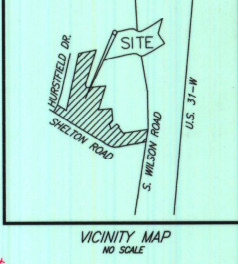


**OWNERS CERTIFICATION**

(I/WE CERTIFY THAT I/AM, WE/ARE) THE OWNERS(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK \*\*\* PAGE \*\*\* IN THE HARDIN COUNTY CLERK'S OFFICE, AND THAT WE ADOPT THIS SUBDIVISION PLAN WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES AND DEDICATE ALL STREETS, DRAINAGE WAYS, WALKS, PUBLIC UTILITY LINES, PARCS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED. I UNDERSTAND AND AGREE THAT IF THE CITY OF RADCLIFF WANTS TO USE THE FINANCIAL SURETY TO COMPLETE THE IMPROVEMENTS, ANY UNUSED FUNDS WILL BE RETURNED TO THE DEVELOPER. IF THE COST IS MORE THAN THE SURETY, THEN THE DEVELOPER/OWNER SHALL PAY THE DIFFERENCE.

DATE 5-18-2010  
 GLENN TURNER  
 \*\*DEED BOOK 885, PAGE 428  
 \*\*DEED BOOK 955, PAGE 451  
 \*\*DEED BOOK 1136, PAGE 255

DATE 5-18-2010  
 SANDRA TURNER  
 \*\*DEED BOOK 885, PAGE 428  
 \*\*DEED BOOK 955, PAGE 451  
 \*\*DEED BOOK 1136, PAGE 255



**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH ADJUSTED THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON SAID UNADJUSTED TRAVERSE. THE SURVEY SHOWN HEREON IS A CLASS "A" URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS. BASIS OF BEARINGS: KY STATE PLANE SOUTH

DATE OF BEARINGS WAS PREPARED BY ME OR UNDER MY DIRECTION: THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZE AND MATERIAL ARE CORRECTLY INDICATED; AND THAT THE INFORMATION SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE 02/19/2010  
 GLENN S TURNER, LICENSED PROFESSIONAL LAND SURVEYOR #2153

**NOTARY CERTIFICATION**

I CERTIFY THAT I AM A NOTARY FOR THE STATE-AT-LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) (AS AKA LEGAL AND (HAS, HAVEN) BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTARY PUBLIC Sharon A. Hollings 518110  
 DATE 05/18/11  
 DATE COMMISSION EXPIRES \_\_\_\_\_

**COMMISSION CERTIFICATION**

I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE RADCLIFF PLANNING COMMISSION, AND THIS PLAT IS NOW ELIGIBLE FOR RECORDING.

DATE 5/18/10  
 SHARON A HOLLINGS  
 CHAIRMAN OR AUTHORIZED AGENT

**SIDEWALK MAINTENANCE NOTE**

ALL LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED SIDEWALKS ADJACENT TO THEIR PROPERTY.

**SIDEWALK EASEMENT NOTE**

THERE IS A 5' SIDEWALK EASEMENT LYING WITHIN THE FIRST 5' OF ALL LOTS ALONG SHELTON ROAD AND ALONG SOUTH WILSON ROAD AS NOTED HEREON.

**DEDICATION NOTE**

LOT 93 IS TO BE DEDICATED TO THE CITY OF RADCLIFF TO BE USED AS A DETENTION/PREVENTION AREA. THIS LOT IS A NONBUILDABLE LOT.

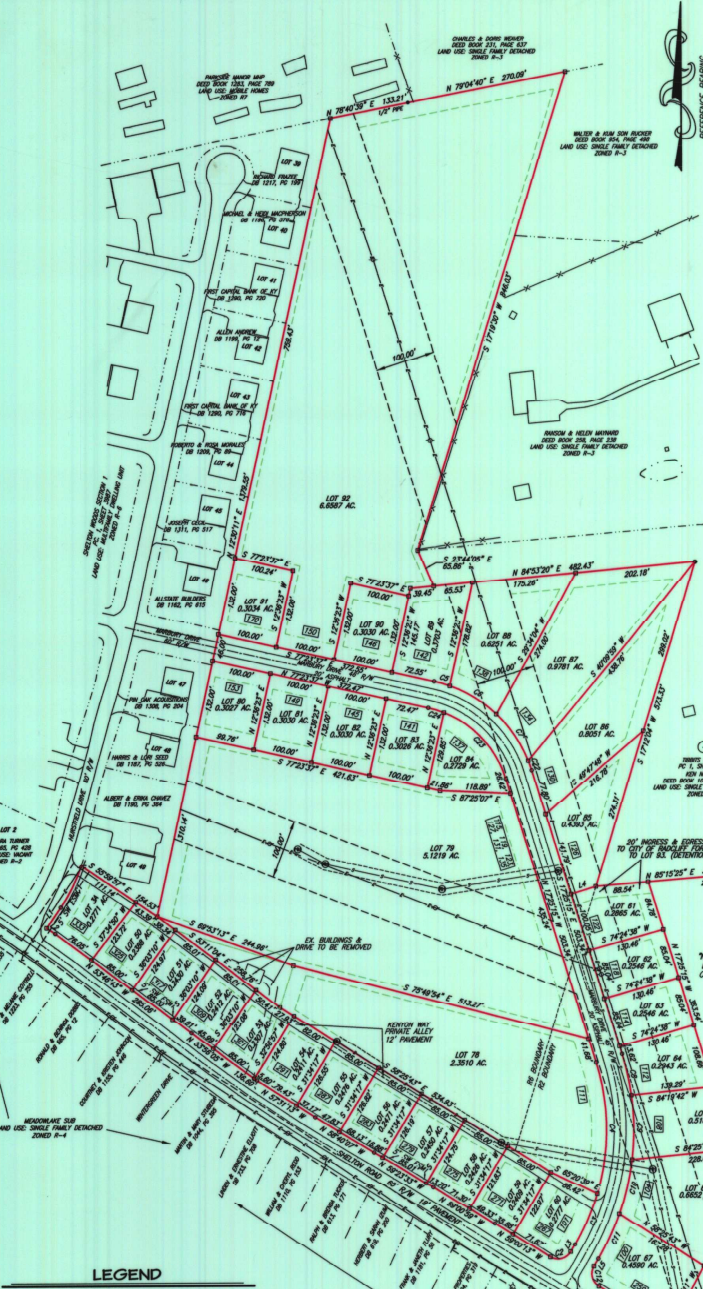
DATE OF FIELD SURVEY 04/28/2010  
 DATE OF FINAL PLAT \_\_\_\_\_



**UTILITY CERTIFICATION**

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY. I ALSO RELEASE ANY EASEMENTS THAT HAVE BEEN APPROVED PREVIOUSLY.

- DATE 5-19-10  
 REPRESENTATIVE [Signature]  
 ELECTRIC COMPANY
- DATE 5/19/10  
 REPRESENTATIVE [Signature]  
 TELEPHONE COMPANY
- DATE 5/19/10  
 REPRESENTATIVE [Signature]  
 WATER & SEWER COMPANY
- DATE 5-19-10  
 REPRESENTATIVE [Signature]  
 CITY OF RADCLIFF (drainage)
- DATE 5-18-10  
 REPRESENTATIVE [Signature]  
 CABLE TV COMPANY
- DATE 6-6-10  
 REPRESENTATIVE [Signature]  
 GAS



**LEGEND**

- SET 1/2" x 24" STEEL TURNER WITH YELLOW CAP STAMPED "G.S. TURNER PLS. 2153"
- FOUND 1/2" STEEL REBAR WITH YELLOW CAP STAMPED "G.S. TURNER PLS. 2153" UNLESS OTHERWISE NOTED
- UNMARKED MEANDER POINTS
- - - C/L OF 30' ELECTRIC EASEMENT
- - - C/L OF 20' TELEPHONE EASEMENT
- - - SANITARY SEWER LINE
- ⊕ EXISTING MANHOLES
- ⊙ UTILITY POLES
- ⊙ UTILITY POLES WITH LIGHTS
- ▢ PROPERTY ADDRESS

**IMPROVEMENT CERTIFICATION**

I CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THAT A FINANCIAL SURETY IN THE AMOUNT OF \$212,622.20 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 5-18-10  
 SIGNATURE [Signature]  
 JURISDICTION OFFICIAL

**WATER & SEWER CERTIFICATION**

I CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEET ALL REQUIREMENTS AND ARE APPROVED.

DATE 3/17/10  
 REPRESENTATIVE [Signature]  
 COMPANY

**SITE STATISTICS**

-ACREAGE IN COMM LOTS	- 1.9839 ACRES
-ACREAGE IN R2 LOTS	- 1.7387 ACRES
-ACREAGE IN R6 LOTS	- 10.8023 ACRES
-ACREAGE IN R8 LOTS	- 19.4402 ACRES
-ACREAGE TOTAL	- 33.9751 ACRES TOTAL
-NUMBER OF COMM LOTS	- 1 LOT
-NUMBER OF R2 LOTS	- 30 LOTS
-NUMBER OF R6 LOTS	- 15 LOTS
-AVERAGE COMM LOT SIZE	- 1.7387 ACRES
-AVERAGE R2 LOT SIZE	- 0.3600 ACRES
-AVERAGE R6 LOT SIZE	- 1.2960 ACRES
-LINEAL FEET OF STREETS	- 1,810 LF
-LOTS IN COMM ZONE	- LOT 94
-EXISTING LAND USE: VACANT	PROPOSED USE: UNKNOWN
-LOTS IN R2 ZONE	- LOTS 3A, 50-77, & 93
-EXISTING LAND USE: VACANT	PROPOSED USE: SINGLE FAMILY DETACHED
-LOT 93 IS VACANT (NON-BUILDABLE LOT)	
-LOTS IN R6 ZONE	- LOTS 78-82
-EXISTING LAND USE: VACANT	PROPOSED USE: MULTIFAMILY ATTACHED
-DENSITY OF DEV (COMM)	- 0.5751 LOTS PER ACRE
-DENSITY OF DEV (R2)	- 2.6846 LOTS PER ACRE
-DENSITY OF DEV (R6)	- 0.7716 LOTS PER ACRE

**STORM WATER RETENTION**

THE ULTIMATE RESEVER OF STORM WATER FOR THIS DEVELOPMENT IS A SINK HOLE LOCATED ALONG SOUTH WILSON RD NEAR ITS INTERSECTION WITH SHELTON ROAD.

**FLOOD PLAIN NOTE**

AS INDICATED ON MAP NO. 21083C01330, THIS SITE IS LOCATED IN ZONE 1. THE FLOOD INSURANCE RATE MAPS, THIS SITE IS LOCATED IN ZONE 1 WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. MAP DATE: 08/16/2007

**MONUMENTATION NOTE**

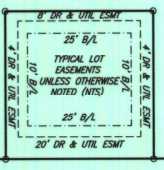
ALL MONUMENTATION SHALL BE INDICATED AS REQUIRED IN ARTICLE 4, SECTION 8 OF THIS SUBDIVISION REGULATIONS, DATED 2/5/2008.

**EASEMENT MAINTENANCE NOTE**

ALL LOT OWNERS ARE RESPONSIBLE FOR THE upkeep OF EASEMENTS ON THEIR LOT, INCLUDING DITCHES, SWALES AND OTHER VEGETATED AREAS UNLESS THE CITY HAS ACCEPTED RESPONSIBILITY FOR MAINTAINING THE AREA.

**SOURCE & PVA TABLE**

161-40-00-010	SANDRA TURNER	DP 885, PG 428
161-40-00-060.01	GLENN & SANDRA TURNER	DP 1136, PG 255
161-40-00-080.02	GLENN & SANDRA TURNER	DP 1136, PG 255
161-40-00-080.03	GLENN & SANDRA TURNER	DP 1130, PG 255
161-40-00-004	SANDRA TURNER	DP 885, PG 428
161-40-00-003	SANDRA TURNER	DP 955, PG 451



**CURVE TABLE**

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	PI ANGLES
1+00.00	S 88°12'00" E	114.29	114.29	90°00'00"
1+114.29	S 10°15'00" W	108.47	108.47	90°00'00"
1+222.76	S 88°12'00" E	114.29	114.29	90°00'00"
1+337.05	S 10°15'00" W	108.47	108.47	90°00'00"
1+445.52	S 88°12'00" E	114.29	114.29	90°00'00"
1+559.81	S 10°15'00" W	108.47	108.47	90°00'00"
1+668.28	S 88°12'00" E	114.29	114.29	90°00'00"
1+782.57	S 10°15'00" W	108.47	108.47	90°00'00"
1+891.04	S 88°12'00" E	114.29	114.29	90°00'00"
1+005.33	S 10°15'00" W	108.47	108.47	90°00'00"

**RECORD PLAT OF:**

**SHELTON WOODS  
 PLACE ~ SECTION 2**

OWNER: GLENN & SANDRA TURNER (270) 737-3232  
 5735 NORTH DIXIE HWY.  
 ELIZABETHTOWN, KY. 42701

DATE: 04/28/2010 PREP: LYNCH LSLIT PVA #: \_\_\_\_\_  
 SCALE: 1 IN. = 100 FT. PERC: 33.9751 ACRES CONF. FILE: \_\_\_\_\_

**TURNER ENGINEERING**  
 DIVISION OF NEW BANKS INC.  
 5735 NORTH DIXIE HIGHWAY  
 ELIZABETHTOWN, KENTUCKY 42701  
 PH. (270) 737-3232 FAX (270) 769-5497

**LINE TABLE**

LINE NUMBER	BEARING	DISTANCE
10	S 88°12'00" E	114.29
11	S 10°15'00" W	108.47
12	S 88°12'00" E	114.29
13	S 10°15'00" W	108.47
14	S 88°12'00" E	114.29
15	S 10°15'00" W	108.47
16	S 88°12'00" E	114.29
17	S 10°15'00" W	108.47
18	S 88°12'00" E	114.29
19	S 10°15'00" W	108.47
20	S 88°12'00" E	114.29