

52x13

CERTIFICATE OF OWNERSHIP AND DEDICATION
This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledges the same to be the plat of:
SUNSET DRIVE SUBDIVISION
and does hereby dedicate to public use the:
SUNSET CIRCLE.

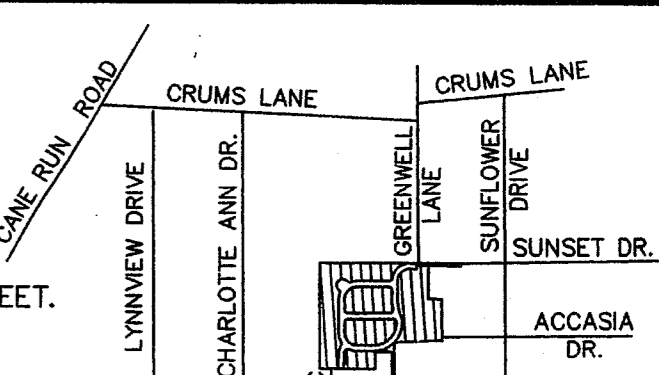
CURVE DATA table with columns for stationing and curve parameters (R, T, L, P, M, etc.)

NOTES:
1.) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN SHOWN ON THIS PLAT, UNLESS APPROVED BY THE PLANNING COMMISSION.

6.) A PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. THIS DETERMINATION WAS MADE AFTER A REVIEW OF FLOOD INSURANCE RATE MAP NO. 21111C0135 D DATED FEBRUARY 2, 1994.

10.) THE BUILDING LIMIT LINE SHOWN ON THIS PLAT MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

14.) MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.



CERTIFICATE OF ACKNOWLEDGMENT
STATE OF KENTUCKY
COUNTY OF JEFFERSON
Beth N Haddix

Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of:
Sunset Gardens
was this day presented to me by:
Ray Haines

Notary Public
10th day of Jan 2007
My Commission expires: 13th day of Nov 2010
Beth N Haddix

CERTIFICATE OF APPROVAL
LOUISVILLE METRO PLANNING COMMISSION
10-24-04
Docket No.

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMMUNICATION EASEMENTS

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

CERTIFICATE OF RESERVATION OF SIGNATURE WALL & LANDSCAPE EASEMENT

PROPERTY OWNER'S OBLIGATION

LAND SURVEYOR'S CERTIFICATE

NOTICE OF BOND REQUIREMENT

BUILDERS OBLIGATION

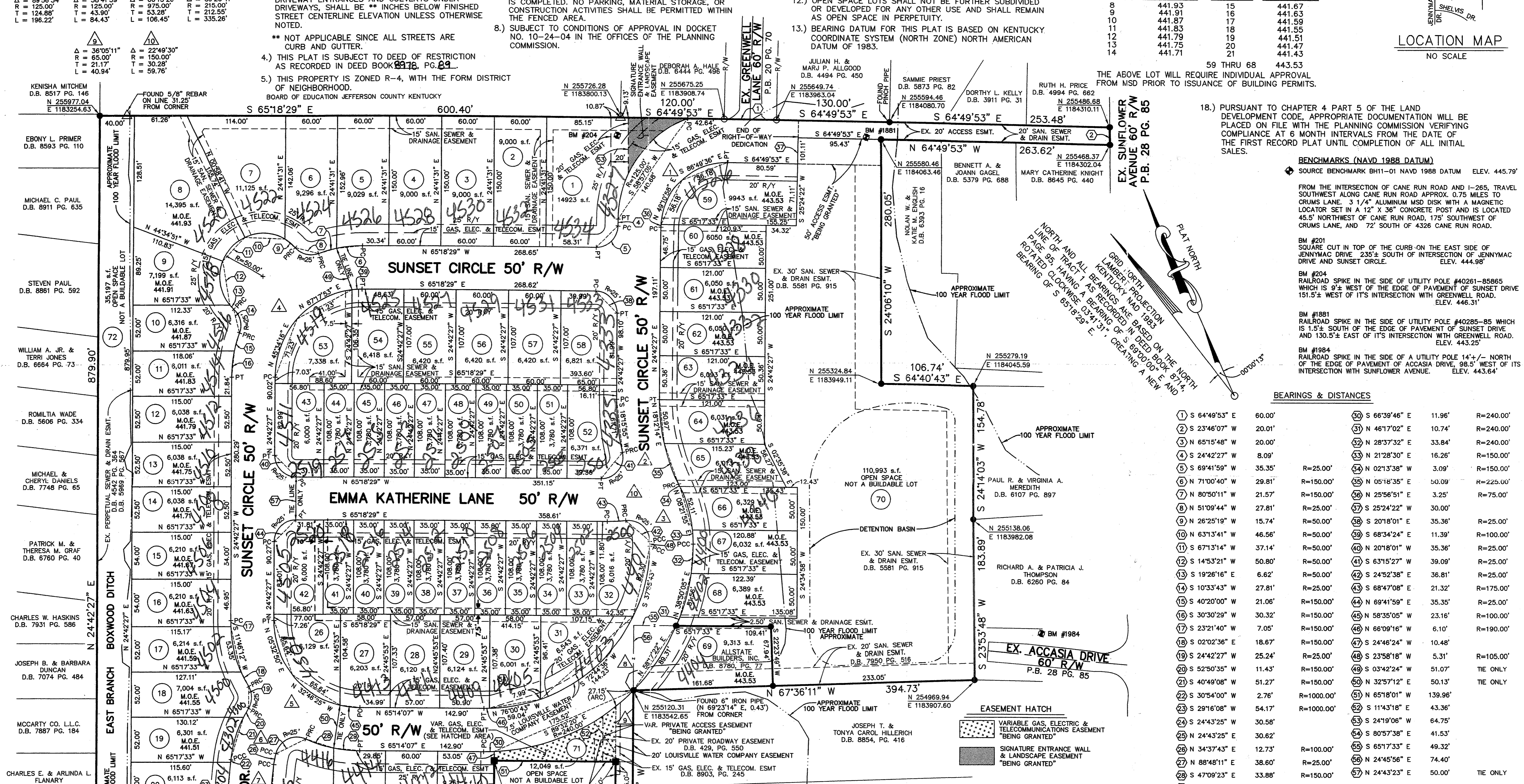


Table with columns: LOT NO., ELEVATIONS, LOT NO., ELEVATIONS. Lists elevation data for various lots.

THE ABOVE LOT WILL REQUIRE INDIVIDUAL APPROVAL FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMITS.

18.) PURSUANT TO CHAPTER 4 PART 5 OF THE LAND DEVELOPMENT CODE, APPROPRIATE DOCUMENTATION WILL BE FILED WITH THE PLANNING COMMISSION VERIFYING COMPLIANCE AT 6 MONTH INTERVALS FROM THE DATE OF THE FIRST RECORD PLAT UNTIL COMPLETION OF ALL INITIAL SALES.

BENCHMARKS (NAVD 1988 DATUM)

FROM THE INTERSECTION OF CANE RUN ROAD AND I-265, TRAVEL SOUTHWEST ALONG CANE RUN ROAD APPROX. 0.75 MILES TO CRUMS LANE. 3 1/4" ALUMINUM MDS DISK WITH A MAGNETIC LOCATOR SET IN A 12" X 36" CONCRETE POST AND IS LOCATED 45.5' NORTHWEST OF CANE RUN ROAD, 175' SOUTHWEST OF CRUMS LANE, AND 72' SOUTH OF 4326 CANE RUN ROAD.

BM #201 SQUARE CUT IN TOP OF THE CURB ON THE EAST SIDE OF JENNIMAC DRIVE. 235' SOUTH OF INTERSECTION OF JENNIMAC DRIVE AND SUNSET CIRCLE. ELEV. 444.98'

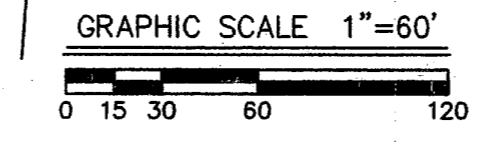
BM #204 RAILROAD SPIKE IN THE SIDE OF UTILITY POLE #40261-85665 WHICH IS 9' WEST OF THE EDGE OF PAVEMENT OF SUNSET DRIVE AND 130.5' WEST OF ITS INTERSECTION WITH GREENWELL ROAD. ELEV. 446.31'

BM #181 RAILROAD SPIKE IN THE SIDE OF UTILITY POLE #40285-85 WHICH IS 1.5' SOUTH OF THE EDGE OF PAVEMENT OF SUNSET DRIVE AND 130.5' EAST OF ITS INTERSECTION WITH GREENWELL ROAD. ELEV. 443.25'

BM #194 RAILROAD SPIKE IN THE SIDE OF A UTILITY POLE 14' +/- NORTH OF THE EDGE OF PAVEMENT OF ACCASIA DRIVE, 98.5' WEST OF ITS INTERSECTION WITH SUNFLOWER AVENUE. ELEV. 443.64'

BEARINGS & DISTANCES

Table of bearings and distances for various points and easements, including bearings like S 64°49'53" E and distances like 60.00'.



SUNSET GARDENS

SUBDIVISION RECORD PLAT (ADI SUBDIVISION)

OWNER / DEVELOPER ALLSTATE BUILDERS, INC. 630 BRUCE AVENUE LOUISVILLE, KENTUCKY 40208

TAX BLOCK 1013 LOTS 339, 518, 522 & 523 DEED BOOK 8714, PAGE 95 & DEED BOOK 8780, PAGE 77 JANUARY, 2007 SCALE: 1"=60'

MINDEL, SCOTT & ASSOCIATES, INC. PLANNING \* ENGINEERING \* SURVEYING LANDSCAPE ARCHITECTURE 4545 BISHOP LANE, SUITE 200 LOUISVILLE, KY. 40218 (502)485-1508

080978PG0089
Document No. 1 08097817496
Recorded On 02/02/2007 09:32:53
Total Fees \$8.00
Transfer Tax \$0.00
County Clerk: ROBERT HUESLWALD-JEFF CO KY
Deputy Clerk: SHERI

Recorded in Plat Book No. 52 Page 13 Part No.

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