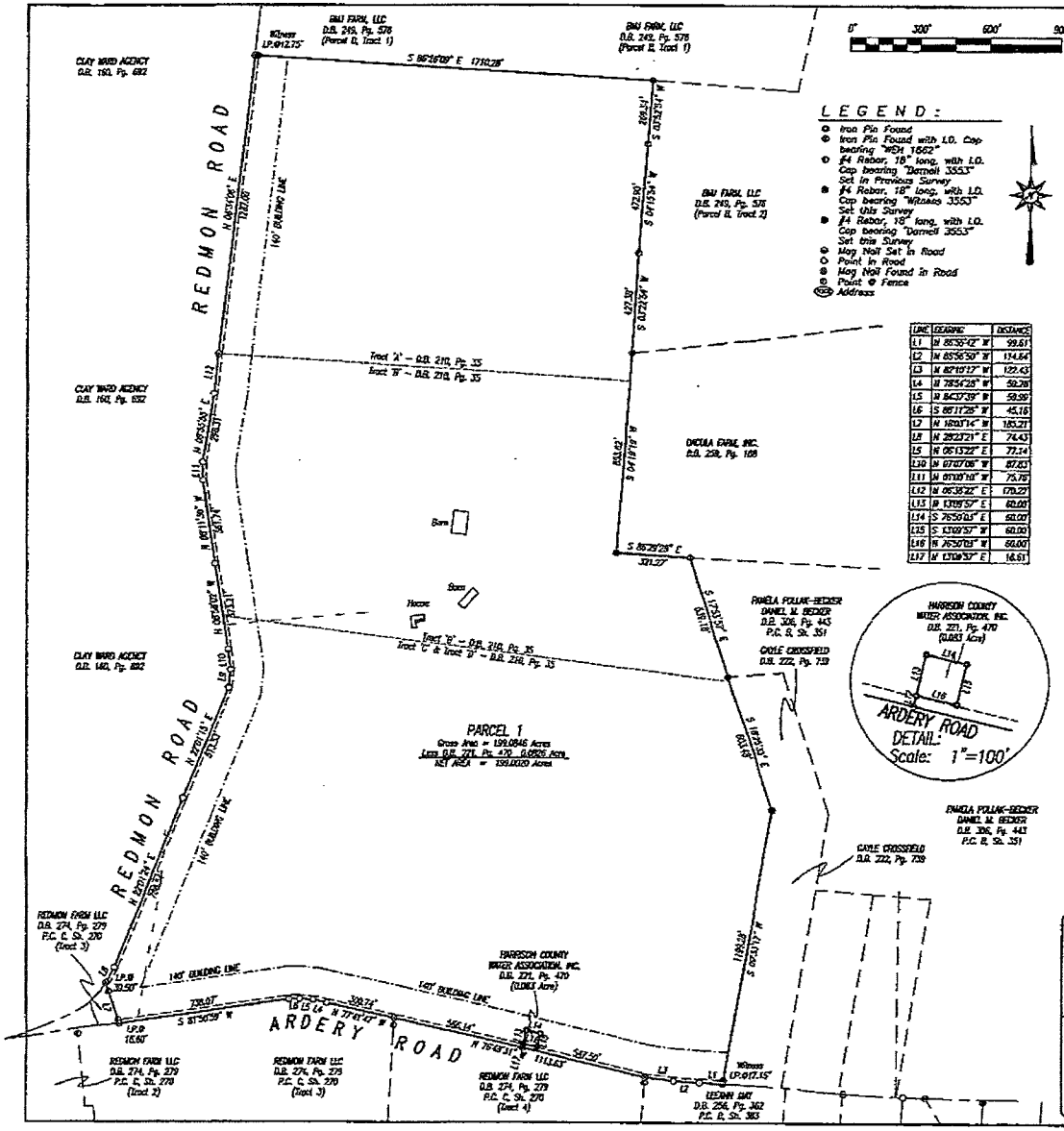

LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "WSH 1662"
- ○ #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- ● #4 Rebar, 18" long, with I.D. Cap bearing "Wilkins 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
- Mag Nail Found in Road
- Point @ Fence
- (100) Address

LINE	BEARING	DISTANCE
L1	N 85°59'42" W	99.61
L2	N 85°56'30" W	174.64
L3	N 82°10'27" W	122.43
L4	N 78°54'28" W	59.26
L5	N 84°07'39" W	58.98
L6	S 85°17'26" W	45.16
L7	N 18°01'14" W	165.21
L8	N 28°27'21" E	74.43
L9	N 05°13'22" E	72.14
L10	N 67°47'08" W	87.63
L11	N 01°01'16" W	75.76
L12	N 06°38'22" E	170.27
L13	N 13°09'57" E	60.66
L14	S 76°50'03" E	60.00
L15	S 13°09'57" W	60.00
L16	N 76°50'03" W	60.00
L17	N 13°09'57" E	14.61

VICINITY MAP

SCALE: 1" = 5000'

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 James Winder by deed dated June 3, 1991 and recorded in Deed Book 210, page 35 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness — Owner

Owner

Address — Address

Date

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.

July 29, 2021
Date

Allen Patrick Darnell
P.O. Box 175
Cynthiana, Kentucky 41031

NOTES:

1. Parcel 1 platted hereon is the same as Tract A, Tract C, and Tract D described in that "Affidavit of Descent and in Aid of Title" recorded of Deed Book 210, Page 35 less that previous exception of record at Deed Book 221, Page 470.
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 shown hereon.
3. Property platted hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
4. The purpose of this "Retracement Plat" is to resurvey and plat an existing tract or parcel of land of record and in existence. No new division is created by this plat.
5. See also: D.B. 73, Pg. 322; D.B. 75, Pg. 528; D.B. 80, Pg. 506; D.B. 85, Pg. 610; D.B. 95, Pg. 409; W.B. 11, Pg. 29; and W.B. 2, Pg. 307.

PLOTTED: 07/29/21 @ 5:00 PM APD

RETRACEMENT PLAT
RIDGELY PARK ESTATE
JAMES PARK, JR.
REDMON ROAD & ARDERY ROAD

COMMONWEALTH OF KENTUCKY STATE of KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR

SCALE	DATE
1" = 300'	07/29/21
FILE NO.	FIELDWK
21-4769	PARCUM
FIELD CHCK	CSR FILE
JSF/RJC	PARCUM
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."