

BK 39 X Pg 47

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

MONTICELLO PLACE SECTION 3 A - 4
 Court

shown thereon.

OWNERS:
Philip W. Leigh

CERTIFICATE OF ACKNOWLEDGMENT

State of Kentucky
 County of Jefferson SS
 I, Dennis L. Catzner
 Notary Public in and for the county aforesaid do hereby certify that the foregoing plat of Monticello Place, Sect. 3A-4

was this day presented to me by Philip Leigh
 known to me, who executed the Certificate in my presence and acknowledged to be his free act and deed.

Witnessed my hand and seal this 16th day of March, 1992.
 My commission expires 13th day of Dec., 1993.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision, and that the original and true measurements as witnessed by monuments shown on this plat were taken in accordance with the standards of governing authorities, and that I meet or exceed the minimum standards of governing authorities.
 Date 3-13-1992

PHILIP W. LEIGH
 D.B. 5889 Pg. 476

BUILDERS OBLIGATION

The holder of each lot in this subdivision is required to grade the lot so that cross drainage is in conformance with the approved Composite Drainage Plan for the subdivision and all drainage from the lots is directed to a public drainage facility in an easement or right-of-way.

Philip W. Leigh

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivision bond by the Louisville and Jefferson County Planning Commission, the owner of any lot may be required to post a cash bond in the amount of \$100,000.00 as a condition of the building permit pursuant to Section 2.79 of the Metropolitan Subdivision Regulations.

Philip W. Leigh

NOTES

- 1) Easement to be otherwise noted, all easements along property lines are delineated by solid property lines.
- 2) Certain areas within subdivision contain a high water table. Soil and water table characteristics may limit foundation design and may prohibit or restrict installation of basements in those areas.
- 3) Developer to remove all dead trees in right of way.
- 4) Total area is 9.72 acres.

CERTIFICATE OF WATER LINE EASEMENT

Permanent easement(s) for water mains and appurtenances are hereby reserved, over, under and through the strip(s) of land as defined and bounded by dashed lines marked "Louisville Water Company 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, maintaining, inspecting, and operating water mains and appurtenances. The easement(s) shall be in full force and effect from the date of the recording of this plat and shall remain in full force and effect until the water mains and appurtenances are removed. The easement(s) shall be in full force and effect until the water mains and appurtenances are removed. The easement(s) shall be in full force and effect until the water mains and appurtenances are removed.

Philip W. Leigh

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT

The land and spaces defined and bounded by dashed lines marked "Drainage Retention Basin Easement" together with the right of ingress and egress over all lots to and from the easement, for construction, operation, maintenance and reconstruction of retention basins and other drainage improvements. No permanent structure of any kind shall be placed on or over the land within said easement, except for drainage structures, appurtenances and landscape planting. Additional drainage improvements may be constructed by Louisville and Jefferson County Metropolitan Sewer District, Jefferson County, or by any other public agency having legal authority for such construction, or by others subject to approval of the aforesaid Sewer District or Jefferson County Sewer Department. Until said easement areas are accepted for maintenance by said Sewer District, Jefferson County, or other responsible public agency, said areas shall be maintained by the owners of the underlying fee simple title.

Philip W. Leigh

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

The spaces outlined by dashed lines and marked "Electric and Telephone Easement" together with the right of ingress and egress over all lots to and from the easement, for construction, operation and maintenance of sanitary sewer and drain easements. Together with the right of ingress and egress over all lots to and from the easement, for construction, operation and maintenance of sanitary sewer and drain easements. Together with the right of ingress and egress over all lots to and from the easement, for construction, operation and maintenance of sanitary sewer and drain easements.

Philip W. Leigh

CERTIFICATE OF RESERVATION OF GAS EASEMENT

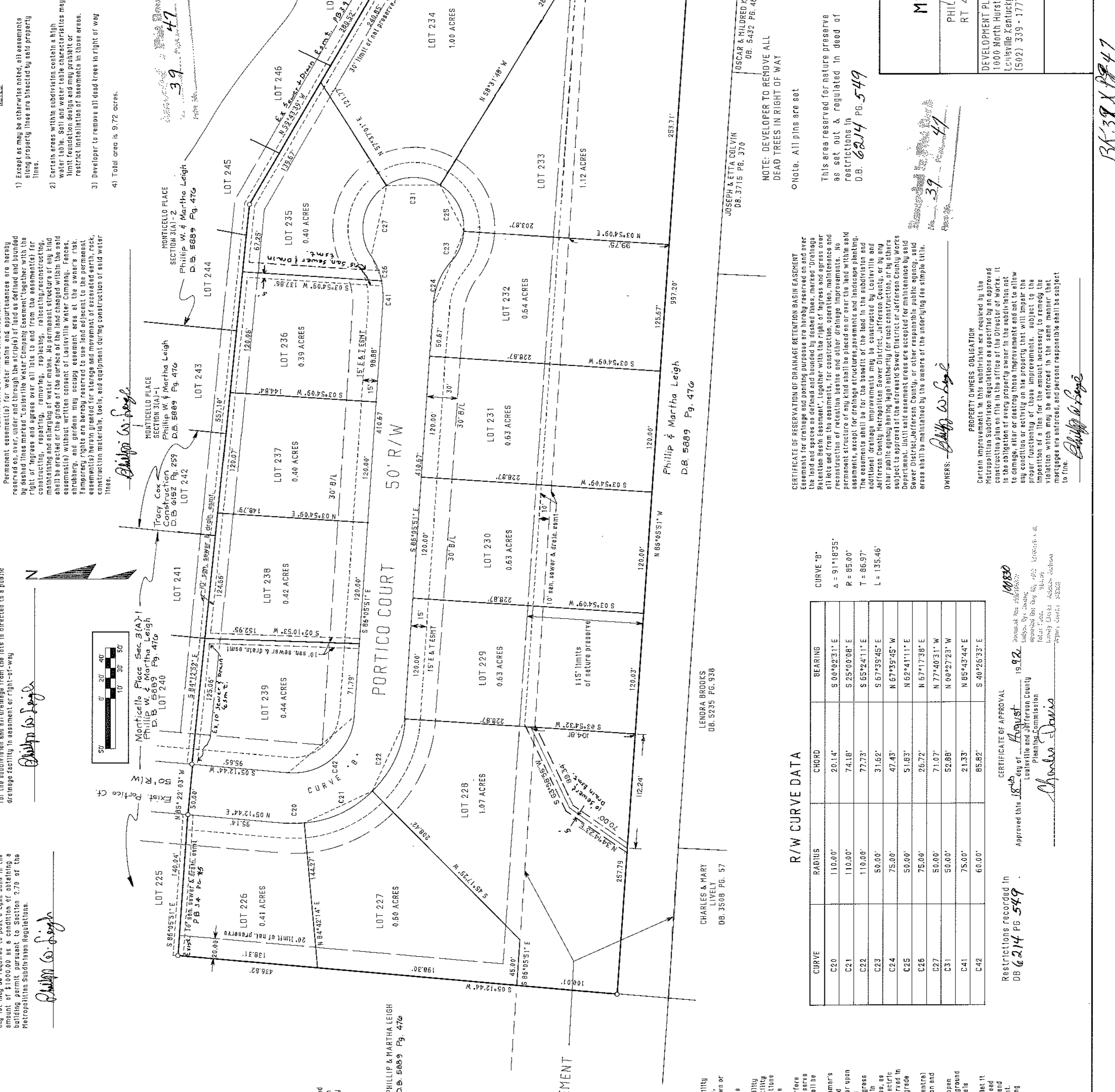
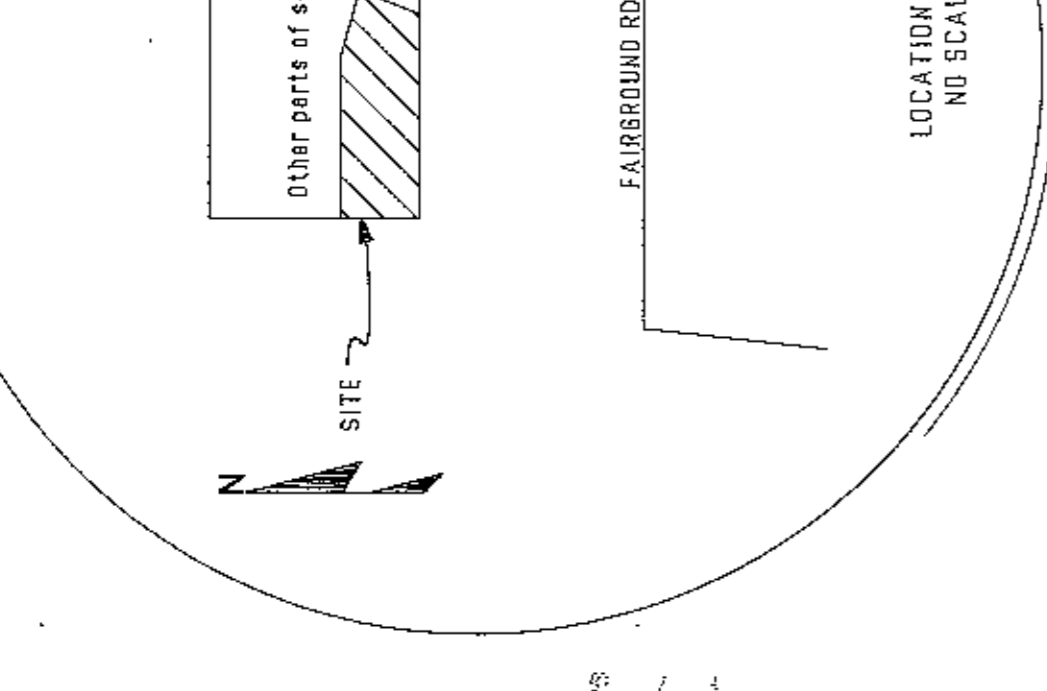
The spaces outlined by dashed lines and marked "Gas Easement" together with the right of ingress and egress over all lots to and from the easement, for construction, operation, maintenance, repair and removal of underground gas lines and appurtenances, and the right of ingress and egress over all lots to and from the easement and the right to cut down any trees on the easement of the lines. No permanent structure shall be erected within the easement. All gas utility using said easement at option may remove permanent structure or obstruction within the easement. Fences, shrubbery and garden may occupy easement areas at the property owner's risk.

Philip W. Leigh

ELECTRIC & TELEPHONE EASEMENTS

The spaces outlined by dashed lines and marked "Electric and Telephone Easement" together with the right of ingress and egress over all lots to and from the easement, for construction, operation and maintenance of electric and telephone lines and appurtenances. The easement shall be in full force and effect from the date of the recording of this plat and shall remain in full force and effect until the electric and telephone lines and appurtenances are removed. The easement shall be in full force and effect until the electric and telephone lines and appurtenances are removed.

Philip W. Leigh



R/W CURVE DATA

| CURVE | RADIUS | BEARING | CHORD |
|-------|---------|-----------------|--------|
| C20 | 110.00' | S 02° 02' 31" E | 20.14' |
| C21 | 110.00' | S 25° 00' 08" E | 74.18' |
| C22 | 110.00' | S 52° 24' 11" E | 77.73' |
| C23 | 50.00' | S 67° 39' 45" E | 31.62' |
| C24 | 75.00' | N 67° 39' 45" W | 47.43' |
| C25 | 50.00' | N 62° 41' 11" E | 51.83' |
| C26 | 75.00' | N 67° 47' 38" E | 96.72' |
| C27 | 50.00' | N 77° 40' 31" W | 71.07' |
| C31 | 50.00' | N 00° 27' 23" W | 52.88' |
| C41 | 75.00' | N 85° 43' 44" E | 21.33' |
| C42 | 60.00' | S 40° 26' 33" E | 85.82' |

CERTIFICATE OF APPROVAL
 Approved this 18th day of August, 1992.
 Charles A. Davis
 Planning Commission
 Louisville, Kentucky

Restrictions recorded in DB 6214 PG 549
 August 1992
 Charles A. Davis
 Planning Commission
 Louisville, Kentucky

OWNERS:
Philip W. Leigh

Aug

BK 39 X Pg 47

Philip W. Leigh

Charles A. Davis

Philip W. Leigh

Philip W. Leigh

10-22-87

SHEET 1 OF 1

SCALE: 1" = 50'

RECORD PLAT FOR MONTICELLO PLACE SECTION 3 A - 4 PHILIP W. LEIGH, SR. RT 4, BOX 206 SHEPHERDSVILLE KY. 40165 DEVELOPMENT PLANNING & ENGINEERING, INC 1000 North Hursbourne Pkwy Louisville Kentucky 40243 (502) 339-1777 AUGUST 14 1991