



SITE DATA SHEET
1671 D Twilight Trail
Total Acreage: 10 acres
Largest Possible Tract: 10 acres

GENERAL INFORMATION

County: Franklin
Reference City: Frankfort
School District: Franklin County Schools
Location: 1671 Twilight Trail, just off of US 60 at I-64
Zoning: Commercial

TRANSPORTATION

Nearest Interstate/Parkway:
I-64, I-75

General Highway Access Description:

Nearest Airport:
Capital City Airport

Commercial/International:
Bluegrass Airport
(21 miles southeast of Frankfort)

Rail Access:

Nearest Riverport:
Louisville-Jefferson County Riverport
(65 miles from site)

PRICE

\$500,000 for the total parcel

OWNERSHIP

UTILITIES

Electricity:
Frankfort Plant Board

Natural Gas:
Columbia Gas of Kentucky, Inc.

Sewer:
City of Frankfort Sewer Department

System Information (gallons per day):
Treatment Capacity: 9,900,000
Average Daily Flow: 6,100,000
Excess Capacity: 3,800,000

Water:
Frankfort Plant Board

System Information (gallons per day):
Treatment Capacity: 18,000,000
Average Daily Flow: 8,524,000
Excess Capacity: 9,476,000

Broadband/Internet
Frankfort Plant Board; AT&T

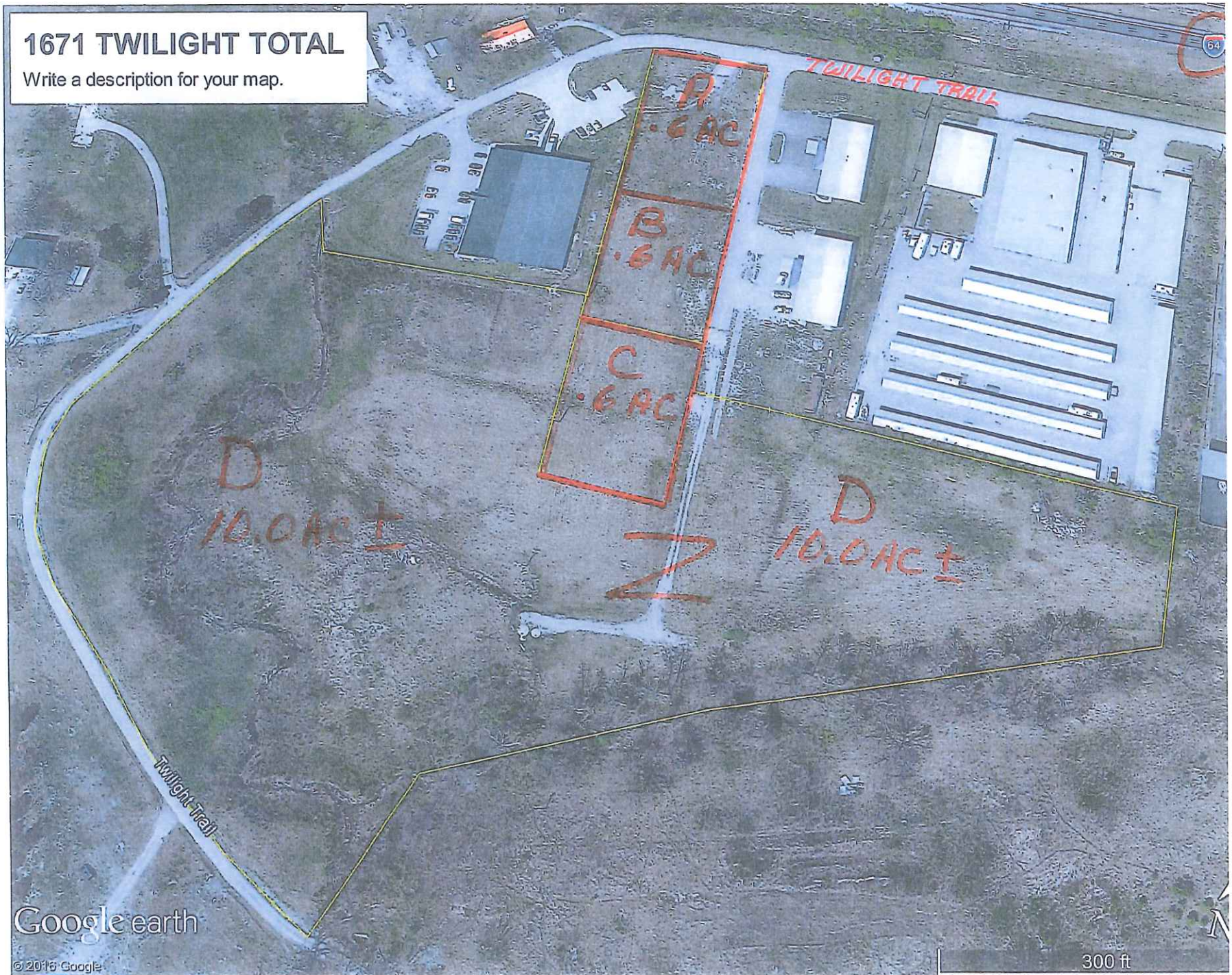
LINKS TO ADDITIONAL INFO

N/A

REMARKS

1671 TWILIGHT TOTAL

Write a description for your map.



Google earth

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300 ft

TWILIGHT TRAIL



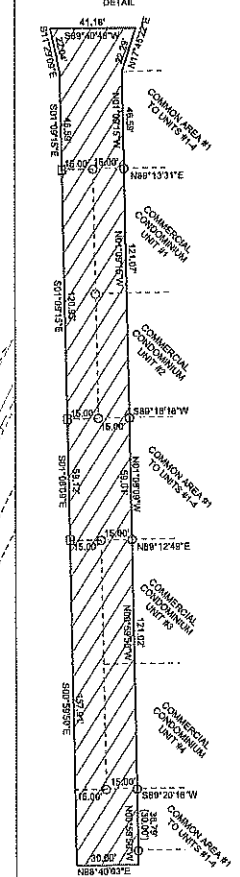
ALL BEARINGS ARE REFERRED TO THE BEARING OF REFERENCE BEING THAT TANGENT SECTION OF CENTERLINE OF TWILIGHT TRAIL AND TAKEN TO BE N89°12'29"E AS MEASURED BY GLOBAL POSITIONING SATELLITES. ALL BEARINGS ARE REFERRED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

SURVEYORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE RATIO OF THE RANDOM TRAVERSE WAS 1: 17,602 AND THE DISTANCES SHOWN HAVE BEEN ADJUSTED FOR CLOSURE BY BEARS WITH ALLUMINUM SURVEY CAPS STAMPED PLS 3119, HAVE BEEN SET AS SHOWN HEREON.

NAME _____ RLS# _____ DATE _____

ACCESS EASEMENT



EASEMENT NOTE:
THE PERMANENT 30 FT ACCESS EASEMENT SHOWN HEREIN IS IN FAVOR OF THE REMAINDER OF TRACT A OF SHAKER HILL PROPERTIES, LLC AND COMMERCIAL CONDOMINIUM UNITS #1-4.

EMPIRE CONSTRUCTION AND DEVELOPMENT, LLC.
DB, 509 PG, 419
TRACT B - P.C. H-198

REVIEW BY FRANKFORT PLANT BOARD UTILITIES
THE FRANKFORT PLANT BOARD HEREBY CERTIFIES THAT WE HAVE REVIEWED THE FINAL PLAT AND HEREBY AGREE WITH THE EXISTING AND PROPOSED UTILITY EASEMENTS FOR NEW CONSTRUCTION AND MAINTENANCE.

FPB - WATER	DATE
FPB - ELECTRIC	DATE
FPB - GAS/TELECOMMUNICATIONS	DATE

PURPOSE OF PLAT

- 1.) TO CREATE CONDOMINIUM UNITS #1-4 SHOWN HEREON FROM THE PARENT TRACT OF SHAKER HILLS PROPERTIES, LLC, TRACT A (D.B. 485 PG. 004).
- 2.) TO CREATE COMMON AREA #1 SHOWN HEREON FROM THE PARENT TRACT OF SHAKER HILLS PROPERTIES, LLC, TRACT A (D.B. 485 PG. 004) TO BE SHARED AND MAINTAINED BY THE OWNERS OF CONDOMINIUM UNITS #1-4.
- 3.) TO ESTABLISH A 30 FT PERMANENT ACCESS EASEMENT IN FAVOR OF CONDOMINIUM UNITS #1-4 AND THE REMAINDER OF THE PARENT TRACT (TRACT A - D.B. 485 PG. 004).

CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE (WE ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MINOR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____ DATE _____

LEGEND

- 1/4" x 1/4" STEEL BEAR PIN WITH 3/8" ALUMINUM SURVEY CAP BEARING (P.L. 801) SET
- △ INTERNAL PROPERTY OWNERS AND/OR ROW
- FOUND MONUMENT
- BOUNDARY LINES OF AGE SURVEY
- ADJOINING PROPERTY BOUNDARY LINE PER DEED OR DESCRIPTION
- ▨ PERMANENT 30 FT ACCESS EASEMENT
- COMMON AREA #1

SOURCE OF TITLE
SHAKER HILL PROPERTIES, LLC
D.B. 485, PG 004

SURVEYOR NOTE

- 1.) THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL COUNTY ZONING ORDINANCES.
- 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 3.) THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
- 4.) BASIS FOR KENTUCKY STATE PLANE COORDINATES, NORTH ZONE: PGW AF861 LOT1 - LOUISVILLE 1 COORS APP (N 187,547.65, E 1,338,289.81 PIDW AF861 ERLA - ENLARGER COOR APP (N 554,808.14, E 1,530,299.14
- 5.) ALL COORDINATES SHOWN HEREON ARE REFERENCED TO KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

SHAKER HILLS PROPERTIES, LLC.
REMAINDER OF TRACT A
13.00 ACRES BY SURVEY
D.B. 485, PG. 004
P.C. H-188

C.C. MOORE COMPANY, INC
D.B. 421, PG 371
P.O. BOX 4107
FRANKFORT, KY 40604
ZONE IG

CERTIFICATION OF BANTRY SEWER DEPARTMENT FOR SUBDIVISION NOT ADJACENT TO SEWERS

THE FRANKFORT SEWER DEPARTMENT HEREBY CERTIFIES THAT THE PROPERTY PROPORTION DERIVED BY THIS ACTION ARE NOT PRESENTLY SERVED BY SEWERS. HOWEVER, THE OWNER AGREES TO PROVIDE ACCESS ACROSS PUBLIC RIGHT OF WAY OF DEDICATED EASEMENT WITHOUT OTHERWISE CHANGING PRIVATE PROPERTY TO SERVE THIS PROPERTY AT HIS COST TO THE FRANKFORT SEWER DEPARTMENT. WE FURTHER CERTIFY THAT ALL EASEMENTS OR RIGHT OF WAY NOTED ON THIS PLAN ARE ACCEPTABLE TO THE FRANKFORT SEWER DEPARTMENT AND BASED ON THE INFORMATION PROVIDED TO US. WEET THE PROPERTY RIGHTS REQUIREMENTS OF THE FRANKFORT SEWER DEPARTMENT. THIS ACTION DOES NOT RELEASE ANY PROPERTY RIGHT NOT SPECIFICALLY NOTED.

DATE _____ DIRECTOR, FRANKFORT SEWER DEPARTMENT

CERTIFICATION BY REVIEW AGENCIES

I (WE) HEREBY CERTIFY THAT THIS PLAN HAS BEEN REVIEWED BY OUR AGENCY AND THAT THE IMPROVEMENTS SHOWN HEREON MEET OR EXCEED THE REQUIREMENTS OF OUR AGENCY.

COUNTY ENGINEER	DATE
FRANKLIN COUNTY FIRE CHIEF	DATE

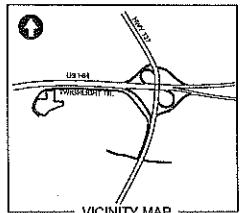
ZONING NOTE

THE ZONING DISTRICT INFORMATION DEPICTED ON THIS RECORDED PLAT WAS ACCURATE AS OF THE DATE OF APPROVAL AND EXECUTION BY THE PLANNING COMMISSION. HOWEVER, SUCH INFORMATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE APPROPRIATE AUTHORITY.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR FRANKFORT AND FRANKLIN COUNTY, KENTUCKY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATE _____ CHAIRMAN, FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION OR DESIGNEE



ACCEPTANCE OF EASEMENT RESTRICTIONS

THE AREAS INDICATED ON THE SITE PLAN BY DASHED LINES AND MARKED UTILITY EASEMENTS ARE HEREBY RESERVED FOR USE BY THE PUBLIC UTILITY OR AGENCY, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES WHICH INCLUDE, BUT ARE NOT LIMITED TO: 1) CONSTRUCT, MAINTAIN, OPERATE, REPLACE, OR REBUILD POLE LINES, PIPELINES, AND/OR UNDERGROUND LINES; 2) TRIM AND EXPRESS OVER ALL LOTS TO AND FROM INDICATED EASEMENTS; 3) TRIM OR REMOVE TREES, SHRUBS, OR UNDERGROWTH NECESSARY TO MAINTAIN PROPER SERVICES AND 4) RIGHT TO KEEP SAID EASEMENTS FREE OF ANY OBSTACLES THAT THAT MAY CREATE A HAZARD, OR PREJUDICE THE USE OF THE EASEMENT FOR ITS INTENDED PURPOSE, OR TO LIMIT OR HINDER ACCESS THROUGH, OVER, AND ALONG EASEMENT, TO THE SAID SERVICE OF POLES, CABLES, TRANSDUCERS, ENCLOSURES, OR LINES. IT IS UNDERSTOOD THAT AS PART OF THE EASEMENT ESTIPULATION THAT OWNERS, THEIR HEIRS, OR ASSIGNS HEREBY AGREE THAT NO EXCAVATION WILL BE ATTEMPTED WITHIN FIVE (5) FEET OF ANY BURIED FACILITIES INSTALLED WITHIN THE EASEMENT HEREIN DEFINED. BURIED FACILITIES SHALL BE LOCATED PRIOR TO EXCAVATION BY CALLING 800 (1 800 762 8007). PROPERTY OWNERS WHO PLACE, CONSTRUCT, BUILD, OR INSTALL STRUCTURES, TREES, FENCES, LANDSCAPING, OR ANY OTHER ITEM WITHIN THE EASEMENT, MAY BE SUBJECT TO CHARGES RELATING TO THE REMOVAL OF SUCH ITEMS. PROPERTY OWNERS ARE TO USE AND ENJOY THE SAID LOTS INCLUDED IN THE EASEMENT STRIPS SHOWN HEREON, BUT SUCH USE NOT INTERFERE WITH THE RIGHT AND PRIVILEGES HEREIN RESERVED.

OWNER/APPLICANT _____ DATE _____

ROADWAY ENTRANCE CERTIFICATION

I CERTIFY THAT AN ENTRANCE FROM THE PROPOSED DEVELOPMENT MAY BE GRANTED ONTO THE CITY STREET, COUNTY ROAD, OR STATE HIGHWAY AS SHOWN ON THE PLAT DESCRIBED HEREON. HOWEVER, AN ENTRANCE PERMIT FOR EACH LOT WILL BE REQUIRED AFTER STRUCTURE LOCATION IS ESTABLISHED.

STREET, ROAD OR HIGHWAY OFFICIAL _____ DATE _____

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE PLANS SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE COUNTY ENGINEER OR THE CITY ENGINEER.

DATE _____ REGISTERED ENGINEER OR SURVEYOR _____
REGISTRATION NUMBER _____
NAME OF ENGINEERING FIRM _____

DATE: 01-21-2019
SCALE: 1" = 60'
DRAWN BY: NTD
APPROVED BY: D GOODCH
FILE NAME: 19011 REC

MINOR SUBDIVISION - CONDO PLAT
SHAKER HILL PROPERTIES, LLC.
TWILIGHT TRAIL
FRANKFORT, FRANKLIN COUNTY, KENTUCKY

P.O. BOX 204
165 FOSTER LANE
STANFORD, KY 40484
PHONE: (606) 365-8362
FAX: (606) 365-1087

