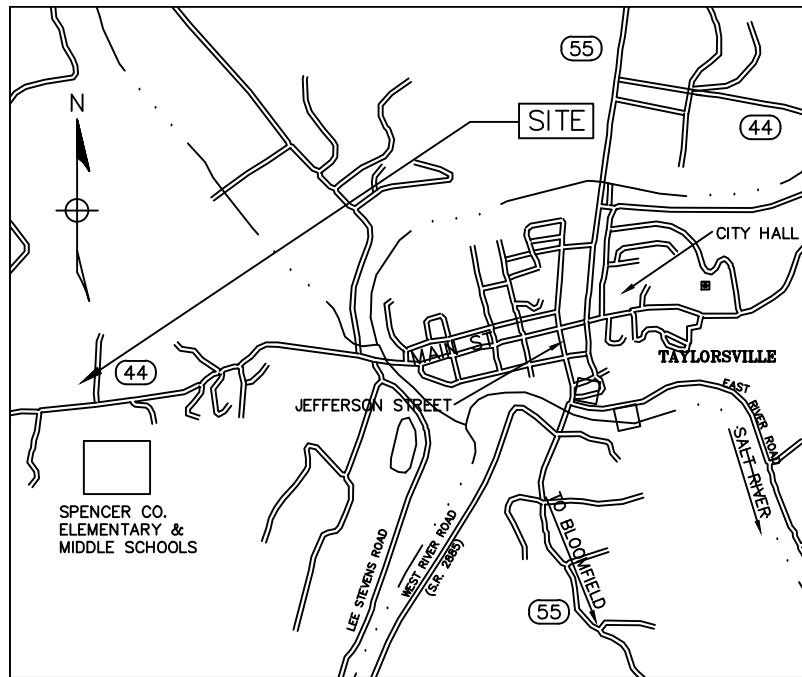




CERTIFICATION OF AVAILABILITY OF WATER & SEWER SERVICES
I DO HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION SHOWN HEREON LIES WITHIN THE SERVICE AREA OF TAYLORSVILLE WATER & SEWER COMPANY AND THAT SAID UTILITY HAS THE CAPACITY TO SUPPLY WATER TO THE SUBDIVISION SHOWN HEREON, SUBJECT TO THE WATER DISTRIBUTION SYSTEM AND SEWAGE COLLECTION SEPTIC BEING INSTALLED WITHIN SAID DIVISION ACCORDING TO THE REQUIREMENTS OF THE AGENCY AND ANY OTHER REQUIREMENTS THAT MAY APPLY. IF THESE CONDITIONS ARE MET, SERVICE SHALL BE SUPPLIED BY THIS AGENCY.

TAYLORSVILLE AUTHORIZED REPRESENTATIVE _____ DATE _____

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

- ____ NFPA 1281/DRY HYDRANT SYSTEM REQUIRED
____ EXTEND 6" MAIN AND HYDRANTS EVERY 1,000 FEET
____ HYDRANT ORDINANCE DOES NOT APPLY
____ X OTHER

FIRE CHIEF _____ DATE _____

UTILITY CERTIFICATE

THE UNDERSIGNED HEREBY GRANTS INTO THE BELOW NAMED UTILITY COMPANIES AN EASEMENTS OVER THE SPACES INDICATED BY DASHED LINES, NAMED SALT RIVER COMPANY, FOR ELECTRIC UTILITY, AND TAYLORSVILLE FOR WATER & SANITARY SEWER SERVICE, SAID EASEMENTS TO INCLUDE:

1. THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE, OR REBUILD POLE LINES AND UNDERGROUND CABLE SYSTEMS, AND WATER & SEWER LINES, 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 PROPER SERVICE;
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 AND WATER & SEWER LINES;
5. THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN (5) FEET OF ANY BURIED CABLE OR UTILITY LINES HEREIN MENTIONED, OR CHANGE OF GRADE THAT INTERFERES WITH ANY UTILITY LINE.

THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT, TO SAID UTILITY COMPANIES, TO INSTALL, EITHER OVERHEAD OR UNDERGROUND, NECESSARY WIRING FOR STREET LIGHTING, THAT IS REQUESTED AND/OR REQUIRE, 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 SHALL NOT INTERFERE WITH THE RIGHTS HEREIN GRANTED.

SALT RIVER RECC

TELEPHONE COMPANY

LAND SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION; WAS DONE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION REGULATIONS, THE ZONING ORDINANCE, AND THE REQUIREMENTS OF THE PLANNING COMMISSION; THAT ALL MONUMENTS INDICATED HEREON DO EXIST AND THEIR LOCATIONS, SIZE AND MATERIALS ARE CORRECTLY SHOWN; AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREON IS ACCURATE.

JOSEPH F. SISLER, P.E., P.L.S. #1032

SURVEY NOTES:

1. THIS SURVEY IS SUBJECT TO ALL RIGHT-OF-WAYS & EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT.
2. THIS SURVEY IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR PVA OFFICE MAY HAVE MADE.
3. ALL MONUMENTS FOUND IN THIS SURVEY ARE 5/8" DIAMETER, 18" LENGTH WITH CAP MARKED "PLS 329"
4. ALL MONUMENTS SET IN THIS SURVEY ARE 5/8" DIAMETER, 18" LENGTH WITH CAP MARKED "PLS 1032"
5. END THE ERROR OF CLOSURE 3" IN 12,715.27' AND 15" OF ANGULAR ERROR PER TRAVERSE ANGLE. THIS MEETS THE REQUIREMENTS FOR KENTUCKY PER 201 KAR 18:150 (STANDARD PRACTICE, SECTION 5 (TABLE OF SPECIFICATIONS BY CLASS) FOR AN URBAN SURVEY.

CERTIFICATE OF OWNERSHIP
I/WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF LAND WITH OUR FREE CONSENT.

OWNER - MICKEY CORCORAN

RECORDING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TURNPIKE PLAT PATIO HOMES HAS BEEN APPROVED BY THE TAYLORSVILLE-SPENCER COUNTY JOINT PLANNING COMMISSION.

PLANNING COMMISSION CHAIRMAN

APPROVED this _____ day of _____, 2025

TAYLORSVILLE-SPENCER COUNTY JOINT PLANNING AND ZONING COMMISSION.

BY _____

MICHAEL & CLAYETTA PAYNE

PIN OAK PATIO HOMES

METES & BOUNDS DESCRIPTIONS - EACH PATIO HOME

LOT	SEGMENT	BEARING	DIST.
C.A. L1	S 7° 40' 00" W	108.14'	
C.A. L2	N 85° 14' 00" W	24.14'	
C.A. L3	N 4° 46' 00" E	108.00'	
C.A. L4	S 85° 14' 00" E	29.81'	
1	S 4° 46' 00" W	108.00'	
1	L6 N 85° 14' 00" W	32.38'	
1	L7 N 4° 46' 00" E	108.00'	
1	L8 S 85° 14' 00" E	32.38'	
1	L9 S 4° 46' 00" W	108.00'	
2	L10 N 85° 14' 00" W	32.00'	
2	L11 N 4° 46' 00" E	108.00'	
2	L12 S 85° 14' 00" E	32.00'	
3	L13 S 4° 46' 00" W	108.00'	
3	L14 N 85° 14' 00" W	32.00'	
3	L15 N 4° 46' 00" E	108.00'	
3	L16 S 85° 14' 00" E	32.00'	
4	L17 S 4° 46' 00" W	108.00'	
4	L18 N 85° 14' 00" W	32.00'	
4	L19 N 4° 46' 00" E	108.00'	
4	L20 S 85° 14' 00" E	32.00'	
5	L21 S 4° 46' 00" W	108.00'	
5	L22 N 85° 14' 00" W	32.00'	
5	L23 N 4° 46' 00" E	108.00'	
5	L24 S 85° 14' 00" E	32.00'	
6	L25 S 4° 46' 00" W	108.00'	
6	L26 N 85° 14' 00" W	13.19'	
6	C10 SEE CURVE TABLE		
6	L27 N 4° 46' 00" E	63.63'	
6	L27A N 4° 46' 00" E	47.31'	
6	L28 S 85° 14' 00" E	32.38'	
C.A. L28A	S 4° 46' 00" W	47.31'	
C.A. L28B	N 71° 22' 43" W	137.39'	
C.A. L33	N 7° 26' 14" E	15.42'	
C.A. L34	S 85° 14' 00" E	132.68'	
7	L29 S 4° 46' 00" W	63.63'	
7	C11 SEE CURVE TABLE		
7	L30 N 24° 30' 36" W	25.42'	
7	L31 N 71° 22' 43" W	114.31'	
7	L32 N 8° 00' 05" E	34.50'	
7	L32A N 8° 00' 05" E	20.48'	
7	L32B S 71° 22' 43" E	137.39'	
8	L35 S 71° 22' 43" E	114.31'	
8	L36 S 24° 30' 36" E	25.42'	
8	C12 SEE CURVE TABLE		
8	L37 S 71° 22' 43" E	118.78'	
8	L38 N 8° 00' 05" E	32.56'	
9	L39 S 71° 22' 43" E	118.78'	
9	C13 SEE CURVE TABLE		
9	L40 S 18° 37' 17" W	16.15'	
9	L41 N 71° 22' 43" W	110.20'	
9	L42 N 8° 00' 05" E	32.56'	
10	L43 S 71° 22' 43" E	110.20'	
10	L44 S 18° 37' 17" W	54.00'	
10	L45 N 71° 22' 43" W	100.08'	
10	L46 N 8° 00' 05" E	50.98'	
C.A. L46	S 4° 03' 02" W	30.28'	
C.A. C14 SEE CURVE TABLE			
C.A. L45A	S 9° 19' 24" W	129.20'	
C.A. C15 SEE CURVE TABLE			
C.A. L46	S 4° 03' 02" W	169.25'	
C.A. L46A	S 85° 56' 58" W	100.97'	
C.A. L48	N 8° 00' 05" E	365.84'	
C.A. L48A	S 71° 22' 43" E	100.08'	
11	L47 S 85° 56' 58" W	104.70'	
11	L47B N 85° 56' 58" E	100.97'	
11	L47C S 4° 03' 02" W	54.00'	
12	L49 S 85° 56' 58" W	113.58'	
12	L50 S 04° 03' 02" W	32.63'	
12	L51 N 85° 56' 58" W	106.95'	
12	L52 N 85° 56' 58" E	32.70'	
13	L53 S 85° 56' 58" W	106.95'	
13	L54 S 04° 03' 02" W	32.00'	
13	L55 N 85° 56' 58" W	109.16'	
13	L56 N 85° 56' 58" E	32.08'	
14	L57 S 85° 56' 58" E	109.16'	
14	L58 S 04° 03' 02" W	32.00'	
14	L59 N 85° 56' 58" W	111.37'	
14	L60 N 85° 56' 58" E	32.08'	
15	L61 S 85° 56' 58" E	111.37'	
15	L62 S 04° 03' 02" W	32.00'	
15	L63 N 85° 56' 58" W	113.58'	
15	L64 N 85° 56' 58" E	32.08'	
16	L65 S 85° 56' 58" W	113.58'	
16	L66 S 04° 03' 02" W	32.00'	
16	L67 N 85° 56' 58" W	115.79'	
16	L68 N 8° 00' 01" E	23.49'	
16	L69 S 7° 58' 44" E	8.59'	
17	L70 S 85° 56' 58" E	115.79'	
17	L71 S 04° 03' 02" W	32.63'	
17	L72 N 85° 56' 58" W	118.04'	
17	L73 N 8° 00' 01" E	32.70'	
C.A. L74	S 04° 03' 02" W	10.00'	
C.A. C16 SEE CURVE TABLE			
C.A. L215	N 85° 56' 58" W	53.67'	
C.A. L216	S 40° 42' 16" W	104.47'	
C.A. L217	N 81° 59' 59" W	8.46'	
C.A. L218	N 8° 00' 01" E	93.45'	
C.A. L219	S 85° 56' 58" E	118.04'	

DWIGHT IRVIN & ELIZABETH CORNELL
TRACT #1 - DB. 126, PG. 313

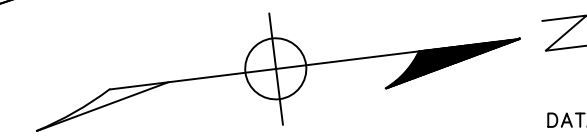
CORCORAN HOME BUILDING & REMODELING
DB. 339, PG. 708

ZONED COMMERCIAL B3

ZONED COMMERCIAL B3
1.913 ACRES

X=5838.9282
Y=962.8401

SUNRISE MARKET, LLC



DATA TABLE

1. PRIVATE PROPERTY ----- 4.745 ACRES (AVERAGE LOT - .0733 ACRES)
2. RIGHT OF WAY ----- 1.388 ACRES
3. HOA ----- 2.224 ACRES
4. TOTAL RESIDENTIAL ----- 8.357 ACRES
5. TOTAL COMMERCIAL ----- 1.913 ACRES

LOT

SEGMENT

BEARING

DIST.

48

L119

S 85° 56' 58" E

103.00'

48

L120

S 4° 03' 02" W

32.00'

48

L121

N 85° 56' 58" W

103.00'

49

L114

N 4° 03' 02" E

32.00'

49

L115

S 85° 56' 58" E

103.00'

49

L116

S 4° 03' 02" W

32.00'

49

L117

N 85° 56' 58" W

103.00'

50

L110

N 4° 03' 02" E

32.00'

50

L111

S 85° 56' 58" E

103.00'

50

L112

S 4° 03' 02" W

32.00'

50

L113

N 85° 56' 58" W

103.00'

51

L106

N 4° 03' 02" E

32.00'

51

L107

S 85° 56' 58" E

103.00'

51

L108

S 4° 03' 02" W

32.62'

51

L109

N 85° 56' 58" W

103.00'

52

L101

N 4° 03' 02" E

32.62'

52

L102

S 85° 56' 58" E

103.00'

52

L103

S 4° 03' 02" W

32.62'

52

L104

N 85° 56' 58" W

103.00'

53

L197

N 4° 03' 02" E

32.00'

53

L198

S 85° 56' 58" E

103.00'

53

L199

S 4° 03' 02" W

32.00'

53

L200

N 85° 56' 58" W

103.00'

54

L94

S 85° 56' 58" E

103.00'

54

L95

S 4° 03' 02" W

32.00'

54

L96

N 85° 56' 58" W

103.00'

55

L90

S 85° 56' 58" E

103.00'

55

L91

S 4° 03' 02" W

32.00'

55

L92

N 85° 56' 58" W

103.00'

56

L81

S 4° 03' 02" E

32.00'

56

L82

S 85° 56' 58" E

103.00'

56

L83

S 4° 03' 02" W

32.62'

57

L82