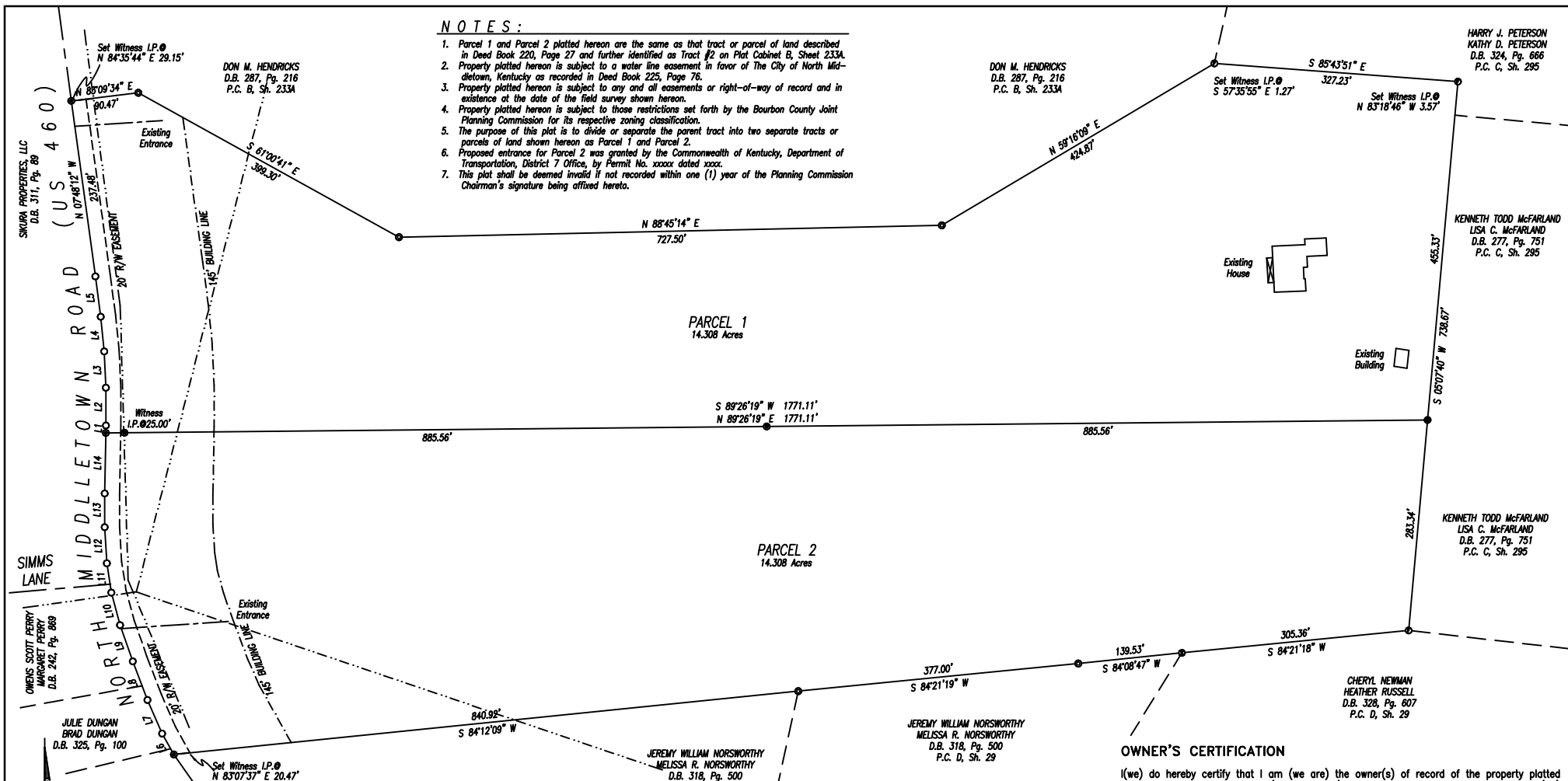


NOTES:

- Parcel 1 and Parcel 2 platted hereon are the same as that tract or parcels of land described in Deed Book 220, Page 27 and further identified as Tract #2 on Plat Cabinet B, Sheet 233A.
- Property platted hereon is subject to a water line easement in favor of The City of North Middletown, Kentucky as recorded in Deed Book 225, Page 76.
- 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 divide or separate the parent tract into two separate tracts or parcels of land shown hereon as Parcel 1 and Parcel 2.
- Proposed entrance for Parcel 2 was granted by the Commonwealth of Kentucky, Department of Transportation, District 7 Office, by Permit No. xxxxx dated xxxxx.
- This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.



LINE	BEARING	DISTANCE
L1	N 00°58'32" E	9.84
L2	N 00°07'15" W	50.73
L3	N 02°33'20" W	48.68
L4	N 05°42'14" W	46.73
L5	N 07°37'36" W	54.53
L6	N 29°15'44" W	32.21
L7	N 23°34'42" W	49.10
L8	N 20°46'16" W	55.42
L9	N 19°21'42" W	51.49
L10	N 15°09'34" W	45.05
L11	N 02°36'51" W	39.77
L12	N 03°25'11" W	48.56
L13	N 00°09'10" E	45.16
L14	N 00°58'32" E	81.22

- LEGEND:**
- Iron Pin Found
 - Iron Pipe Found
 - Iron Pin Found with I.D. Cap bearing "WLB 1804"
 - #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
 - Metal Found in Road
 - Fence Post Found
 - ⊙ Address

LINETYPE LEGEND:

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

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.

December 2, 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 _____ Charles E. Bradley & Robin E. Bradley (See Also W.B. 606, Pg. 624) _____, by deed dated _____ November 22, 1994 _____, and recorded in Deed Book _____ 220 _____, page _____ 27 _____ in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

_____ Witness _____ Owner
 _____ Address _____
 _____ Date _____ Address _____
 PLOTTED: 12/02/24 @ 5:00 BY APD

AGRICULTURAL LAND DIVISION
EMILY AYRES BRIDGES
 #2747 NORTH MIDDLETOWN ROAD (US 460)

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 100'	DATE 09/03/24	DARNELL ENGINEERING, INC. 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. 24-5840	FILENAME BRIDGESEM	
	FIELD CREW JF/AM	JOB FILE BRIDGESEM	
	DRAWN BY APD	CHECKED BY APD	