

OWNER'S CERTIFICATION

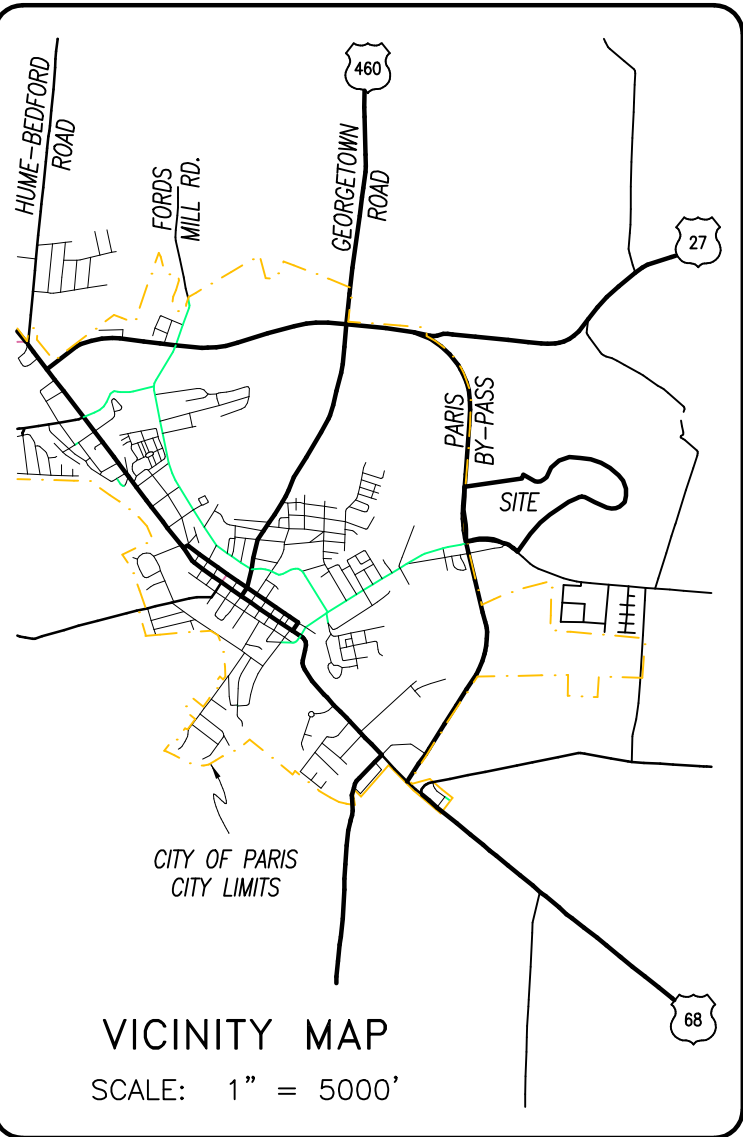
I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by Ronald D. Carter, Kathleen Carter, Janet R. Lentz, Eric Lentz, et. al., by deed dated August 18, 2021, and recorded in Deed Book 318, page 697 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

LINE	BEARING	DISTANCE
L1	S 40°50'08" W	146.78'
L2	S 49°09'52" E	10.00'
L3	S 40°50'08" W	77.20'
L4	S 80°15'52" E	10.00'
L5	S 21°58'30" W	162.53'
L6	S 22°41'05" W	122.99'
L7	S 04°44'00" W	160.35'
L9	S 12°17'49" E	169.81'
L10	S 13°55'15" E	20.02'
L11	S 12°08'03" E	164.76'
L12	S 00°55'48" W	211.71'
L13	N 63°10'03" W	205.09'
L14	S 63°10'03" E	205.09'

NOTES:

1. Tract 1 and Tract 2 platted hereon are the same as Parcel 2-C and Parcel 2-E shown on Plat Cabinet D, Sheet 71 and further described in Deed Book 318, Page 697.
2. 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.
3. Flood plain indicated hereon is scaled from FEMA FIRM Community Panel 21017C 0132 C dated January 6, 2011 and does not represent an actual field survey by Darnell Engineering, Inc. Any dwelling located on this property which is suspected to be in the flood plain should have the finished floor elevation calculated in order to correctly determine if it lies below the 100 year flood elevation.
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 plat is to separate and divide the parent tract into two separate and legal parcels or tracts of land shown hereon as Tract 1 and Tract 2.



ROBERT W. COPELAN, TRUSTEE
ROBERT W. COPELAN REVOCABLE
TRUST AGREEMENT DATED MAY 23, 1996
D.B. 228, Pg. 427
(Tract No. 3)



LEGEND:

- Iron Pipe Found
- #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
- #4 Rebar, 18" long, with I.D. Cap bearing "TRV 3553" Set for Reference Monument
- Point @ Right-of-Way
- ⊗ Point @ Center of Creek
- ⊗ Railroad Spike Found
- ⊗⊗⊗ Address

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LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Reference Monuments

PLOTTED: 03/30/22 @ 5:00 BY APD

M. R. CARTER
JANET RUGGLES
CAROL RUGGLES DUFFY
D.B. 128, Pg. 485
D.B. 147, Pg. 307
D.B. 234, Pg. 723
(Parcel 1)

ROBERT W. COPELAN, TRUSTEE
ROBERT W. COPELAN REVOCABLE
TRUST AGREEMENT DATED MAY 23, 1996
D.B. 228, Pg. 427
(Tract No. 1)

ROBERT W. COPELAN, TRUSTEE
ROBERT W. COPELAN REVOCABLE
TRUST AGREEMENT DATED MAY 23, 1996
D.B. 228, Pg. 427
(Tract No. 3)

PARCEL 2-A
PHIL T. OWENS
MICHELLE OWENS
D.B. 311, Pg. 13
P.C. D, Sh. 28
(52.144 Acres)

PARCEL 2-D
PHIL T. OWENS
MICHELLE OWENS
D.B. 315, Pg. 61
P.C. D, Sh. 49
(9.649 Acres)

PEACOCK FARMS, LLC
D.B. 265, Pg. 746

PEACOCK FARMS, LLC
D.B. 265, Pg. 746

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed 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 1:10,000+ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Rural survey and the accuracy and precision of said survey meets all the specifications of this class. The basis of the bearings shown hereon is in relation to Deed Book 181, Page 215

March 30, 2022

Date

P.O. Box 175
Cynthiana, Kentucky 41031

AGRICULTURAL LAND DIVISION

ADAM PERRAUT
LYNSI PERRAUT

PARIS BY-PASS (US 68) & PEACOCK ROAD

STATE OF KENTUCKY
ALLEN PATRICK
DARNELL
3553
LICENSED
PROFESSIONAL
LAND SURVEYOR

SCALE
1" = 300'
FILE NO.
21-4781
FIELD BOOK
12-65
DRAWN BY
APD

DATE
11/01/03
FILENAME
PERRAUT
CHECKED BY
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."

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	378.30'	205.34'	202.83'	S 25°17'08" W