P5 Pg 86

R/W CURVE DATA				
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	94.94	170.00	93.74	N 41°22'07" W
C2	63.40	230.00	63.20	N 41°52'57" W
C3	48.51	25.00	44.12	S 49°46'07" W
C4	60.35	170.00	61.89	N 19°50'07" E
C5	30.92	25.00	29.16	S 07°39'53" W
C6	90.61	170.00	88.84	S 03°10'58" E
C7	50.35	50.00	34.59	N 61°37'11" E
C8	23.32	50.00	23.15	S 88°50'13" W
C9	90.84	50.00	66.05	S 33°51'11" W
C10	68.61	50.00	77.38	S 61°11'49" E
C11	47.46	50.00	45.75	N 23°39'45" E
C12	39.23	50.00	38.22	N 49°58'10" W
C13	54.44	230.00	54.31	N 34°28'16" E
C14	68.14	230.00	68.08	N 19°01'13" E
C15	80.88	230.00	80.45	N 31°40'39" W
C16	174.15	170.00	167.17	N 31°42'19" E
C17	73.84	230.00	73.53	N 40°24'55" W
C18	209.28	170.00	291.32	S 81°10'15" E
C19	37.79	230.00	37.75	S 33°39'54" E
C20	166.26	230.00	162.81	S 69°01'17" E

R/W CURVE DATA				
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING
C21	114.93	170.00	112.74	S 69°24'56" E
C22	103.33	230.00	102.48	N 80°11'47" E
C23	201.92	170.00	190.93	N 40°08'23" E
C24	102.27	230.00	144.08	N 29°52'43" E
C25	60.84	170.00	60.51	N 72°01'41" E
C26	47.88	230.00	47.77	N 06°51'57" E
C27	194.83	230.00	189.08	N 24°26'15" E
C28	224.83	170.00	208.76	N 28°46'28" W
C29	152.48	230.00	149.83	N 02°56'13" W
C30	21.10	230.00	21.01	N 70°56'56" W
C31	54.98	35.00	49.58	S 51°56'07" W
C32	39.23	50.00	38.22	N 71°58'06" E
C33	76.67	50.00	69.40	N 29°08'41" E
C34	91.65	50.00	74.28	N 88°10'10" E
C35	64.56	50.00	78.33	S 51°37'27" E
C36	14.29	50.00	14.23	N 45°57'56" W
C37	73.23	50.00	34.58	N 03°08'04" E
C38	63.02	26.00	48.08	N 81°15'16" W
C39	36.58	170.00	36.50	S 03°56'33" E
C40	66.27	230.00	65.13	S 89°49'59" E

R/W CURVE DATA				
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING
C41	114.93	170.00	112.74	S 69°24'56" E
C42	138.73	330.00	137.68	S 67°58'19" E
C43	54.44	25.00	44.86	S 55°19'19" W
C44	36.81	50.00	35.99	S 82°39'25" W
C45	5.42	50.00	5.41	N 77°37'37" W
C46	34.30	50.00	33.63	N 58°01'21" E
C47	49.45	50.00	48.43	N 21°17'57" W
C48	89.90	50.00	79.72	S 75°55'13" W
C49	56.65	50.00	54.06	N 84°52'56" E
C50	50.13	25.00	43.40	S 61°49'29" E
C51	56.75	330.00	56.62	N 69°05'28" W

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY }SS
COUNTY OF OLDHAM }

I, Cheryl A. Miller, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME BY [illegible] PRESENTED TO ME BY [illegible] WHOM I KNOW TO BE, AND EXECUTED THE FOREGOING IN MY PRESENCE AND ADMINISTERED IT TO BE [illegible] THEIR ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 24th DAY OF January 2006.

MY COMMISSION EXPIRES April 6th DAY OF March 2007

Cheryl A. Miller
NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THE SAME TO BE THE PLAT OF KENTUCKY ACRES SECTION 4-3 AND DOES HEREBY DEDICATE TO PUBLIC USE THE STREETS AND ANY OTHER SPACES AS INDICATED SHOWN THEREON.

TRUSTEE:

TRUSTEE:

TRUSTEE:

CERTIFICATE OF RESERVATION OF GAS EASEMENT

The owners outlined by dashed lines and marked "Gas Easement" are hereby reserved as easements for underground gas lines and appurtenances thereof, including the right to construct, operate, maintain, repair, and remove such underground gas lines and appurtenances, over the right of ingress and egress over all lots to and from the easements, and the right to cut down any trees within the easement line. Any interference with the installation or operation of the above mentioned structures shall be deemed within the easement, they gas utility using said easement or option may remove permanent structure or construction within the easement. Fences, shrubbery, and gardens may occupy easement area at the property owner's risk.

All property owners gas utility supply lines shall be at locations designated by Louisville Gas and Electric Company (LG&E) construction plans throughout length of streets and lanes. Shall and through customer's buildings and lots thereto shall remain in and the cost of installation and maintenance thereof shall be borne individually by the customer for which plan. which the said gas line serves.

Appropriate easements are hereby dedicated and reserved to each property owner, together with the right of ingress and egress over abutting lots or properties to install, operate and maintain gas lines to serve said property, reconstruction practice, and times, as necessary, and determine the exact location of said easements.

TRUSTEE:

TRUSTEE:

CERTIFICATE OF RESERVATION OF DRAINAGE EASEMENTS

AN EASEMENT FOR DRAINAGE PURPOSES IS HEREBY RESERVED ON AND OVER THE STRIPS OF LAND AND SPACES AS DEFINED AND BOUNDED BY DASHED LINES MARKED "DRAINAGE EASEMENT" OR "DRAINAGE EASEMENT" FOR THE CONSTRUCTION, SPOTTATION AND MAINTENANCE OF DRAINS OVER SAID LANDS. NO PERMANENT STRUCTURE OF ANY KIND IS TO BE PLACED ON OR OVER THE LAND WHICH IS SUBJECT TO SAID EASEMENTS WITH THE EXCEPTION OF UNDERGROUND OR ENCLOSED UTILITIES ON THE NOTTOWAY DRAINAGE STRUCTURES. ALL UTILITIES SHALL HAVE THE RIGHT TO CROSS SAID EASEMENTS.

TRUSTEE:

TRUSTEE:

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC, TELECOM & CABLE TV EASEMENTS

The owners outlined by dashed lines and marked "Gas, Electric and Telecommunications Easements" are hereby reserved and appropriated for gas, electric and telecommunications utility purposes, during the initial construction and further development of the property, and for the use of utilities and companies providing such services. Within these easements the said utilities shall have the right to trim or cut down any trees within the easements. The right to trim or cut down any trees outside easements area within 10' of the closest conductor within the easements of a cable and the right to cut down any tree that in the utility's opinion may fall and damage property and may be subject to or present a hazard to the safety from time to time. Each utility shall also have the right of way utility companies using said easements for construction, operation, maintenance, repair, or removal of their facilities, together with the right of ingress and egress over the property. Restoration of any property damaged by the exercise of these rights shall be done promptly by the utility company using said easements, but not including trees, bushes, shrubbery or other improvements not removed by the utility company, at property owner's risk. The developer is to remove all trees that may interfere with the proper construction of the gas, electric and/or telecommunication lines to serve this subdivision.

(1) All property owners gas and electric utility service lines shall be underground in locations designated by Louisville Gas and Electric Company (Since LG & E's communication supply branch will service lines to customers' premises) and shall be installed and operated in accordance with the rules and regulations of the Kentucky Public Service Commission. The developer is to remove all trees that may interfere with the proper construction of the gas, electric and/or telecommunication lines to serve this subdivision.

(2) The gas, electric and telecommunication easements shown on this plat shall be subordinate only to those of Louisville Gas and Electric Company (Since LG & E's communication supply branch will service lines to customers' premises) and to any other utility easements shown on this plat, and no buildings or other structures shall be placed thereon without the consent of the said facilities and maintenance thereof shall be borne individually by the customer for which plan. which the said gas line serves.

(3) Easements for overhead electric transmission and distribution lines, poles, wires and equipment appropriate to transmission purposes are reserved over, across and under all areas designated as "Utility Easements" on this plat, and to cut down trees and vegetation as may interfere with the operation of said lines.

Ground mounted electric transformers and underlands may be installed at appropriate points in any electric easement.

(4) Where ground transformers, pedestals, manholes and connection may be required by appropriate public or any telecommunications companies.

NOTE:
Also the right to overhang lots with service wires to serve adjoining lots.

TRUSTEE:

TRUSTEE:

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENT

Easements for sanitary sewer and drainage purposes are hereby reserved on, over and under the strips of land and spaces as defined and bounded by dashed lines, marked "Sanitary Sewer and Drainage Easement", together with the right of ingress and egress over all lots for and from the easements, for construction, operation and maintenance of sewers and drains over said land. No permanent structure of any kind shall be placed on, over or under the land which is subject to said easements. The easements shall be for the benefit of the land in the subdivision and other land which drains thereto, and said sewers and drains may be constructed by any public agency having legal authority for such construction, or by other subject to the approval of the public agency.

TRUSTEE:

TRUSTEE:

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easement(s) for water lines and appurtenances are hereby reserved on, over, under and through the strips of land as defined and bounded by dashed lines, marked "Water Easement" together with the right of ingress and egress over all lots to and from the easements for constructing, operating, removing, replacing, repairing, maintaining, inspecting and changing of water mains. No permanent structure of any kind shall be erected on the grade of the surface of the land arranged within the said easement(s) without written consent of the water company. Fences, shrubbery, and gardens may occupy easement area at the owner's risk. Temporary rights are hereby reserved for use (and adjacent to the permanent easement(s) herein granted for storage and movement of materials, tools, and construction materials, tools, and equipment during construction of said water lines.

TRUSTEE:

TRUSTEE:

PROJECT OWNER'S OBLIGATION

Certain improvements for this project are required by the Oldham County Subdivision Regulations and the Oldham County Soil and Erosion Control Ordinance as specified in the approved construction plans on file in the office of the Oldham County Engineer. It is the obligation of each property owner in this project not to damage, alter or destroy these improvements and not to allow any condition or activity on his property that will hinder the proper functioning of these improvements. For violation of this provision, the property shall be subject to the imposition of a fee for the amount necessary to restore the condition that may be enforced in the same manner that zoning violations are enforced, and the persons responsible shall be subject to a fine.

BUILDER'S OBLIGATION

The builder or each lot in this project is required to grade the lot so that proper lot drainage is in conformance with the approved Soil and Erosion Control Plan for the project.

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP 21060 0170 D.

ZONES R-1 & CD-1

TOTAL AREA IN SUBDIVISION	61.082	ACRES
TOTAL AREA IN LOTS	54.195	ACRES
TOTAL AREA IN R/W	6.887	ACRES
TOTAL NUMBER OF LOTS	48	

CERTIFICATE OF APPROVAL

APPROVED THIS 24 DAY OF January 2006.

OLDHAM COUNTY PLANNING AND ZONING COMMISSION.

ADMINISTRATOR

ALL CORNERS OF LOTS ARE MONUMENTED WITH AN IRON PIN (1/2") AND YELLOW CAP UNLESS OTHERWISE NOTED. "W. BERRY - P.L.S. 2071" (YELLOW)

CERTIFICATION

I HEREBY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH DIRECTIONS THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE IS 1:25,000 AND WAS NOT ADJUSTED; THE SURVEY AS SHOWN HEREON IS A CLASS A SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF A CLASS A SURVEY.

William T. Berry, P.L.S. 2071

DECEMBER 15, 2005

LEGEND

○ FND 1/2" I. PIN W/YELLOW CAP
W. BERRY P.L.S. 2071
SET 1/2" I. PIN W/YELLOW CAP
W. BERRY P.L.S. 2071
● PROPERTY CORNER POINT

GRAPHIC SCALE

Peyton Lane Estates
Plat Book 1 Pg. 57

(or more)
1 inch = 100 ft.

CENTERFIELD ENGINEERING, INC.
Civil Engineering • Surveying
2000 Meadow Drive Shelbyville, KY 40065
502 241-4853
FAX 241-8882

SITE

VICINITY MAP

RECORD PLAT
KENTUCKY ACRES
SECTION 4-3

OWNER / DEVELOPER:
CLORE & DUNCAN DEVELOPERS
P.O. BOX 5
CRESTWOOD, KY 40014
502 241-8438

SHEET 1 OF 1