SURVEYORS NOTE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE ON 18 JULY, 2005. THE UNADJUSTED PRECISION RATIO OF THE SURVEY IS GREATER THAN 1:10,000 AND WAS ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLASS "A" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS. THE BASIS OF BEARINGS IS PLAT CABINET 1, SHEET 3906.

GLENN S. TURNER, PLS. 2153 — 11/28/05 DATE

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT ALL LAND BOUNDARY DATA FOUND ON THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND THAT ALL MONUMENTS INDICATED HEREIN ACTUALLY EXIST AND THEIR LOCATIONS, SIZE, AND MATERIALS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

11/28/06 DATE — SIGNATURE

KY PLS 2153
REGISTRATION NUMBER

UTILITY CERTIFICATION

THE UNDERSIGNED HEREBY GRANTS UNTO THE BELOW NAMED PERSON AND COMPANIES AN EASEMENT OVER THE INDICATED, SAID EASEMENT TO INCLUDE.

(1) THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, AND UPGRADE, ANY BELOW OR ABOVE GROUND UTILITY SYSTEM, STRUCTURE, OR INFRASTRUCTURE AND ALL APPURTENANCES THERETO.

(2) THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED.

(3) THE RIGHT TO UNRESTRICTED PUBLIC ACCESS ALONG SIDEWALK EASEMENTS.

(4) THE RIGHT TO TRIM OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE;

(5) THE RIGHT TO KEEP EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE GRANTED DEEMS A HAZARD TO THE FUNCTION OF THE EASEMENT. AND

(6) THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE FEET OF ANY EASEMENT.

11-28-05 DATE — REPRESENTATIVE — Nolin — ELECTRIC COMPANY

11-23-05 DATE — REPRESENTATIVE — Brandenburg Tel. Co. — TELEPHONE COMPANY

11-18-05 DATE — REPRESENTATIVE — HCWD No. 1 — WATER COMPANY

12-1-05 DATE — REPRESENTATIVE — Planning Dept. — CITY OF RADCLIFF (drainage)

11-30-05 DATE — REPRESENTATIVE — RWWTF — WASTE WATER OFFICIAL

11/23/05 DATE — REPRESENTATIVE — Insight — CABLE TV COMPANY

I HEREBY CERTIFY THAT I HAVE CONTACTED THE SPECIFIED ORGANIZATIONAL REPRESENTATIVES LISTED ABOVE AND THAT THEY AGREE TO THE ADEQUATENESS OF THE EASEMENT INDICATED ON THIS PLAT.

DATE — OFFICIAL

TITLE

LOT OWNERS ARE TO USE AND ENJOY SAID LANDS INCLUDED IN EASEMENT SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT HEREIN GRANTED.

11/29/05 DATE — OWNER(S)

DATE — OWNER(S)

DEVELOPER'S ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT ALL ENGINEERING DATA PROVIDED IS VALID AND TRUE.

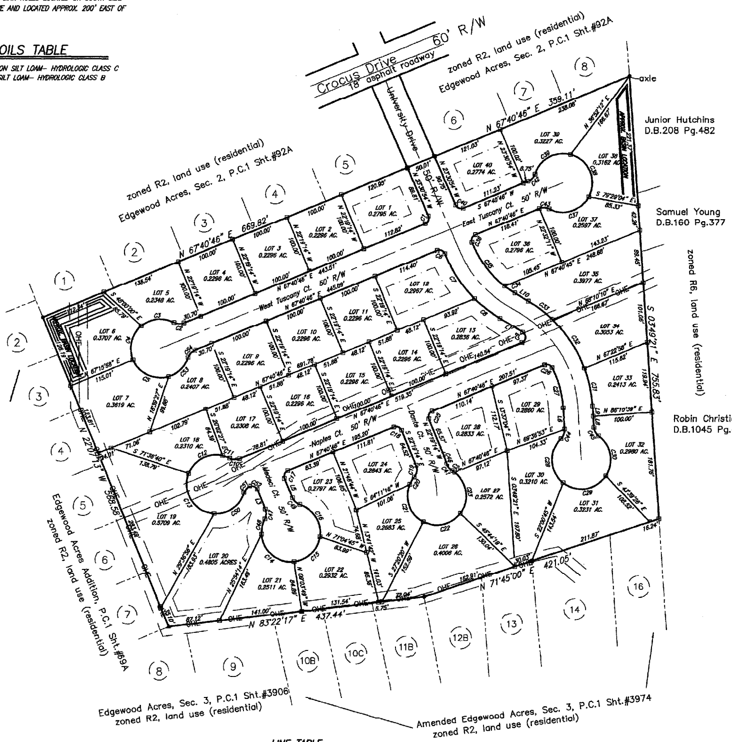
11/28/05 DATE — DEVELOPER'S ENGINEER

STORM WATER RECEIVER

THE ULTIMATE RECEIVER OF STORM WATER FOR THIS DEVELOPMENT IS SINK HOLES LOCATED ON SOUTH SIDE OF CROCUS DRIVE AND LOCATED APPROX. 200' EAST OF SURVEY SITE.

SOILS TABLE

(NcB) NICHOLSON SILT LOAM– HYDROLOGIC CLASS C
(CrB) CRIDER SILT LOAM– HYDROLOGIC CLASS B



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	15.92'	14.29'	S 22°04'56" W	91°11'40"	C28	50.00'	85.84'	75.55'	N 02°53'46" W	98°08'11"
C2	20.00'	17.45'	16.90'	N 87°19'23" W	49°59'41"	C29	50.00'	82.49'	73.45'	S 80°46'11" W	94°31'56"
C3	50.00'	58.92'	55.57'	N 83°55'06" E	67°30'42"	C30	50.00'	76.20'	69.04'	S 10°09'25" E	87°19'16"
C4	50.00'	63.61'	59.41'	N 13°42'52" E	72°53'47"	C31	225.00'	65.47'	65.24'	N 12°09'31" W	16°40'20"
C5	50.00'	73.17'	66.81'	N 64°39'25" W	83°50'47"	C32	225.00'	100.52'	99.69'	N 33°17'36" W	25°35'49"
C6	10.00'	15.82'	14.22'	S 66°59'32" E	90°38'44"	C33	225.00'	51.46'	51.34'	N 52°38'36" W	13°06'11"
C7	225.00'	92.25'	91.60'	N 33°25'12" W	23°29'24"	C34	175.00'	21.17'	21.15'	N 55°43'47" W	06°55'49"
C8	225.00'	55.09'	54.96'	N 52°10'48" W	14°01'47"	C35	175.00'	94.27'	93.13'	N 36°49'58" W	30°51'49"
C9	10.00'	22.14'	17.89'	N 04°14'32" E	126°52'28"	C36	10.00'	15.55'	14.03'	N 23°08'20" E	89°04'49"
C10	20.00'	17.45'	16.90'	N 87°19'23" W	49°59'41"	C37	50.00'	77.86'	70.30'	S 73°00'19" W	89°20'13"
C11	50.00'	12.60'	12.57'	S 69°32'48" E	14°26'30"	C38	50.00'	89.97'	78.31'	S 23°12'38" E	103°05'42"
C12	50.00'	75.79'	68.74'	N 64°41'34" E	86°50'39"	C39	50.00'	85.14'	75.22'	N 58°27'38" E	97°33'46"
C13	50.00'	94.22'	80.89'	N 38°42'59" W	107°58'25"	C40	10.00'	15.50'	13.99'	N 67°55'05" W	88°48'21"
C14	50.00'	81.13'	72.52'	N 49°38'34" W	92°57'48"	C41	20.00'	14.75'	14.42'	N 37°54'25" W	42°15'51"
C15	50.00'	65.94'	61.27'	S 46°05'33" W	75°33'57"	C42	20.00'	17.45'	16.90'	S 42°40'54" W	49°59'41"
C16	50.00'	70.36'	64.70'	S 32°00'10" E	80°37'30"	C43	20.00'	17.45'	16.90'	S 87°19'25" E	49°59'41"
C17	10.00'	15.71'	14.14'	N 22°40'46" E	90°00'00"	C44	20.00'	17.45'	16.90'	S 21°10'29" W	49°59'41"
C18	10.00'	15.71'	14.14'	N 67°19'14" W	90°00'00"	C45	20.00'	17.45'	16.90'	N 28°49'12" W	49°59'41"
C19	20.00'	21.61'	20.57'	S 08°37'37" W	61°53'41"	C46	175.00'	16.94'	16.93'	S 19°32'51" E	05°32'45"
C20	50.00'	14.14'	14.09'	N 31°28'21" E	16°12'13"	C47	20.00'	17.45'	16.90'	S 02°40'37" W	49°59'41"
C21	50.00'	75.08'	68.22'	N 19°38'43" W	86°01'55"	C48	50.00'	26.91'	26.59'	N 12°15'24" E	30°50'07"
C22	50.00'	70.39'	64.72'	S 77°00'26" W	80°39'47"	C49	20.00'	17.45'	16.90'	N 47°19'05" W	49°59'41"
C23	50.00'	78.11'	70.41'	S 06°04'50" E	89°30'47"	C50	50.00'	65.96'	61.30'	S 55°29'27" W	75°36'44"
C24	50.00'	5.41'	5.41'	S 55°56'17" E	06°12'07"	C51	20.00'	16.19'	15.75'	N 40°52'44" E	46°23'19"
C25	10.00'	15.71'	14.14'	N 22°40'46" E	90°00'00"	C52	10.00'	14.82'	13.50'	S 64°46'13" E	84°53'57"
C26	10.00'	14.85'	13.52'	S 69°46'15" E	85°05'57"	C53	50.00'	48.64'	46.74'	S 45°33'08" W	55°44'07"
C27	175.00'	71.47'	70.97'	S 15°31'19" E	23°23'55"	C54	20.00'	17.45'	16.90'	N 42°40'55" E	49°59'41"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59°11'42" E	45.42'
L2	N 67°40'46" E	2.74'
L3	S 22°19'14" E	36.02'
L5	N 22°19'14" W	36.02'
L6	S 03°49'21" E	36.68'
L8	N 03°49'21" W	18.54'
L9	N 03°49'21" W	18.14'
L10	N 59°11'42" W	26.78'

WATER SYSTEM CERTIFICATION

I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION. IN THE SUBDIVISION PLAT TITLED RECORD PLAT OF TUSCANY PLACE WILL FULLY MEET THE REQUIREMENT FOR THE CITY OF RADCLIFF AND THE HARDIN COUNTY WATER DISTRICT, AND ARE APPROVED AS INDICATED ON THE WATER SYSTEM PLAN AND FINAL PLAT.

11-18-05 DATE — OFFICIAL — Operations Manager — TITLE

SEWER SYSTEM CERTIFICATION

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, IN THIS SUBDIVISION PLAT TITLED RECORD PLAT OF TUSCANY PLACE WILL FULLY MEET REQUIREMENTS FOR THE CITY OF RADCLIFF, AND ARE APPROVED AS INDICATED ON THE SEWER SYSTEM PLAN AND FINAL PLAT.

11-30-05 DATE — OFFICIAL — Maintenance Manager — TITLE

PUBLIC IMPROVEMENT CERTIFICATION

I HEREBY CERTIFY THAT IMPROVEMENTS PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY ME AND ARE IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT A FINANCIAL SURETY IN THE AMOUNT OF $242,532 HAS BEEN POSTED WITH THE CITY OF RADCLIFF TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

12-1-05 DATE — OFFICIAL — Mayor — TITLE

COMMISSION CERTIFICATION

I HEREBY CERTIFY THAT THIS RECORD PLAT WAS APPROVED BY THE RADCLIFF PLANNING COMMISSION AND IS NOW ELIGIBLE FOR RECORDING.

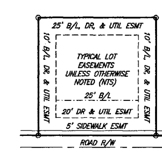
12-1-05 DATE — CHAIRMAN OR DIRECTOR

GENERAL NOTES

1. SOURCE OF TITLE: A PART OF D.B. 1156, PAGE 310
2. BASIS OF BEARING: PC 1, SHEET 3906
3. SITE IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS RECORDED OR IMPLIED.
4. SITE ZONING IS R2 UNLESS NOTED OTHERWISE
5. ALL CUL-DE-SAC'S HAVE A 50' RAD. WITH 35' PAVEMENT

LEGEND

- □ 1/2" X 24" STEEL REBAR SET WITH A YELLOW ID CAP STAMPED "G.S. TURNER PLS 2153"
- ● EXISTING IRON PIPE (UNLESS OTHERWISE NOTED)
- ■ 1/2" STEEL REBAR FOUND WITH AN ID CAP STAMPED "C.E. PENCE PLS 2032"
- ▲ EXISTING IRON PIN NO ID CAP
- —— OHE—— C/L 30' POWER LINE EASEMENT

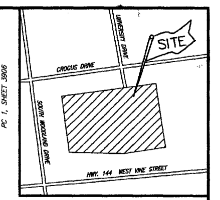


FLOOD PLAIN NOTE:

AS INDICATED ON MAP NO. 21093C 0075 C OF THE FLOOD INSURANCE RATE MAPS, THIS SITE IS LOCATED IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. MAP DATE: 11/04/1988

SPECIAL NOTE:

AT SUCH TIME OF DEVELOPMENT, PROPERTY OWNERS SHALL SUBMIT A DETAILED RESIDENTIAL SITE PLAN INDICATING DRAINAGE, WATER, SEWER, AND SEDIMENTATION AND EROSION CONTROL PLANS PRIOR TO ANY NEW CONSTRUCTION.



VICINITY MAP
NO SCALE

OWNERS CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE PROPERTY PLATTED HEREON WHICH IS RECORDED IN THE HARDIN COUNTY CLERK'S OFFICE, (DEED BOOK ***: PAGE NO. ***). I HEREBY ADOPT THIS SUBDIVISION PLAT FOR THIS PROPERTY. I FURTHER HEREBY DEDICATE THE STREET AND OTHER INDICATED AREAS TO THE CITY OF RADCLIFF, FOR PUBLIC USE, AND RESERVE THE INDICATED EASEMENT FOR SPECIFIC USES AS NOTED. I FURTHER HEREBY CERTIFY THAT I AM NOT AWARE OF ANY CURRENT OR PROPOSED LITIGATION CONCERNING THE TITLE, OWNERSHIP OR EASEMENT AFFECTING THIS PROPERTY. I FURTHER UNDERSTAND AND AGREE THAT IF THE CITY OF RADCLIFF HAS TO USE THE SECURITY TO COMPLETE THE IMPROVEMENTS ANY UNUSED MONEYS WILL BE RETURNED TO THE DEVELOPER / OWNER. IF THE COST IS MORE THAN THE SECURITY THEN THE DEVELOPER / OWNER SHALL PAY THE DIFFERENCE.

11/28/05 DATE — SILVER GATE, LLC.
***DEED BOOK 1156, PAGE 310

DATE — OWNER

NOTARY CERTIFICATION

STATE OF Kentucky

COUNTY OF Hardin

I, Denise M. Haynes, NOTARY PUBLIC IN THE AND FOR STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WAS THIS DAY PRODUCED BEFORE ME IN SAID COUNTY BY Glenn Turner TO BE his ACT AND DEED.
MY COMMISSION WILL EXPIRE ON THE 6 DAY OF March 2007. WITNESS MY HAND THIS 28 DAY OF November, 2005.

NOTARY PUBLIC

GRAPHIC SCALE
80 0 80 160 240

RECORD PLAT OF:

TUSCANY PLACE

CROCUS DRIVE, RADCLIFF, HARDIN CO., KY.

FOR: SILVER GATE, LLC. (270) 737-3232
5735 NORTH DIXIE HWY.
ELIZABETHTOWN, KY. 42701

SCALE: 1 IN. = 80 FT.	DWG. BY: J LYNCH LSIT	PVA #: 160-20-04-044
DATE: NOV. 9, 2005	AREA: 14.7958 ACRES	DWG. NAME: C:\Drawings\2005-GT\HWY 144\NAME

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

#4051
2005 DEC -9 P 1:52
HARDIN COUNTY CLERK
DEED TAX — FILED AND RECORDED
FEE PD. $T___ CLK 15.00

Book , Page , File Number 4051