

CAB # 7 SL # 316

April 22, 2006

**CERTIFICATION OF AVAILABILITY OF SEWAGE DISPOSAL SERVICES**  
 I hereby certify that the Shelbyville Municipal Water and Sewer Commission has the capacity to serve the TRACT 6A & 6B - FINAL P.U.D. with sewage disposal services and subject to the sewage system of said subdivision meeting the requirements of this agency and all other requirements for the proper disposal of sewage.

4/23/06 *ED*  
 Date Authorized Representative

**CERTIFICATION OF AVAILABILITY OF WATER SERVICES**  
 I hereby certify that the proposed subdivision shown hereon lies within the service area of the Shelbyville Municipal Water and Sewer Commission and said utility has the capacity to supply water to the proposed development, subject to the water distribution system being installed with said development according to the requirements of this agency and all other requirements that may apply.

4/23/06 *ED*  
 Date Authorized Representative

**FIRE PROTECTION CERTIFICATE**  
 I hereby certify that the subdivision shown hereon lies within the service area of the Fire Department or Fire District and will be serviced by the agency. Additionally, the subdivision hereon meets or exceeds the protection requirements for the City of Shelbyville or the County of Shelby.

4-26-06 City of Shelbyville  
 Date Fire Chief

**CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE**  
 I hereby certify that this development lies in the service area of KENTUCKY UTILITIES CO. and said utility has the capacity to supply adequate electric service to said development.

4/26/06 *Michael Clifton*  
 Date Authorized Representative

**HYDRAULIC STUDY/ANALYSIS CERTIFICATE**  
 I hereby certify that appropriate measures have been identified and considered into the design to satisfy the requirement that no off-site or on-site property will suffer water related damage as a result of this development, and this design is in accordance with the required study.

4-25-06 *Al Adams*  
 Date Engineer

**CERTIFICATE OF DRAINAGE DESIGN APPROVAL**  
 I hereby certify that the proposed drainage design as shown on this plan is adequate for proper drainage without causing adverse effects to the adjoining properties.

4-25-06 *Al Adams*  
 Date Engineer

**CERTIFICATE OF ACCURACY**  
 I hereby certify that this survey was made by me or under my direct supervision and complies with the standards of practice for surveying in the State of Kentucky as set forth in KRS 18-150.

May 3, 2006 *Charles B. Moody*  
 Date PLS 2269

**CERTIFICATE OF APPROVAL BY UTILITY COMPANIES**  
 We hereby certify that the utility easements are approved as shown with restrictions noted hereon.

*Michael Clifton* 4/24/06  
 K.U. date  
*Ed Adams* 4/23/06  
 Atmos Energy date  
*Ed Adams* 4/23/06  
 SHELBY ENERGY date  
*Ed Adams* 4/23/06  
 Telecommunications date

The spaces indicated by dashed lines and marked utility easements are hereby reserved for the use of utility companies listed above for utility purposes and BellSouth Telecommunications Co. for telephone utility purposes, which include: 1) The right to construct, maintain, operate, replace, or rebuild pole lines and/or underground cable systems; 2) The right to dig and repair any of lots, to and from said easements; 3) The right to trim or remove any tree necessary to maintain proper service; and 4) The right to keep said easements free of any structures or obstacles that may create a hazard to the said pole lines or cables. It is understood that as a part of this reservation the owners, their heirs, or assigns hereby agree that no excavation will be attempted within the (5) feet of any buried cables installed within the easements herein without the consent of the utility company. Property owners are to use and enjoy said lands included in the originally described easement area, as such placement may be deemed necessary by the utilities for the initial construction and any future upgrades. Property owners are to use and enjoy said lands included in the originally described easement area, as such placement may be deemed necessary by the utilities for the initial construction and any future upgrades. Property owners are to use and enjoy said lands included in the originally described easement area, as such placement may be deemed necessary by the utilities for the initial construction and any future upgrades. Property owners are to use and enjoy said lands included in the originally described easement area, as such placement may be deemed necessary by the utilities for the initial construction and any future upgrades.

**ROADWAY ENTRANCE CERTIFICATE**  
 I hereby certify that an entrance from the proposed development will be granted onto Mt. Vernon Drive (City Street) as shown on the plan hereon.

04/26/06 *WAB*  
 Date City Engineer

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I hereby certify that I am (we are) the owner(s) of the property shown hereon and that I (we) hereby accept this development plan with my free consent and assure compliance with the Light, Water and Clear Ordinance of Shelby County.

4/26/06 *WAB*  
 Date City of Shelbyville

**PROPERTY OWNER: CITY OF SHELBYVILLE**  
 616 SHELBY COUNTY INDUSTRIAL & DEVELOPMENT FOUNDATION  
 316 MAIN STREET  
 SHELBYVILLE, KY. 40065  
 (502) 428-7000 FAX

**HEALTH DEPARTMENT CERTIFICATION**  
 I hereby certify that the public water supply and public sewage disposal system installed or proposed to be installed in the development entitled: TRACT 6A & 6B IN POINT IND. PARK P.U.D. fully meets the requirements of the Kentucky State Health Department, and hereby is approved as shown.

4/26/06 *Suparna Bhattacharya, D.S.*  
 Date Shelby County Health Officer

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the plan shown hereon has been found to comply with the subdivision regulations for Shelby County with the exception of such matters, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Clerk.

05-24-2006 *Henry K. Rust*  
 Date Chairman Of Planning Commission

**SURVEYOR'S NOTES:**  
 TITLE REPORT NOT FURNISHED, PROPERTY MAY BE SUBJECT TO UTILITIES, EASEMENTS AND OTHER MATTERS NOT SHOWN HEREON. ALL IMPROVEMENTS SHOWN HEREON, UNLESS OTHERWISE INDICATED, ARE PROPOSED. THE AS BUILT LOCATION MAY NOT BE AS SHOWN HEREON. NO STRUCTURES EXIST ON TRACT 5 AS OF APRIL 15, 2006. CONTACT THE APPROPRIATE UTILITY COMPANY AND B.U.D. (1-800-752-6007) FOR AN ACCURATE LOCATION OF UTILITIES AND EASEMENT LIMITS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER / DEVELOPER TO DISCOVER AND REPORT RECORDED AND UNRECORDED MATTERS THAT AFFECT THIS PROPERTY. FOR TRACT 6 REVISED SEE PLAT CAB 7 SLIDE 304.

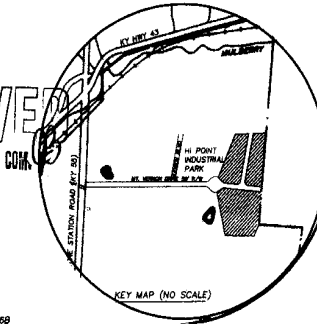
**ELECTRIC GAS & TELECOM EASEMENT NOTE:**  
 THE ELECTRIC, GAS & TELECOM EASEMENT LOCATED ON THE EAST SIDE OF TRACT 6B IS EXTENDED ACROSS THE LANDSCAPE BUFFER EASEMENT TO THE PROPERTY LINE. THE MODIFIED ELECTRIC, GAS & TELECOM EASEMENT IS NOW 50 FEET WIDE.

**LEGEND** SOME SYMBOLS MAY NOT APPEAR IN DRAWING

- △ = RANDOM TRAVERSE POINT
- = UTILITY POLE
- × = RANDOM GROUND SHOT
- ✕ = EXISTING MONUMENT AS NOTED
- = SET REBAR #2269 THIS SURVEY

**CURVE TABLE**

STATIONING	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
0+00	N 54°13'58" W	40.00	58.15	53.89
0+20	N 57°29'50" W	30.00	31.42	30.00
0+40	N 47°17'17" W	60.00	58.20	56.38
0+60	N 33°46'58" W	40.00	58.54	58.13

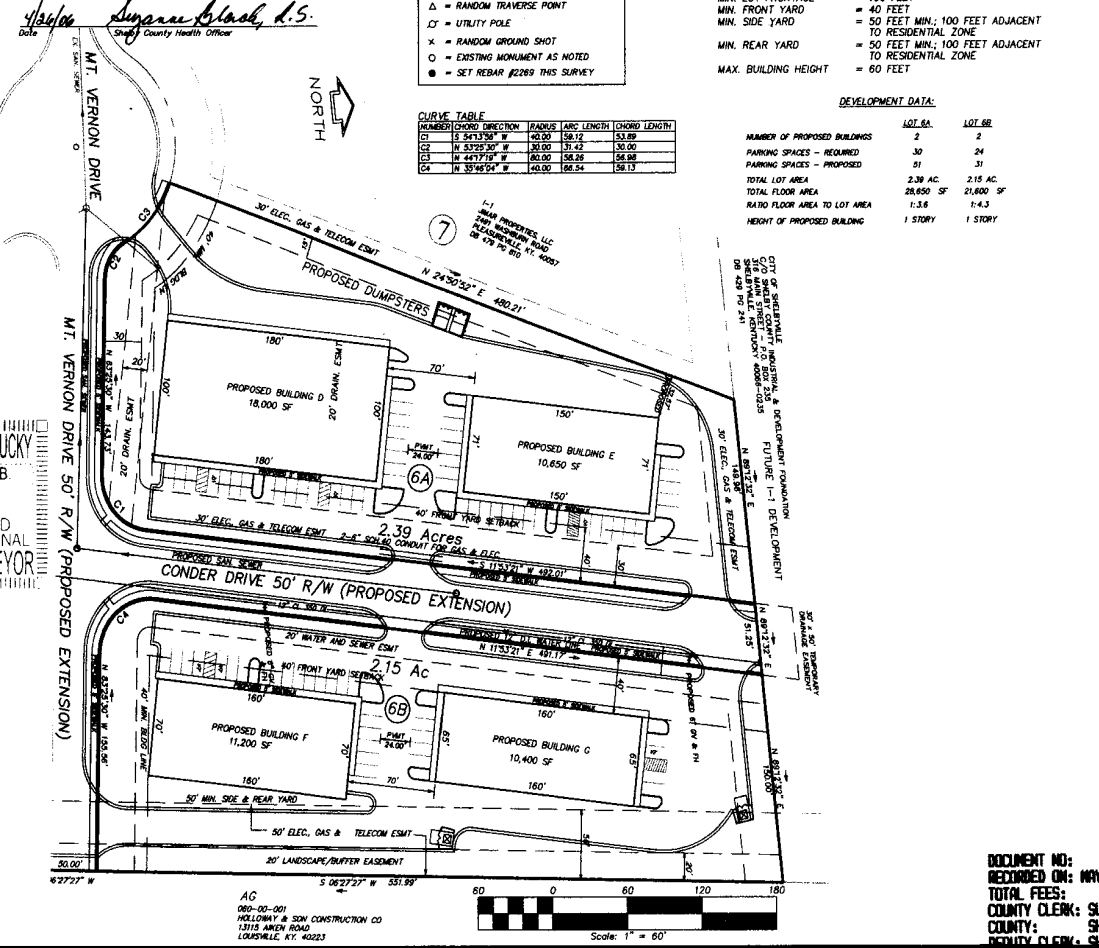


**DEVELOPMENT STANDARDS (SECTION 687 ZONING REGULATIONS)**

MIN. LOT FRONTAGE	= 100 FEET
MIN. FRONT YARD	= 40 FEET
MIN. SIDE YARD	= 50 FEET MIN.; 100 FEET ADJACENT TO RESIDENTIAL ZONE
MIN. REAR YARD	= 50 FEET MIN.; 100 FEET ADJACENT TO RESIDENTIAL ZONE
MAX. BUILDING HEIGHT	= 60 FEET

**DEVELOPMENT DATA:**

	LOT 6A	LOT 6B
NUMBER OF PROPOSED BUILDINGS	2	2
PARKING SPACES - REQUIRED	30	24
PARKING SPACES - PROPOSED	31	31
TOTAL LOT AREA	2.39 AC.	2.18 AC.
TOTAL FLOOR AREA	28,850 SF	21,600 SF
RATIO FLOOR AREA TO LOT AREA	1:3.6	1:4.3
HEIGHT OF PROPOSED BUILDING	1 STORY	1 STORY



**A7B Engineering & Management Solutions P.S.C.**  
 111 Midland Blvd., Shelbyville, Kentucky 40065  
 (502) 939-7279

**DEVELOPER: FLENSCHER PROPERTIES, LLC**  
 41 Peace Industrial Road  
 Shelbyville, Ky. 40065  
 (502) 726-3300  
**REGISTERED PROFESSIONAL LAND SURVEYORS**  
 111 MIDLAND BLVD. - PO BOX 824  
 SHELBYVILLE, KY. 40066  
 (502) 533-5100; 635-5108 FAX

**FINAL PUD**  
**TRACT 6A & 6B HI POINT IND. PARK**  
**MT. VERNON DRIVE**  
**SHELBYVILLE, KY**

DOCUMENT NO: 31969  
 RECORDED ON: MAY 30, 2006 11:23:53 AM  
 TOTAL FEES: \$16.00  
 COUNTY CLERK: SUE CHARLES PERMY = 60'  
 COUNTY: SHELBY COUNTY  
 COUNTY CLERK: SHELBY COUNTY  
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