BK 42 X 67

CERTIFICATE OF OWNERSHIP AND DEDICATION

CURRY CROSSINGS PHASE 1B

CURRY BRANCH ROAD

OWNER: CURRY CROSSINGS, INC.

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

Dennis L. Kraus

CURRY CROSSINGS SEC 1B

STEPHEN E. PUL

11/5

10 July 1995

14 June 1996

Notary Public

CERTIFICATE OF APPROVAL

14 September 1996

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

DOCKET NO.

CERTIFICATE OF RESERVATION OF ELECTRIC & TELECOMMUNICATIONS EASEMENTS

OWNER: CURRY CROSSINGS, INC.

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

OWNER: CURRY CROSSINGS, INC.

CERTIFICATE OF RESERVATION OF GAS EASEMENT

OWNER: CURRY CROSSINGS, INC.

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT

OWNER: N/A

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

OWNER: N/A

PROPERTY OWNER'S DELEGATION

OWNER: CURRY CROSSINGS, INC.

WORK OF POND REQUIREMENT

BUILDER'S OBLIGATION

CERTIFICATE OF RESERVATION OF MOUNDING AND LANDSCAPING EASEMENTS

OWNER: CURRY CROSSINGS, INC.

LAND SURVEYOR'S CERTIFICATE

STATE OF KENTUCKY
DENNIS L. KRAUS
2613
REGISTERED LAND SURVEYOR

#2613 7/11/95

Docket No. 10-26-94

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.

2.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.

3.) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS, SHALL BE 24 INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.

** A/D* APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER.

4.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK 6735 PG. 1285

5.) ALL OPEN SPACES, TRAFFIC ISLANDS AND LANDSCAPED AREAS TO BE MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS

6.) LOTS 33, 34, & 35 OWNED BY CURRY CROSSINGS, INC.

7.) CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA INSIDE THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

8.) BEARING DATUM BASED ON KENTUCKY STATE PLANE COORDINATE SYSTEM NORTH ZONE.

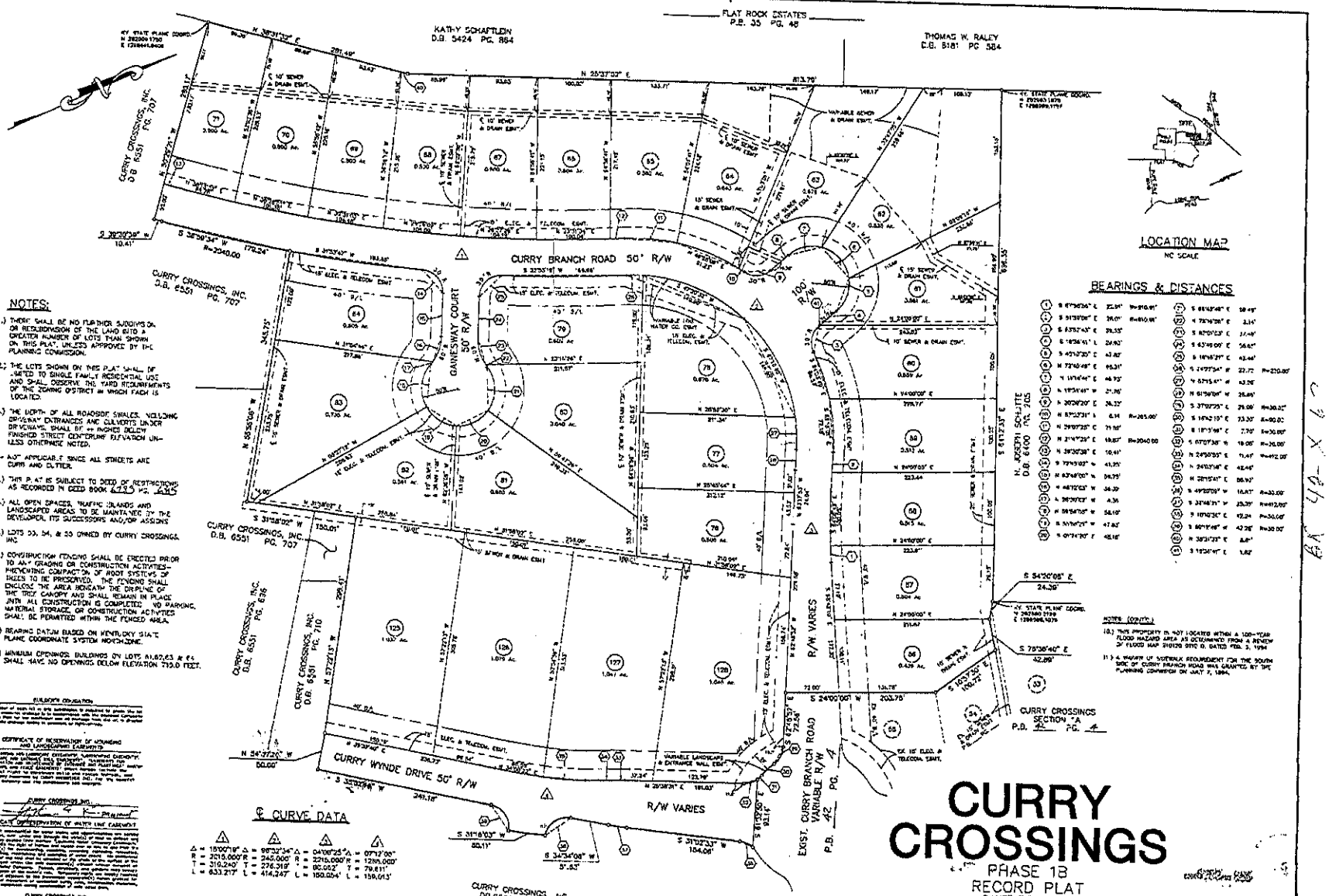
9.) MINIMUM OPENINGS: BUILDINGS ON LOTS 61,62,63 & 64 SHALL HAVE NO OPENINGS BELOW ELEVATION 715.0 FEET.

℄ CURVE DATA

Δ = 15°07'18"	Δ = 96°32'34"	Δ = 04°06'25"	Δ = 07°12'00"
R = 2215.000'R	R = 240.000'	R = 2215.000'R	R = 1285.000'
T = 319.240'	T = 276.319'	T = 80.042'	T = 79.611'
L = 653.217'	L = 414.247'	L = 150.054'	L = 159.013'

NET DENSITY: (LOTS 125–128) 1.052 D.U./Ac.
NET DENSITY: (LOTS 56–71 & 76–84) 1.744 D.U./Ac.
TOTAL AREA IN SITE: 21.559 Ac.
TOTAL NO. BUILDING SITES: 29
—O— DENOTES IRON PIN SET UNLESS OTHERWISE INDICATED

GRAPHIC SCALE: 0 30 60 120


FLAT ROCK ESTATES
P.B. 35 PG. 48
KATHY SCHAFTLEIN
D.B. 5424 PG. 864
THOMAS W. RALEY
D.B. 5181 PG. 584
N 25°37'32" E
CURRY CROSSINGS, INC.
D.B. 6551 PG. 707
CURRY BRANCH ROAD 50' R/W
GAINESWAY COURT 50' R/W
CURRY CROSSINGS, INC.
D.B. 6551 PG. 707
CURRY CROSSINGS, INC.
D.B. 6551 PG. 707
CURRY CROSSINGS, INC.
D.B. 6551 PG. 710
CURRY CROSSINGS, INC.
D.B. 6551 PG. 696
CURRY WYNDE DRIVE 50' R/W
R/W VARIES
EXST. CURRY BRANCH ROAD VARIABLE R/W
P.B. 42 PG. 4
CURRY CROSSINGS, INC.
D.B. 6551 PG. 710
H. JOSEPH SCHLITE
D.B. 6400 PG. 205
CURRY CROSSINGS SECTION 1A
P.B. 42 PG. 4
S 54°20'05" E
24.30'
S 79°38'40" E
42.80'
S 24°00'00" W
203.75'
S 31°18'02" W
150.01'
N 34°27'20" W
50.00'
S 31°16'03" W
80.11'
S 34°34'08" W
51.63'
S 31°31'33" W
104.06'
S 42°15'55" E
72.24'
S 63°53'30" E
100.72'
N 25°37'32" E
813.79'
S 38°59'34" W
R=2040.00
172.24'
S 39°30'39" W
10.41'
N 55°55'06" W
N 37°27'15" W
N 37°27'15" W
N 37°27'15