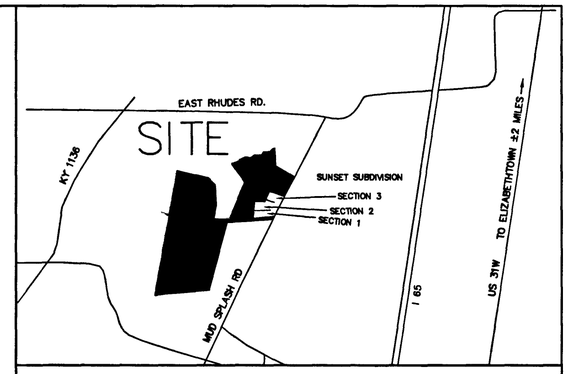
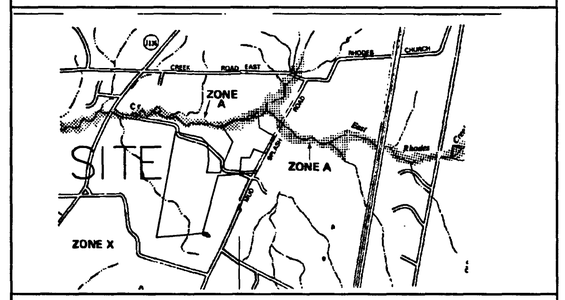




VICINITY MAP 1 INCH = 2000 FEET



FLOOD PLAIN MAP

COUNTY ROAD DEPARTMENT CERTIFICATION

I certify that the improvement plans for this subdivision have been reviewed by me and are in conformance with all appropriate regulations, I further certify that a financial surety in the amount of $ _____ has been posted to assure completion of all required improvements in case of default.

8-27-01 Danny Allen Asst Supv
Date Official Title

COMMISSION CERTIFICATION

I certify that this record plat has been approved in accordance with the regulations administered by the Hardin County Planning and Development Commission, and that this plat is now eligible for recording.

6 September 2001
Date Chairman or Director

OWNERS CERTIFICATION

I certify that I am the owner of this property, as recorded in deed book 200, page 367 in the Hardin County Clerk's office, and that we adopt this plan of development with our free consent, establish the minimum building lines, and dedicate all streets, drainageways, walks, public utility lines, parks, and other open spaces to public use as noted and illustrated. Further, we grant unto the below named utility companies, their successors and assigns an easement over the spaces indicated by dashed lines and marked "electric and telephone easements", namely Nolin RECC, its successors and assigns, for electric utility purposes and Verizon, its successors and assigns, for telephone utility companies, their successors and assigns, an easement over the spaces indicated by dashed lines marked "utility and drainage easements",said easements to include:
(1) the right to construct, maintain, operate, replace, upgrade, or rebuild pole lines and/or pipes, and/or underground cable systems and all appurtenances thereto.
(2) the right of ingress and egress over all lots to and from said easements indicated.
(3) the right to trim or remove any tree necessary to maintain proper service;
(4) the right to keep easements free of any structures or obstacles the company deems a hazard to the said pole lines, pipes or cable; and
(5) the right to prohibit any excavation within five feet of any buried pipe and/or cable herein mentioned, or change of grade that interferes with overhead pole lines.

The undersigned hereby grants the further right, to said electric utility company, to install, either overhead or underground, necessary wiring for street lighting, that is requested and/or required, but in no case shall said wiring be installed more than five feet from any lot line.

Lot owners are to use and enjoy said lands included in easements shown hereon but such use shall not interfere with the right herein granted.

James A. Greenwell 9-6-01 Louise Greenwell
Date 9-6-01 Owner Date Owner

CERTIFICATE OF ACKNOWLEDGEMENT

I certify that I am a notary for the state-at-large. I further certify that the above signatures are legal and have been executed voluntarily, to the best of my knowledge and belief.

9-6-01 James K Ford
Date Notary Public

1-19-05
Date Commission Expires

ACCEPTANCE 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.

8-27-01 Representative
Date
Nolin RECC
Electric Company

8-27-01 Representative
Date
VERIZON
Telephone Company

8-27-01 Representative
Date
H.C.W.D.#2
Water Company

Lots 5 and 6 have received tentative approval for on site sewage disposal system usage by the Hardin County Health Center. This approval is granted only to the general feasibility of onsite sewage disposal system usage for the subdivision as a whole. Each lot must be approved prior to system installation.

Lots 4, 7, 8 and 9 shown on this subdivision plat, being five acres or greater, has not been evaluated for an onsite sewage disposal system as permitted by ordinance of the Hardin County Board of Health. This exception from the Hardin County Subdivision Regulations, which require the Health Department Certification, was granted by the HCP&D Commission on 24 July 1996.

9-5-01 Heather Wheeling
Date Hardin County Health Center Official

RECORD PLAT
SUNSET SUBDIVISION SECTION 4
HARDIN COUNTY, KENTUCKY
DGS NUMBER 206-00-00-021

OWNERS:
JAMES A. GREENWELL AND
ANNA LOUISE GREENWELL
375 MUD SPLASH ROAD
GLENDALE, KENTUCKY 42776

DATE OF SURVEY: JUNE 12, 2001
DATE OF PLAT: JULY 23, 2001
TOTAL AREA OF SUBDIVISION: 92.441 ACRES

SCALE: 1 INCH = 200 FEET
200 100 0 200

MILLER LAND SURVEYING, INC.
110 E. FIRST STREET
CAMPBELLSVILLE, KY 42718
PHONE: (270) 465-2831
FAX: (270) 465-4740

081JG01F

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 sideshots. The unadjusted precision ratio of the traverse was 1:25,250 and was not adjusted. The survey as shown hereon is a class A survey and the accuracy and precision of said survey meets all specifications of this class.

8-24-01
Robert L. Miller, Jr. Surveyor Date
Kentucky #2282

STATE of KENTUCKY
ROBERT L. MILLER, JR. 2282
LICENSED PROFESSIONAL LAND SURVEYOR

FLOOD PLAIN NOTE:
As indicated on map number 21093C0150 C of Flood Insurance Map dated November 4, 1988, and map number 21093C0175 C of Flood Insurance Map dated November 4, 1988, a portion of this site (as indicated on this plat) is located in Zone A, Zone A being an area inundated by 100-year flood. The remainder of this site is located in Zone "X" which has been determined to be outside the 100 year flood plain.

BUILDING NOTE
No structure shall be located in the floodplain unless approval is received in compliance with the Hardin County Ordinance adopted 9 January 1989 relating Flood Damage Prevention and the National Flood Insurance Program as recorded in Ordinance Book 2 Page 5 and Fiscal Court Order Book 31, Page 676 in the Hardin County Clerk's Office.

NOTES:
1 - The property shown on this plat is subject to all right-of-ways and easements whether implied or of record.
2 - Bearings are referenced to a previous survey.
3 - The property shown on this plat is a part of the same property conveyed to James A. Greenwell and Anna Louise Greenwell by deed dated September 15, 1966 which is of record in deed book 200, page 367 in the Hardin County Clerk's office.

DRIVEWAY ENTRANCES NOTE
All new driveway entrances must be approved by Hardin County Road Department.

DRIVEWAY CULVERT NOTE:
All driveways must be provided with drainage culverts to provide proper drainage, driveway culverts must be a minimum of 12" in diameter and 24 feet in length. The County Road Supervisor may require larger and longer culverts if needed.

LEGEND
■ Existing Iron Pin (MILLER #2282)
□ Existing Steel Pipe
● Iron Pin
(1/2 inch rebar 24 inches long, with cap marked MILLER 2282) set this survey unless otherwise noted.
▲ Unmarked Point

LOCAL AVERAGE SQUARE FOOT STANDARD
No dwelling containing less than 1,277 square feet of living space is is allowed in this subdivision. The existing structures shown on this plat are pre-existing structures and therefore do not need to met the local minimum square foot standard established on this subdivision plat. There will be additional restrictions recorded in the deeds to each individual lot.

EXISTING STRUCTURE NOTE
The existing structures shown on this plat are nonconforming uses as governed by KRS 100.253 and are exempt from the building setback lines. Any additions to these structures and all future structures shall be subject to the building setback lines as shown on this plat.

NATURAL FEATURES NOTE
As indicated on the Elizabethtown, KY USGS Quadrangle Map dated 1991, and the Cecilia, KY USGS Quadrangle Map dated 1967 there are water courses located adjacent to the subject property.

EXCEPTION NOTE
An exception from the Hardin County Subdivision Regulations, Section 9.(I.), was granted by the HCP&D Commission on 7 November 1996 to allow the minimum record plat scale to be exceeded.

FEE PD. ST. ____ CLK. 15
2001 SEP -6 A 9:33
STATE TAX PAID AND RECORDED
BY [illegible] D.C.
#2984