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 OF KENTUCKY ACRES SECTION 4-1 WAS THIS DAY PRESENTED TO ME BY Lee S. Clore John T. Duncan, Jr. Bruce D. Duncan KNOWN TO ME, WHO EXECUTED THE CERTIFICATES IN MY PRESENCE AND ACKNOWLEDGE IT TO BE their FREE ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 6th DAY OF March, 2003.

MY COMMISSION EXPIRES 20th 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 4-2 AND DOES HEREBY DEDICATE TO PUBLIC USE THE STREETS AND ANY OTHER SPACES SO INDICATED SHOWN THEREON.

TRUSTEE: Lee S. Clore

TRUSTEE: John T. Duncan, Jr. / Bruce D. Duncan

CERTIFICATE OF RESERVATION OF GAS EASEMENT

The spaces 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, and 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 that may interfere with the installation or operation of the lines. No permanent structures shall be erected within the easement. Any gas utility using said easement at option may remove permanent structure or obstruction 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 (from LG&E's termination point throughout length of service and house lines and through customer's buildings); and title thereto shall remain in, and the cost of installation and maintenance thereof shall be borne individually by the respective lot owner upon 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 LG&E's termination points. Gas lines, as installed, shall determine the exact location of said easements.

TRUSTEE: Lee S. Clore

TRUSTEE: Bruce D. Duncan / John T. Duncan, Jr.

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 "PERMANENT DRAINAGE EASEMENT" FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINS OVER SAID LAND. 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 OVERHEAD UTILITIES OR THE NECESSARY DRAINAGE STRUCTURES. ALL UTILITIES SHALL HAVE THE RIGHT TO CROSS SAID EASEMENTS.

TRUSTEE: Lee S. Clore

TRUSTEE: John T. Duncan, Jr. / Bruce D. Duncan

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC, TELECOM & LICENSEE EASEMENTS

The spaces outlined by dashed lines and marked "gas, electric and telecom easement" are hereby reserved for gas, electric and telecom utility purposes, which include: (1) the right of ingress and egress across all lots, access areas, and ways to and from the easements; (2) the right to cut down or trim any trees within the easement; (3) the right to trim or cut down any trees outside easement area within 10' of the closest conductor within the easement or public way; (4) the right to cut down or trim any trees on private property that may be so defective as to present a hazard to the utility lines after reasonable notice to the property owner; (5) the right of any utility company using said easements to remove permanent structures or obstructions within the easement. No permanent structures shall be erected within the easement. Fences, shrubbery and gardens may occupy easement area at property owner's risk. The developer is to remove all trees that may interfere with the original construction of the electric lines and telephone lines to serve this subdivision.

(A) All property owners of electric utility service lines shall be underground at locations designated by Louisville Gas and Electric (from L. G. & E.'s termination point throughout length of service lines to customer's building); and title thereto shall remain in, and the cost of installation and maintenance thereof shall be borne individually by the respective lot owner upon which the said service line is located.

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 electric service lines to L. G. & E.'s termination points. Electric service lines, as installed, shall determine the exact location of said easements.

(B) The gas, electric and telecom easements shown on this plat shall be maintained and preserved in their present condition and no encroachment therein and no change in the grade or elevation thereof shall be made by any person or lot owner without the consent in writing of the Louisville Gas and Electric Company and BELL South Telephone Company.

(C) Easements for overhead electric transmission and distribution feeder poles and equipment appropriate in connection therewith are reserved over, across and under all spaces (including park, open and drainage space areas), outlined by dash lines and designated for underground and overhead facilities.

Above ground electric transformers and pedestals may be installed at appropriate points in any electric easement.

In consideration of L. G. & E. bringing service to the property shown on this plat it is granted the right to make further extensions of its lines from all overhead and underground distribution lines.

(D) Above ground telecom facilities and pedestals may be installed at appropriate points in any telecom easement.

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

TRUSTEE: Lee S. Clore

TRUSTEE: John T. Duncan, Jr. / Bruce D. Duncan

CERTIFICATE OF RESERVATION OF DRAINAGE DETENTION BASIN EASEMENT

Easements for drainage and ponding purposes are hereby reserved on and over the land and spaces as defined and bounded by dashed lines, marked "Drainage Detention Basin Easement", together with the right of ingress and egress over all lots to and from the easements, for construction, operation, maintenance and reconstruction of detention basins and other drainage improvements. No permanent structure of any kind shall be placed on or over the land within said easements, except for drainage structures, pavements and landscape planting. The easements shall be for the benefit of the land in the subdivision and additional drainage improvements may be constructed by any public agency having legal authority for such construction, or by others subject to approval of the aforesaid public agency. Until said easement areas are accepted for maintenance by said public agency, said areas shall be maintained by the owners of the underlying fee simple title.

TRUSTEE: Lee S. Clore

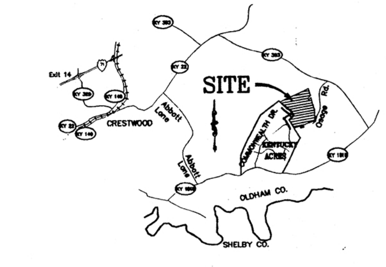
TRUSTEE: Bruce D. Duncan / John T. Duncan, Jr.

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

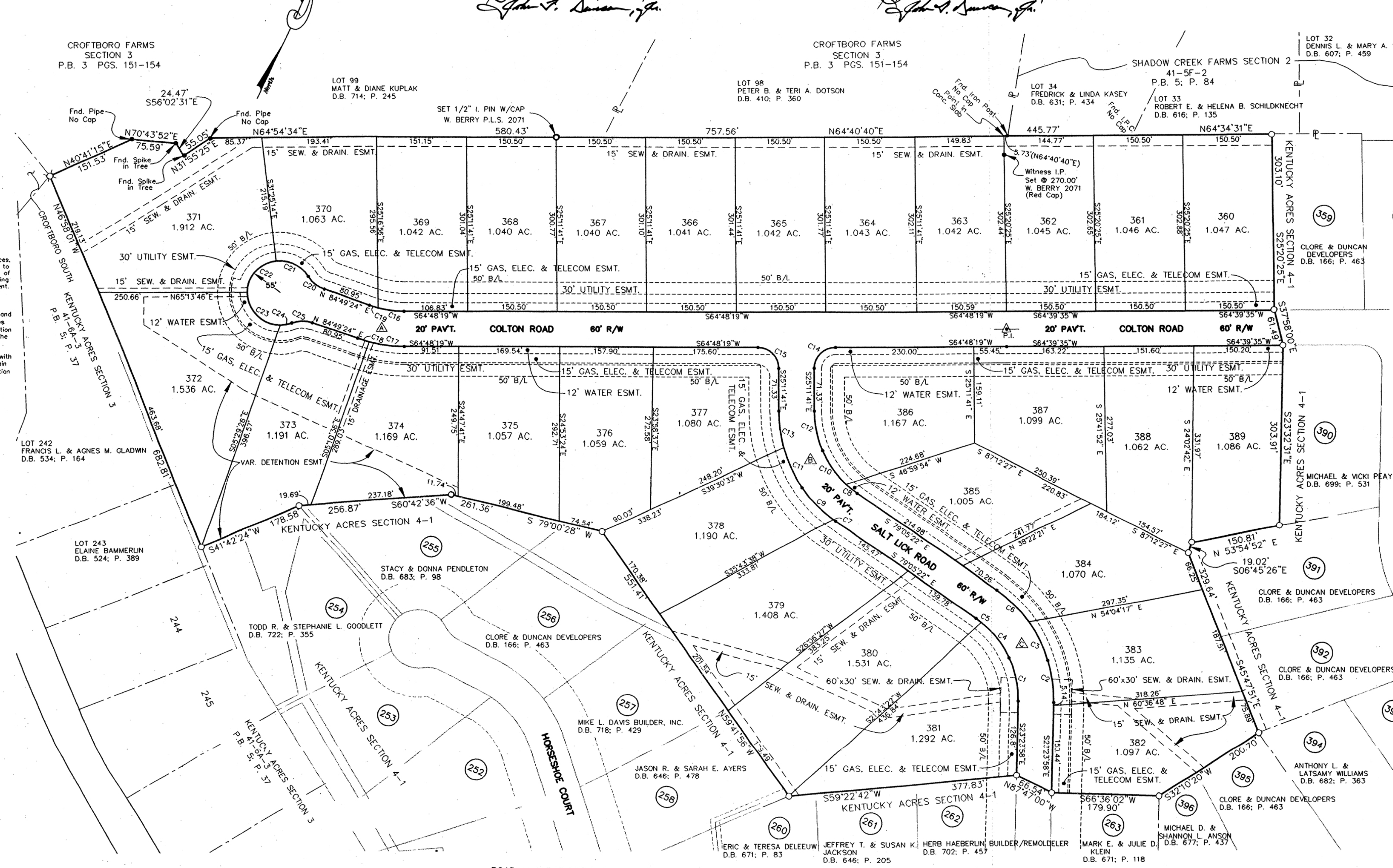
Permanent easement(s) for water lines and appurtenances are hereby reserved on, over, under and through the strips of land as defined and bounded by dashed lines, marked "Water Easement" together with the right of ingress and egress over all lots to and from the easement(s) for constructing, repairing, removing, replacing, relocating, reconstructing, ii maintaining and enlarging of water mains. No permanent structure of any kind shall be erected or the grade of the surface of the land changed 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 to use land adjacent to the I permanent easement(s) herein granted for storage and movement of excavated earth, rock, construction materials, tools, and equipment during construction of said water lines.

TRUSTEE: Lee S. Clore

TRUSTEE: Bruce D. Duncan / John T. Duncan, Jr.



VICINITY MAP
N.T.S.



CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	77.11	170.00	77.11	N36°23'37"W
C2	73.33	230.00	73.33	N32°31'57"W
C3	73.33	230.00	73.33	N50°47'56"W
C4	77.11	170.00	77.11	N62°22'55"W
C5	11.02	170.00	11.02	N77°13'58"W
C6	76.90	230.00	76.90	N69°30'39"W
C7	5.00	230.00	5.00	S78°28'00"E
C8	24.57	170.00	24.57	S74°56'58"E
C9	75.25	230.00	75.25	S68°28'16"E
C10	67.67	170.00	67.67	S59°24'20"E
C11	75.25	230.00	75.25	S49°43'31"E
C12	67.67	170.00	67.67	S36°35'54"E
C13	60.85	230.00	60.85	S32°46'25"E
C14	54.98	35.00	54.98	S19°48'19"W
C15	54.98	35.00	54.98	N70°11'41"W
C16	44.37	170.00	44.37	N72°16'54"E
C17	59.92	230.00	59.92	N72°16'09"E
C18	20.43	230.00	20.43	N82°16'42"E
C19	15.03	170.00	15.03	N82°17'27"E
C20	35.23	50.00	35.23	S74°59'34"E
C21	63.94	55.00	63.94	N88°06'53"W
C22	80.01	55.00	80.01	S16°54'16"W
C23	86.84	55.00	86.84	S70°00'14"E
C24	19.49	55.00	19.49	N54°36'33"E
C25	35.23	50.00	35.23	S64°38'22"W

PROPERTY OWNER'S OBLIGATION

Certain improvements in 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 the project not to damage, alter or destroy those improvements and not to allow any condition or activity on his property that will impair the proper functioning of those improvements. For violation of this provision, the property shall be subject to the imposition of a lien for the amount necessary to remedy the violation that may be enforced in the same manner that mortgages are enforced, and the persons responsible shall be subject to a fine.

BUILDER'S OBLIGATION

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

TOTAL AREA IN SUBDIVISION	38.381	ACRES
TOTAL AREA IN LOTS	34.636	ACRES
TOTAL NUMBER OF LOTS	30	

CERTIFICATE OF APPROVAL

APPROVED THIS 13 DAY OF March 2003.

OLDHAM COUNTY PLANNING AND ZONING COMMISSION.

M. Louise Allen
ADMINISTRATOR

ROAD ℄ CURVE DATA

A	B	C
L=69.88	L=188.13	L=183.30
Tan=35.30	Tan=101.67	Tan=98.65
Δ=20°01'05"	Δ=53°53'41"	Δ=52°30'40"
R=200.00	R=200.00	R=200.00

LEGEND

- ○ FND. 1/2" I. PIN W/YELLOW CAP W. BERRY P.L.S. 2071
- ● PROPERTY CORNER POINT
- ⌧ FND. I.PIN W/ YELLOW CAP "J.P.H ~ 542"

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

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 to 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 therein, and said sewers and drains may be constructed by any public agency having legal authority for such construction, or by others subject to the approval of the public agency.

TRUSTEE: Lee S. Clore

TRUSTEE: John T. Duncan, Jr. / Bruce D. Duncan

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CERTIFICATION

I CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE IS 1:26,660 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 THE CLASS.

William F. Berry 2-17-03
WILLIAM F. BERRY, P.L.S. 2071 DATE

STATE OF KENTUCKY
WILLIAM F. BERRY
2071
LICENSED
PROFESSIONAL
LAND SURVEYOR

CENTERFIELD ENGINEERING, INC.
Civil Engineering · Surveying
P.O. BOX 404 BUCKNER, KY 40010
502 222-1003
FAX 222-1009

January 25, 2003

RECORD PLAT
KENTUCKY ACRES
SECTION 4-2

OWNER / DEVELOPER:
CLORE & DUNCAN DEVELOPERS
P.O. BOX 8
CRESTWOOD, KY 40014
502 241-8435

DOCUMENT NO: 277941
RECORDED ON: MARCH 13,2003 03:54:39PM
TOTAL FEES: $15.00
COUNTY CLERK: ANN B BROWN
COUNTY: OLDHAM COUNTY
DEPUTY CLERK: MICHELE A OVERMAN
BOOK P6 PAGES 39

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