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 George Robert Tanner (See Also D.B. 358, Pg. 438), by deed dated December 2, 2020, and recorded in Deed Book 367, page 672 in the Harrison County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____ Owner _____

Owner _____

Address _____ Address _____

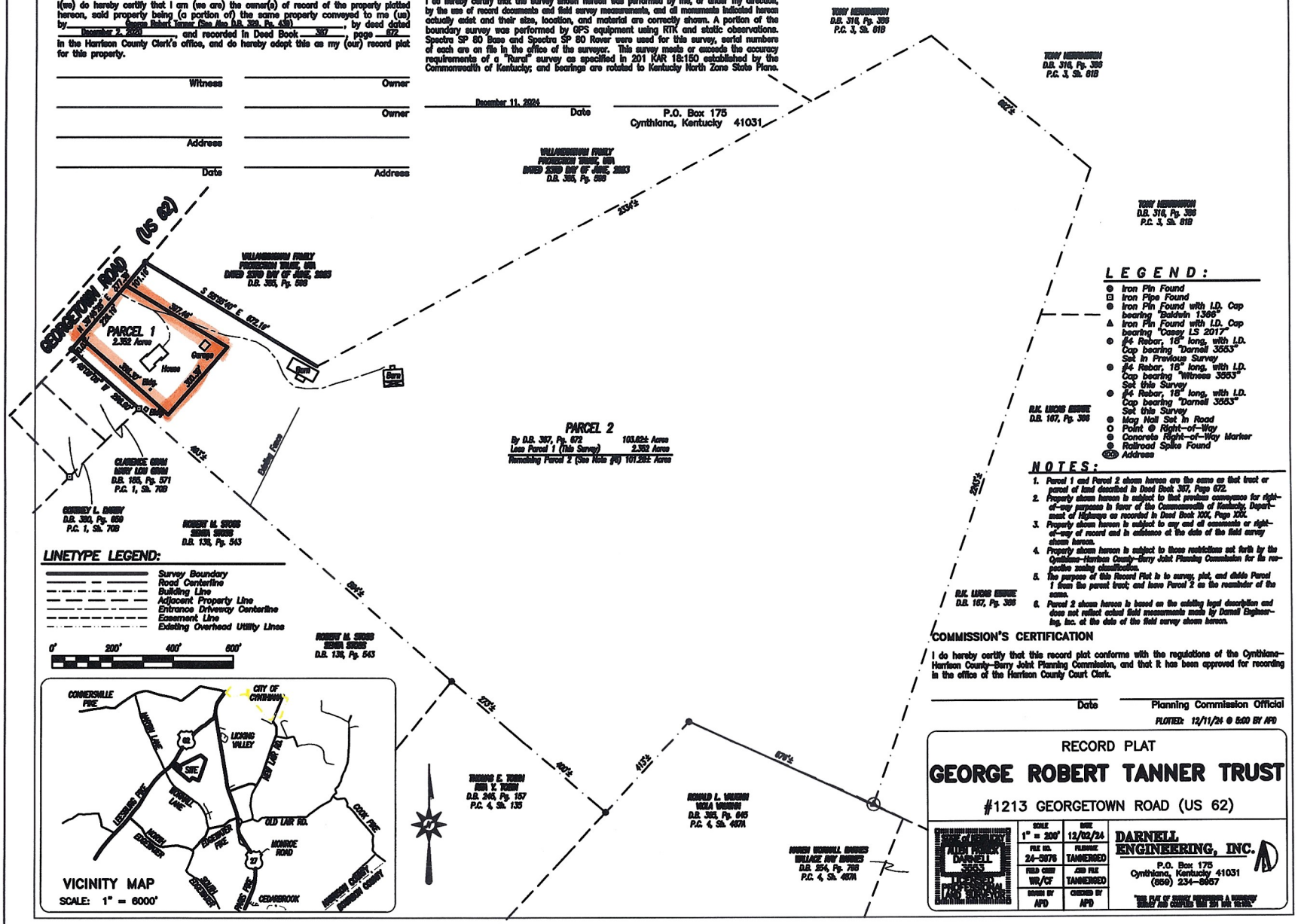
Date _____

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.

December 11, 2024
Date

P.O. Box 175
Cynthiana, Kentucky 41031



LEGEND:

- Iron Pin Found
- Iron Pipe Found
- Iron Pin Found with I.D. Cap bearing "Baldwin 1369"
- Iron Pin Found with I.D. Cap bearing "Casey LS 2017"
- #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
- Concrete Right-of-Way Marker
- Railroad Spike Found
- Address

NOTES:

1. Parcel 1 and Parcel 2 shown hereon are the same as that tract or parcel of land described in Deed Book 367, Page 672.
2. Property shown hereon is subject to that previous conveyance for right-of-way purposes in favor of the Commonwealth of Kentucky, Department of Highways as recorded in Deed Book XXX, Page XXX.
3. Property shown 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.
4. Property shown hereon is subject to those restrictions set forth by the Cynthiana-Harrison County-Berry Joint Planning Commission for its respective zoning classification.
5. The purpose of this Record Plat is to survey, plat, and divide Parcel 1 from the parent tract; and leave Parcel 2 as the remainder of the same.
6. Parcel 2 shown hereon is based on the existing legal description and does not reflect actual field measurements made by Darnell Engineering, Inc. at the date of the field survey shown hereon.

LINETYPE LEGEND:

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

0' 200' 400' 600'

VICINITY MAP
SCALE: 1" = 6000'

COMMISSION'S CERTIFICATION

I do hereby certify that this record plat conforms with the regulations of the Cynthiana-Harrison County-Berry Joint Planning Commission, and that it has been approved for recording in the office of the Harrison County Court Clerk.

Date _____ Planning Commission Official

PLOTTED: 12/11/24 @ 8:00 BY APD

RECORD PLAT

GEORGE ROBERT TANNER TRUST

#1213 GEORGETOWN ROAD (US 62)

	SCALE 1" = 200'	DATE 12/02/24	DARNELL ENGINEERING, INC.
	FILE NO. 24-5876	PLOTTED TANNERRED	P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8857
	FIELD CREW VR/CF	JOB FILE TANNERRED	
	DRAWN BY APD	CHECKED BY APD	

"THIS PLAT OF SURVEY PERFORMED & PREPARED BY ME AND CONFORMS WITH 201 KAR 18:150."