BK38X Pg22

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RECORDED BY
90 JUN -1 AM 11:29
JEFFERSONTOWN, J.C.C.

PHILLIP W. LEIGH, SR.
D.B. 5713 , P. 903 &
D.B. 5713 , P. 908

Recorded In Plat Book No. 38 Page 22
Part No.

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 - SEC. 3 and does hereby dedicate to public use the COURT & DRIVES shown thereon.

OWNERS: PHILLIP W. LEIGH, SR.

Phillip W. Leigh, Sr.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, JAMES A. GREGORY, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of MONTICELLO PLACE - SEC. 3 was this day presented to me by PHILLIP W. LEIGH, SR., known to me, who executed the Certificates in my presence and acknowledge it to be HIS free act and deed.

Witness my hand and seal this 30 day of March, 1990.

My Commission expires: 23rd day of SEPTEMBER, 1991.

James A. Gregory
Notary Public

CERTIFICATE OF APPROVAL

Approved this 1st day of JUNE, 1990

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

Paul A. Brayman
Chairman, Director

CERTIFICATE OF RESERVATION OF ELECTRIC & TELEPHONE EASEMENTS

The spaces outlined by dashed lines and marked "Electric and telephone easement" are hereby reserved as easements for electric and telephone 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 easements; (3) the right to trim or cut down any trees and/or easements area within 10' of the closest conductor within the easements or a distance wide; (4) the right to cut down or trim any trees on private property that may be so selective as to be a danger or hazard to the utility lines after reasonable notice to the property owner; (5) the right of any utility company assigns such easements to remove permanent structures or obstructions within the easements. No permanent structures shall be erected within the easements. Fences, landscape and gardens may occupy easements area at the property owner's risk. The developer is to remove all trees that interfere with the original construction of the electric lines and telephone lines to serve this subdivision.

(A) All property owners electric utility service lines shall be underground as locations designated by Louisville Gas and Electric Company from L.G.&E.'s termination point (point designated where of service lines to customer's buildings), and utility easements shall remain in, and the cost of installation and maintenance thereon shall be borne individually by the respective lot owner upon which the service 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 point. Electric service lines, as installed, shall determine the exact location of said easement.

(B) The electric and telephone easements shown on this plat shall be maintained and preserved in their natural condition and no encroachments thereon 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 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 streets, boulevards, park, open and drainage 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. providing service to the property shown on this plat it is implied the right to make further extensions of its lines from all overhead and underground distribution lines.

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

NOTE

Also the rights to overhead lines with service wires to serve adjacent lots.

OWNERS: PHILLIP W. LEIGH, SR.

Phillip W. Leigh, Sr.

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

All easements for sanitary sewer and drainage purposes as herein reserved on, over and under the strips of land and areas as defined and bounded by dashed lines, marked "Sanitary Sewer and Drain 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 is to be placed on, over or under the land which is subject to said easements. The easement shall be for the benefit of the land in the subdivision and other land which naturally drains thereon. And said sewers and drains may be constructed by the Louisville and Jefferson County Metropolitan Sewer District, or any other public agency having legal authority for such construction, or by owners subject to approval by the appropriate Sewer District.

OWNERS: PHILLIP W. LEIGH, SR.

Phillip W. Leigh, Sr.

CERTIFICATE OF RESERVATION OF GAS EASEMENT

The spaces outlined by dashed lines and marked "Gas Easements" are hereby reserved as easements for underground gas lines and appurtenances thereto, 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 easements that may interfere with the installation or operation of the lines. No permanent structure shall be erected within the easement. Sod and shrubs may be placed in easements. Fences, landscape and gardens may occupy easement area at the property owner's risk.

(A) All property owners gas utility supply lines shall be at locations designated by Louisville Gas and Electric Company (from L.G.&E.'s termination point throughout length of service and house lines and through customer's buildings), and such thereon 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 such gas lines to L.G.&E.'s termination point. Gas lines, as installed, shall determine the exact location of said easements.

OWNERS: PHILLIP W. LEIGH, SR.

Phillip W. Leigh, Sr.

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION 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 Retention Basin Easements", together with the right of ingress and egress over all lots to and from the easements, 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 easements except for drainage structures, waterways and landscape plantings. The easements shall be for the benefit of the land in the subdivision and 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 owners subject to approval of the appropriate Sewer District or Jefferson County Works Department. Until said easements areas are accepted for maintenance by said Sewer District, Jefferson County, or another responsible public agency, said areas shall be maintained by the owners of the underlying fee simple title.

OWNERS: PHILLIP W. LEIGH, SR.

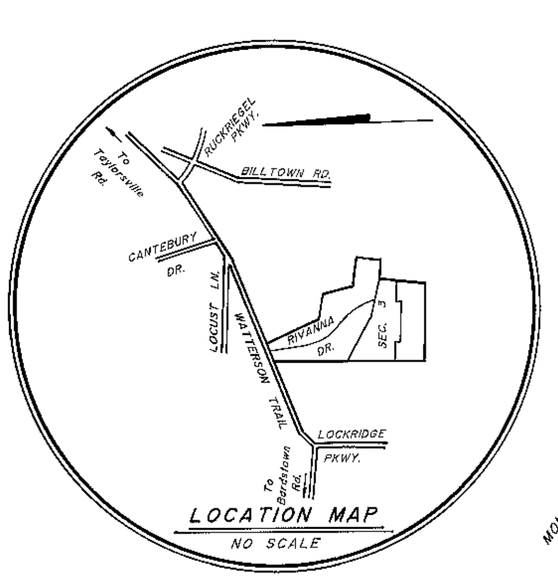
Phillip W. Leigh, Sr.

PROPERTY OWNER'S OBLIGATION

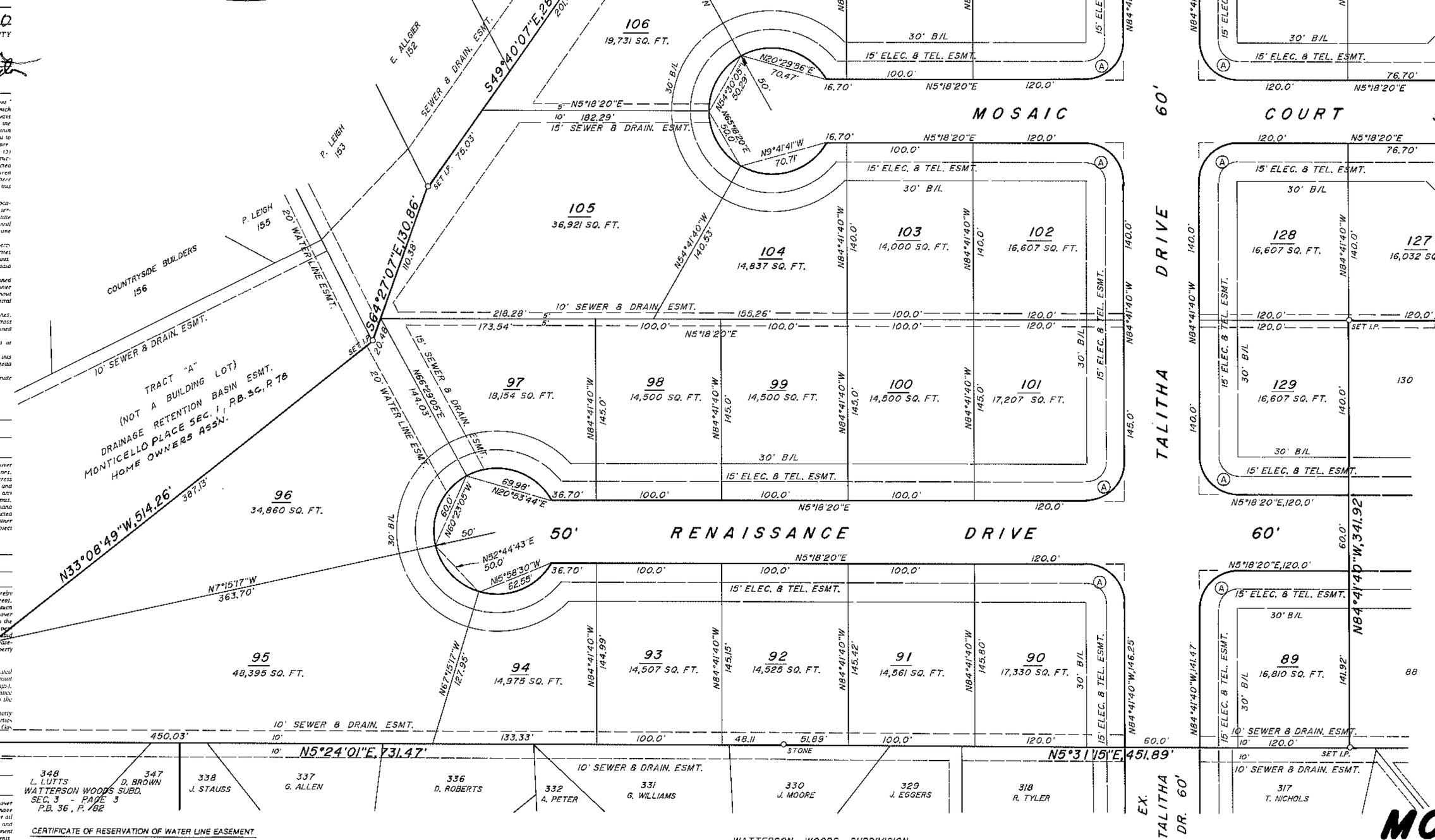
Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as contained in an approved construction plan on file in the office of the Director of Works. It is the obligation of every property owner in the subdivision not to damage, alter or destroy these improvements and not to allow any condition or activity on his property that will impair the proper functioning of these 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 which may be enforced in the same manner that mortgages are enforced, and persons responsible shall be subject to fine.

NOTICE OF BOND REQUIREMENT

After construction approval and receipt of the undersigned subdivider's 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 $100.00 as a condition of obtaining a building permit pursuant to Section 2.70 of the Metropolitan Subdivision Regulations.



LOCATION MAP
NO SCALE



CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easement(s) for water mains and appurtenances are herein reserved on, over, under and through the strips 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 construction, repairing, removing, relocating, inspecting, reconstructing, maintaining and enlarging of water mains. No permanent structure of any kind shall be erected on the surface of the land charged within the said easement(s) without written consent of Louisville Water Company. Fences, shrubbery, and gardens may occupy easement area at the owner's risk. Temporary eases are hereby reserved to use land adjacent to the permanent easement(s) herein granted for storage and removal of excavated earth, rock, construction materials, tools, and equipment during construction of said water lines.

PHILLIP W. LEIGH, SR.

Phillip W. Leigh, Sr.
OWNERS

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements as measured or monumented shown hereon, are true and correct to the best of my knowledge and belief. This survey and plat meets or exceeds the minimum standards of governing authorities

James A. Gregory
Signature JAMES A. GREGORY P.L.S. 1021

MARCH 5, 1990
Date

STATE OF KENTUCKY
J. A. GREGORY
1021
REGISTERED LAND SURVEYOR

THE DEPTH OF ALL ROADSIDE SWALES INCLUDING DRIVEWAY ENTRANCES AND CULVERTS SHALL BE 150' BELOW FINISHED STREET CENTERLINE ELEVATION, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION PLANS.

THERE SHALL BE NO CONSTRUCTION OF GARAGES, BARNS, OUT BUILDINGS, SWIMMING POOLS, ETC. WITHIN THE 150' LOU. GAS & ELEC. CO. EASEMENT.

ALL LOTS IN THIS SECTION ARE SUBJECT TO A DEED OF RESTRICTIONS RECORDED IN DEED BOOK 5963 PAGE 3167.

ALL DRIVEWAY PIPE SHALL BE MINIMUM 12" R.C.P.

#51314
6-1-90

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Part No.

RECORD PLAT

MONTICELLO PLACE

SEC. 3 - 25.7598 ACRES
JEFFERSON CO., KENTUCKY

OWNER - DEVELOPER
PHILLIP W. LEIGH, SR.
9502 WATTERSON TRAIL
JEFFERSONTOWN, KY. 40299

TITLE:
D.B. 5713, P. 903 &
D.B. 5713, P. 908
R-4 ZONE
48 LOTS

SCALE: 50 25 0 50
SCALE: 1" = 50'

DATE: MARCH 5, 1990

LOUISVILLE PLANNING AND ENGINEERING CO., INC.
2210 GOLDSMITH LN, SUITE 109 • LOUISVILLE, KY. 40218 • 459-5123

DOCKET NO. 10-22-87

SHEET 2 OF 2

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