

2729 ATHENS BOONESBORO

Winchester, Clark County, Kentucky

2.41 Acres

Located in the breathtaking Iroquois Hunt Country, this beautiful 2.41 acre lot is the fourth and last available lot being offered in a custom home development. The developer will build to suit the custom home of your dreams on this lovely lot with mature trees and gorgeous views!



Offered Exclusively By

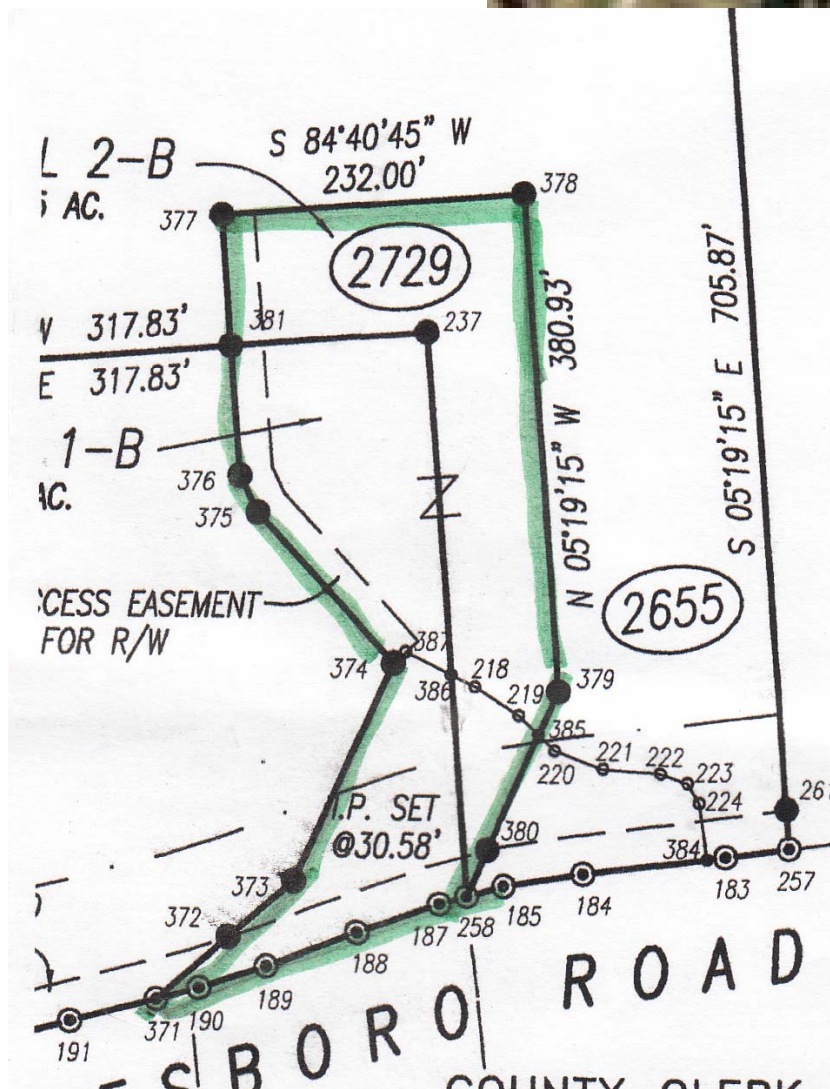


Bill Bell, Agent
(859) 621-0607

Price: \$70,000.

www.kyhorsefarms.com

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657



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 herein actually exist and their site, location, and material are correctly shown. The unadjusted mathematical error of closure of the random traverse was $18.000'$ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class B 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 358° 17' 17".

March 10, 2019 Date

116 S. Highland St. P.O. Box 4315
Winchester, Kentucky 40392-4315

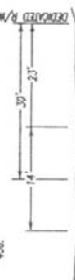
COMMISSIONER'S CERTIFICATION

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

Date Planning Commission Secretary

NOTES:

- Parcel 1-A and Parcel 1-B joined hereon are the same as Parcel 2 as shown on Slide 1771.
- Parcel 2 as shown on Slide 1771, hereon are the same as Parcel 2 as shown on Slide 1771.
- Parcel 1-B and Parcel 2-B are to be consolidated to create an legal tract and not to be conveyed as a separate parcel.
- A flood plain exists along Joett Creek as shown on FEMA Flood Insurance Study Map 17017 and the survey does not require an actual field survey by a Professional Engineer.
- No recorded easement is permitted until a survey is approved as given by the Clark County Health Department.
- The proposed Athens-Boonesboro Road must be approved by the Clark County Health Department.
- This plat of survey represents a boundary survey and complies with 201 KAR 18.150.
- Parcel 1-B is subject to a easement along the existing water line as shown on the plan.
- Parcel 2-A is subject to easement granted to Kentucky American Water Company as recorded in Deed Book 574, page 456.



TYPICAL SECTION

ATHENS-BOONESBORO ROAD

25' ACCESS EASEMENT THRU PARCEL 2-A

183'-384' S 81°43'04" E 11.28' (REFERENCE LINE)
234'-221' N 11°37'39" E 11.65'
221'-221' N 72°09'39" E 21.74'
221'-221' N 87°02'24" E 41.62'
221'-220' N 70°34'15" E 31.45'
221'-220' N 70°34'15" E 31.45'
385'-379' S 27°37'45" E 31.08' (REFERENCE LINE)

25' ACCESS EASEMENT THRU PARCEL 2-B

379'-385' S 27°37'45" E 31.08' (REFERENCE LINE)
385'-379' N 46°13'54" E 21.49'
215'-216' N 58°20'35" E 40.86'
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OWNER'S CERTIFICATION (PARCELS 2-A & 2-B)

(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 John B. 2010, and recorded in Deed Book 468, page 558 in the Clark County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness Ruth Hunt Wood

Owner

Address

Date

OWNER'S CERTIFICATION (PARCELS 1-A & 1-B)

(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 Walter B. 2010, and recorded in Deed Book 468, page 231 in the Clark County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness Joel Corwin

Owner

Address

Date

PLATTED RECORD PLAT BY RLB

CONSOLIDATION RECORD PLAT RUTH HUNT WOOD JOEL CORWIN ATHENS-BOONESBORO ROAD

Baldwin
ENGINEERING
116 South Highland Street - P.O. Box 4315
Winchester, Kentucky 40392

| DATE | SCALE | DATE |
|----------------|--------------|--------|
| 3/5/19 | 1" = 300' | |
| NAME | FILE NO. | DATE |
| RUTH HUNT WOOD | 10-4885 | 3/5/19 |
| JOEL CORWIN | 287-49 | |
| CHARTERED | ILLUSTRATION | |
| LAND SURVEYOR | | |
| RLB/RLB | | |