

HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION IS SITUATED IN AN AREA GENERALLY SUITABLE FOR AN ON SITE SEWAGE DISPOSAL WITH EACH LOT BEING AN ESTATE EVALUATED TO DETERMINE THE EXACT LOCATION AND TYPE OF SYSTEM TO BE INSTALLED.

KENTUCKY HEALTH DEPARTMENT OFFICIAL
Jeffrey R. Sizemore SMU DATE 4/18/25

CERTIFICATION OF AVAILABILITY OF WATER SERVICES

I DO HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION SHOWN HEREON LIES WITHIN THE SERVICE AREA OF TAYLORSVILLE WATER COMPANY AND THAT THE TAYLORSVILLE WATER COMPANY WILL SUPPLY WATER TO THE DIVISION SHOWN HEREON. SUBJECT TO THE WATER DISTRIBUTION SYSTEM BEING INSTALLED WITHIN SAID DIVISION.

WATER COMPANY AUTHORIZED REPRESENTATIVE
Andrew S. Brown & James Barbee DATE 4-28-25

ENGINEERS APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THE STREET IMPROVEMENTS AND/OR DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE SPENCER COUNTY SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT ALL STREETS AND IMPROVEMENTS HAVE BEEN INSTALLED AND COMPLETED TO THE CONSTRUCTION STANDARDS SET FORTH IN THE SPENCER COUNTY SUBDIVISION REGULATIONS. A SURETY BOND OR LETTER OF CREDIT IN THE AMOUNT OF \$750,000.00 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

COUNTY ENGINEER OR APPROVING AGENT
Eric Beaulieu DATE 5/17/25

RECORDING CERTIFICATE

I HEREBY CERTIFY THAT THIS COEBEL CROSSINGS - PHASE 6 HAS BEEN APPROVED BY THE SPENCER COUNTY PLANNING COMMISSION.

PLANNING COMMISSION
Andrew S. Brown & James Barbee DATE 5/18/25

UTILITY CERTIFICATE

THE UNDERSIGNED HEREBY GRANTS TO THE BELOW NAMES UTILITY LINES AND EASEMENTS TO THE SPACES INDICATED BY DASHED LINES AND MARKED WITH THE FOLLOWING EASEMENT NAME:

Salem Lane DATE 4/28/25
SALISBERY ELECTRIC, ELECTRIC UTILITY
Andrew S. Brown & James Barbee DATE 4-28-25
AT&T, TELEPHONE UTILITY
Andrew S. Brown & James Barbee DATE 4-28-25
TAYLORSVILLE WATER, WATER SERVICE
Andrew S. Brown & James Barbee DATE 4-28-25
SPECTRUM, TELECOMMUNICATIONS
Andrew S. Brown & James Barbee DATE 4-28-25

- SAID EASEMENTS TO INCLUDE:
- (1) THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REPAIR, MAINTAIN, AND REMOVE OVERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THERE TO.
 - (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 OR OPERATE SAID EASEMENTS.
 - (4) THE RIGHT TO KEEP SAID EASEMENT FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO THE SAID POLE LINES OR CABLES.
 - (5) THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN (5) FEET OF THE EASEMENT INDICATED. ANY EXCAVATION WITHIN SAID GRADE THAT INTERFERES WITH OVERHEAD POLE LINE.

THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT, TO THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REPAIR, MAINTAIN, AND REMOVE UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THERE TO, THAT IS REQUESTED AND/OR REQUIRED, BUT IN NO CASE SHALL SAID WIRING BE INSTALLED MORE THAN (5) FEET FROM ANY LOT CORNER.

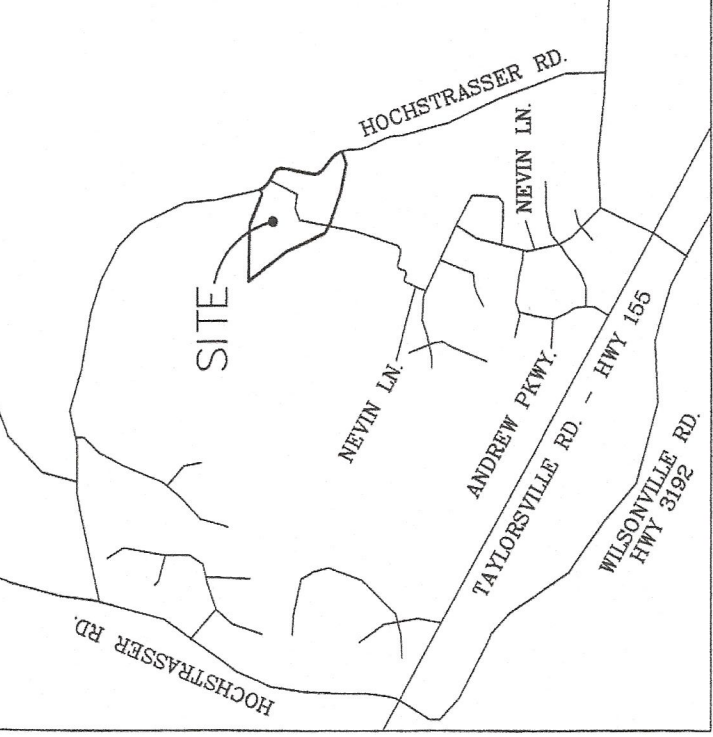
LOT OWNERS ARE TO USE AND ENJOY SAID LANDS INCLUDED IN EASEMENTS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHTS HEREIN GRANTED.

OWNER/DEVELOPER
Andrew S. Brown & James Barbee DATE 5-13-25

FIRE DEPARTMENT APPROVAL CERTIFICATE
THE FOLLOWING REQUIREMENTS ARE DEMAND NECESSARY UPON APPROVAL OF THE TAYLORSVILLE-SPENCER COUNTY FIRE CHIEF:

- NFPA 1281 DRY HYDRANT SYSTEM REQUIRED
EXTEND 6" MAIN AND HYDRANTS EVERY 1000 FEET.
HYDRANT ORDNANCE DOES NOT APPLY
OTHER

FIRE CHIEF
Andrew S. Brown & James Barbee DATE 4/28/25



CURVE DATA - E PROPOSED ROADS				
CURVE	RADIUS	TANGENT	CHORD	BEARING
Δ	1000.00'	163.44'	81.90'	N19°06'45"E
Δ	240.00'	329.99'	197.06'	N24°57'32"W
Δ	500.00'	194.63'	98.56'	N75°50'00"W

TOTAL AREA = 45.270 ACRES
30 LOTS = 42.584 ACRES
ROAD R/W = 2.686 ACRES
SMALLEST LOT = 1.00 ACRES
LARGEST LOT = 4.70 ACRES
AVERAGE LOT SIZE = 1.42 ACRES

OWNERS CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS RECORDED IN DEED BOOK 330, PAGE 606, IN THE COUNTY CLERKS OFFICE. DO HEREBY DEDICATE THE STREETS AND ALL OTHER SPACES SO INDICATED TO THE PUBLIC AND TO THE PUBLIC USE AND TO THE PUBLIC PURPOSES FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES.

OWNER/DEVELOPER
Andrew S. Brown & James Barbee DATE 5-13-25

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF SPENCER
I, Julie D. Sizemore, A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FORGOING PLAT OF COEBEL CROSSINGS - PHASE 6 WAS THIS DAY PRESENTED TO ME BY Andrew S. Brown & James Barbee KNOWN TO ME, TOGETHER WITH THE CERTIFICATE OF OWNERSHIP AND A TRUE AND CORRECT COPY OF THE DEED WHEREBY SAID LANDS WERE PRESENTED AND ACKNOWLEDGED TO BE HIS/HER FREE ACT AND DEED.

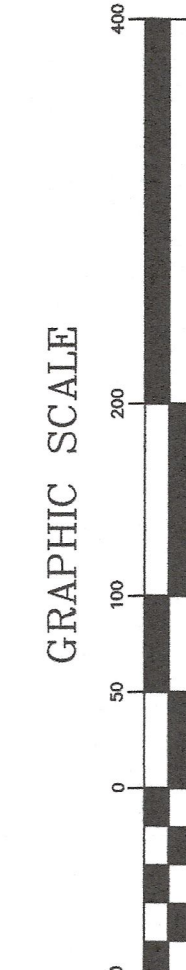
WITNESS MY HAND AND SEAL THIS 1 DAY OF May 20 25
MY COMMISSION EXPIRES ON THE 13 DAY OF March 20 27
Julie D. Sizemore NOTARY PUBLIC

ADJOINING PROPERTY OWNERS		COEBEL CROSSINGS - PHASE 5	
PLAT		CABINET 6, SLIDE 363	
206	GC5, LLC, 9300 BATES ROAD, LOUISVILLE, KY. 40228 D.B. 331, PG. 715	213	BEAU & PAMELA ADAMS, 168 DALTON DRIVE, FISHERVILLE, KY. 40023 D.B. 331, PG. 300
207	THE BUSY MAN, LLC, 754 CHATMAN LANE, TAYLORSVILLE, KY. 40071 D.B. 324, PG. 215	214	9300 BATES ROAD, LOUISVILLE, KY. 40228 D.B. 331, PG. 715
208	THE BUSY MAN, LLC, 754 CHATMAN LANE, TAYLORSVILLE, KY. 40071 D.B. 324, PG. 215	215	JARED M. & MADALINE M. BOOS, 152 JAMES WAY, FISHERVILLE, KY. 40023 D.B. 331, PG. 622
209	RONALD K. & MONIQUE R. JOHNSON, 96 DALTON DRIVE, FISHERVILLE, KY. 40023 D.B. 336, PG. 732	216	4206 WOODMONT PARK LN, LOUISVILLE, KY. 40245 D.B. 333, PG. 622
210	GC5, LLC, 9300 BATES ROAD, LOUISVILLE, KY. 40228 D.B. 331, PG. 715	217	815 FOR LANE, LOUISVILLE, KY. 40023 D.B. 331, PG. 630
211	JOSHUA & SARAH AKERS, 142 DALTON ROAD, FISHERVILLE, KY. 40023 D.B. 337, PG. 797	218	9300 BATES ROAD, LOUISVILLE, KY. 40228 D.B. 331, PG. 715
212	BEAU & PAMELA ADAMS, 168 DALTON DRIVE, FISHERVILLE, KY. 40023 D.B. 334, PG. 631	219	JOHN DAVID & JINA LEE GUERRERO, 346 DALTON DRIVE, FISHERVILLE, KY. 40023 D.B. 331, PG. 631
220	ANITA & DOUGLAS LOY, 382 DALTON DRIVE, FISHERVILLE, KY. 40023 D.B. 331, PG. 300	221	WENDY M. & MICHAEL E. KNESELY, 400 DALTON DRIVE, FISHERVILLE, KY. 40023 D.B. 335, PG. 473
222	4206 WOODMONT PARK LN, LOUISVILLE, KY. 40245 D.B. 333, PG. 622	223	ZAMOK, LLC, 546 DALTON DRIVE, FISHERVILLE, KY. 40023 D.B. 336, PG. 095
224	GC5, LLC, 9300 BATES ROAD, LOUISVILLE, KY. 40228 D.B. 331, PG. 715	225	LEONICO DIAZ & ODEIA PEDRAO, 8707 LONGBOROUGH, LOUISVILLE, KY. 40299 D.B. 335, PG. 334

I DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY COMPLYING WITH 201 KAR 18.150. THE URBAN SURVEY SHOWN HEREON WAS COMPLETED ON FEBRUARY 9, 2022 AND WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL, AND/OR BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED MATHEMATICAL CALCULATIONS WERE USED TO ESTABLISH THE BOUNDARY LINES. THE UNADJUSTED MATHEMATICAL CALCULATIONS MEET OR EXCEED THE REQUIREMENTS FOR A SURVEY OF THIS CLASS AS SET FORTH BY THE COMMONWEALTH OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN 201 KAR 18.150; THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE BASED ON GRID NORTH AS ESTABLISHED BY STATE PLANE COORDINATES - NORTH ZONE 1802. GEOD12B, TAKEN FROM STATIC GPS OBSERVATION.

LAND SURVEYOR'S CERTIFICATE
Ben Jhu PLS # 4053 Date 4-30-25

NOTE: SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS WHETHER SHOWN OR NOT.



- NOTES
1. A VARIANCE OF THE FRONT YARD/STREET SIDE SETBACK FROM 50 FEET TO 25 FEET TO MATCH THE EXISTING FRONT YARD/STREET SIDE SETBACK ALONG ROADS IN COEBEL CROSSINGS PHASE 1,2,3,4,6,5 WITH THE EXCEPTION OF LOTS 258, 259, 267, 268, & 269 ALONG THE PROPOSED CUL-DE-SACS.
 2. A VARIANCE OF THE 3:1 WIDTH TO DEPTH RATIO FOR LOT 244.

RECORD PLAT OF
COEBEL CROSSINGS - PHASE 6

LJB Inc. • 2500 Newmark Drive
Mansfield, OH. 45342
(502)899-9611 ljb
LJBinc.com

OWNER:
GC6, LLC,
9300 BATES ROAD
LOUISVILLE, KY. 40228
DEED BOOK 330, PAGE 606

Date: 06/24/2024
Revised: 04/10/2025
Prepared by: Andrew S. Brown & James Barbee
Drawing Number: 250-000-0000

Sheet 1 of 1