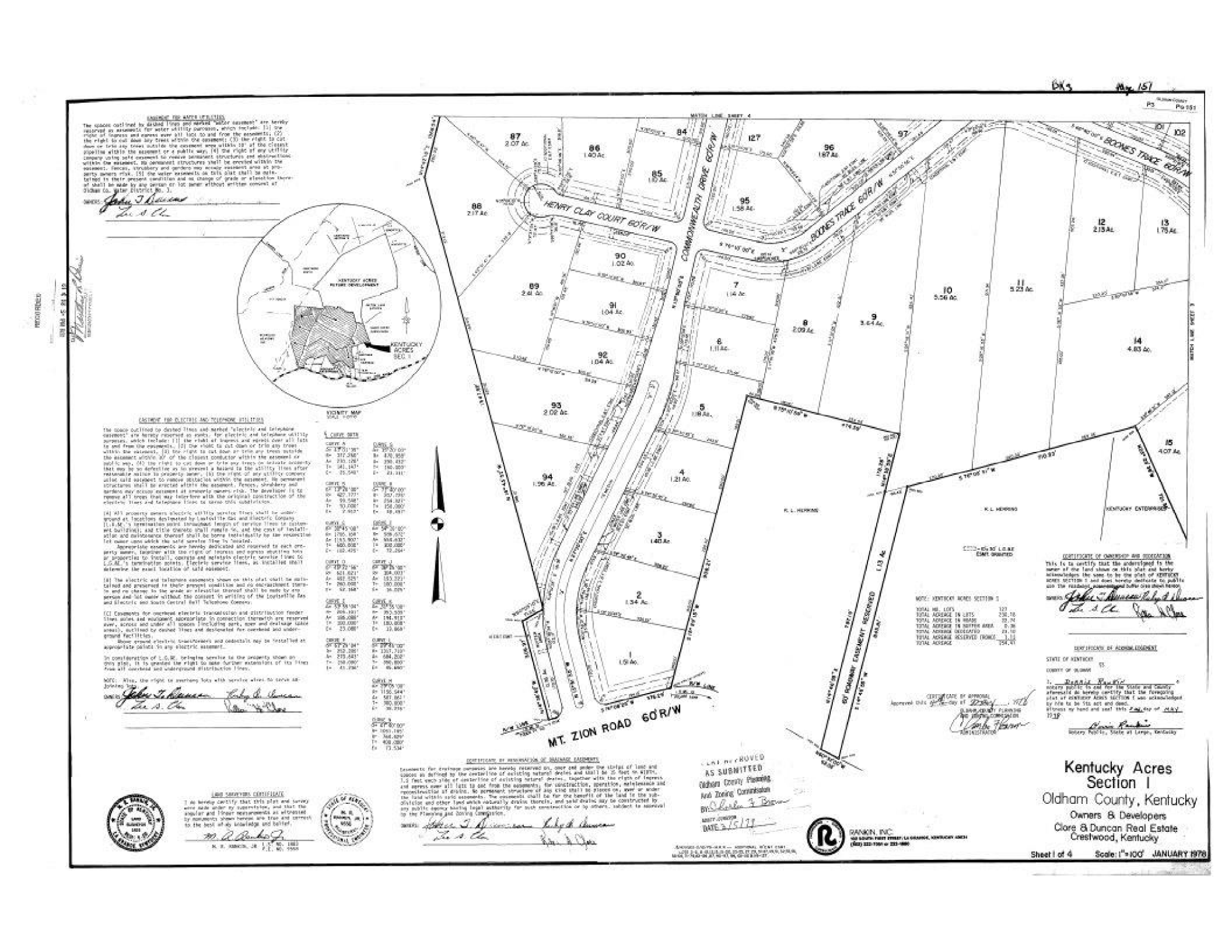
RECORDED
JUN 16 '78 AM 8:30
OLDHAM COUNTY CLERK

P5 Pg 151



EASEMENT FOR WATER UTILITIES

The spaces outlined by dashed lines and marked "water easement" are hereby reserved as easements for water utility purposes, which include: (1) the right of ingress and egress over all lots to and from the easements; (2) the right to cut down any trees within the easement; (3) the right to cut down or trim any trees outside the easement area within 10' of the closest pipeline within the easement or a public way; (4) the right of any utility company using said easement to remove permanent structures and obstructions within the easement. No permanent structures shall be erected within the easement. Fences, shrubbery and gardens may occupy easements area at property owners risk. (5) the water easements on this plat shall be maintained in their present condition and no change of grade or elevation thereof shall be made by any person or lot owner without written consent of Oldham Co. Water District No. 1.

OWNERS: John T. Duncan Kirby B. Duncan
Clare & Co.

EASEMENT FOR ELECTRIC AND TELEPHONE UTILITIES

The spaces outlined or dashed lines and marked "electric and telephone easement" are hereby reserved as such, for electric and telephone utility purposes, which include: (1) the right of ingress and egress over all lots to and from the easements. (2) the right to cut down or trim any trees within the easement. (3) the right to cut down or trim any trees outside the easement whose DP 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 property owner. (5) the right of any utility company using said easement to remove obstacles within the easement. No permanent structures shall be erected within the easement. Fences, shrubbery and gardens may occupy easement at property owners 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.

(6) All property owners electric utility service lines shall be underground at locations designated by Louisville Gas and Electric Company (L.G.&E.)'s termination point (transformer) (meter 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 lines is located.

Appropriate easements are hereby dedicated and reserved to each property owners, taxpayer with the right of ingress and egress anything into 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 easement.

(8) The electric and telephone easements shown on this plat shall be maintained and preserved in their present condition and no encroachment thereto and no change to the grade or elevation thereof shall be made by any person and lot owner without the consent in writing of the Louisville Gas and Electric and South Central Bell Telephone Company.

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

Above ground electric transformers and conductors may be installed at appropriate points to 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.

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

OWNERS: John T. Duncan Kirby B. Duncan
Clare & Co.

L CURVE DATA

CURVE A	CURVE G
Δ= 37°51'08"	Δ= 89°30'00"
R= 317.358'	R= 430.958'
A= 210.126'	A= 336.432'
T= 141.147'	T= 160.859'
C= 35.540'	C= 21.311'
CURVE B	CURVE H
Δ= 13°24'38"	Δ= 37°30'00"
R= 427.777'	R= 357.295'
A= 99.598'	A= 234.821'
T= 50.098'	T= 158.280'
C= 2.453'	C= 18.491'
CURVE C	CURVE I
Δ= 28°45'08"	Δ= 58°30'00"
R= 1785.458'	R= 508.672'
A= 1145.900'	A= 568.632'
T= 585.028'	T= 308.000'
C= 182.425'	C= 32.284'
CURVE D	CURVE J
Δ= 19°32'56"	Δ= 38°15'08"
R= 621.621'	R= 304.007'
A= 602.529'	A= 203.321'
T= 280.008'	T= 180.008'
C= 52.168'	C= 36.029'
CURVE E	CURVE K
Δ= 59°59'59"	Δ= 20°15'08"
R= 266.831'	R= 393.920'
A= 186.088'	A= 194.913'
T= 200.000'	T= 180.008'
C= 23.088'	C= 19.864'
CURVE F	CURVE L
Δ= 59°59'59"	Δ= 39°15'08"
R= 266.831'	R= 1267.710'
A= 279.441'	A= 684.202'
T= 250.000'	T= 360.000'
C= 41.236'	C= 85.680'
	CURVE M
	Δ= 39°15'08"
	R= 1150.944'
	A= 587.861'
	T= 360.000'
	C= 77.719'
	CURVE N
	Δ= 0°30'00"
	R= 1061.185'
	A= 148.829'
	T= 148.080'
	C= 13.534'

LAND SURVEYORS CERTIFICATE

I do hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements as witnessed by monuments shown hereon are true and correct to the best of my knowledge and belief.

M. R. Rankin, Jr.
M. R. RANKIN, JR. L.S. NO. 1883
P.E. NO. 5968

CERTIFICATE OF RESERVATION OF DRAINAGE EASEMENTS

Easements for drainage purposes are hereby reserved on, over and under the strips of land and spaces as defined by the centerline of existing natural drains and shall be 15 feet in width, 7.5 feet each side of centerline of existing natural drains, together with the right of ingress and egress over all lots to and from the easements, for construction, operation, maintenance and reconstruction of drains. No permanent structure of any kind shall be placed on, over or under the land within said easements. The easements shall be for the benefit of the land in the subdivision and other land which naturally drains thereto, and said drains may be constructed by any public agency having legal authority for such construction or by others, subject to approval by the Planning and Zoning Commission.

OWNERS: John T. Duncan Kirby B. Duncan
Clare & Co.

PLAT APPROVED AS SUBMITTED
Oldham County Planning And Zoning Commission
BY: Charles T. Brown
SECRETARY
DATE: 3/15/78

CERTIFICATE OF APPROVAL

Approved this 9th day of March, 1978
OLDHAM COUNTY PLANNING AND ZONING COMMISSION
ADMINISTRATOR

NOTE: KENTUCKY ACRES SECTION 1

TOTAL NO. LOTS	127
TOTAL ACREAGE IN LOTS	138.78
TOTAL ACREAGE IN ROADS	22.74
TOTAL ACREAGE IN BUFFER AREA	0.36
TOTAL ACREAGE DEDICATED	23.10
TOTAL ACREAGE RESERVED (TRACE 1)	1.13
TOTAL ACREAGE	184.41

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 1 and does hereby dedicate to public use the roadways, as designated buffer area shown hereon.

OWNERS: John T. Duncan Kirby B. Duncan
Clare & Co.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF OLDHAM

I, Rosie Rankin, a notary public in and for the State and County aforesaid do hereby certify that the foregoing plat of KENTUCKY ACRES SECTION 1 was acknowledged by him to be his act and deed. Witness my hand and seal this 24th day of MAY 1978.

Rosie Rankin
Notary Public, State at Large, Kentucky

RANKIN, INC.
102 SOUTH FIRST STREET, LA GRANGE, KENTUCKY 40031
(502) 222-7001 or 222-1880

Kentucky Acres Section 1
Oldham County, Kentucky
Owners & Developers
Clare & Duncan Real Estate
Crestwood, Kentucky

Sheet 1 of 4 Scale: 1"=100' JANUARY 1978