40 X 26

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. 5

and does hereby dedicate to public use the ROAD & 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. 5 was this day presented to me by PHILLIP W. LEIGH, SR. known to me, who executed the Certificates in my presence and acknowledged it to be HIS free act and deed.

Witness my hand and seal this 1ST day of JUNE, 1993.

My Commission expires: 23RD day of SEPTEMBER, 1995.

Notary Public

CERTIFICATE OF APPROVAL

Approved this 24th day of September 1993

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

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 ways, 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 outside easements area within 10' of the closest conductor within the easement of a public way; (4) the right to cut down or trim any trees on private property that may be so selective as to any time a hazard to the electric lines after reasonable notice to the property owner; (5) the right of any utility company to have said easements to remove permanent structures or obstructions within the easements. Fences, shrubbery and similars 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 shall have the right to serve this easement.

(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 throughout length of service) and below lines and through customer's buildings). No ride shown shall remain in, and the cost of installation and maintenance thereof shall be borne unavailable by the respective lot owner upon which the said service lines serves.

Appropriate easements are hereby dedicated and reserved to such property owners' supplies with the right of ingress and egress over abutting lots as necessary to install, operate and maintain said service lines (i.e., L.G.&E.'s termination points (as shown, as installed, also. Developer is not located in said easements.

OWNERS: PHILLIP W. LEIGH, SR.

Phillip W. Leigh Sr.

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION \ BASIN EASEMENT

Easements for drainage and detention purposes are hereby reserved on and over the land and streets as shown and numbered on attached sheet, marked "Drainage Retention Basin Easement" (whether such be that of ingress and egress over said lots or land from the easements), for construction, operation, maintenance and reconstruction of retention basins and other storage underground. No permanent structure or any kind shall be placed on or over the land within said easements, except for drainage structures, landscaping and landscape planting. 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 jurisdiction 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 Easement" 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 to ingress and egress over said lots to and from the easements and the right to cut down or trim any trees within the easement that may interfere with the construction or operation of the lines. No permanent structure shall be erected within the easement, but any lot owner may use the easement as certain may interfere permanent structure or obstruction within the easement. Fences, shrubbery and garden may occupy easement area at the property owner's risk.

(A) All property owners gas utility service lines shall be at locations designated by Louisville Gas and Electric Company (from L.G.&E.'s termination point throughout length of service) and below lines and through customer's buildings). No ride shown shall remain in, and the cost of installation and maintenance thereof shall be borne unavailable by the respective lot owner upon which the said gas line serves.

Appropriate easements are hereby dedicated and reserved to such property owners' supplies with the right of ingress and egress over abutting lots as necessary to install, operate and maintain said service lines (i.e., L.G.&E.'s termination points (as shown, as installed, also. Developer is not located in said easements.

OWNERS: PHILLIP W. LEIGH, SR.

Phillip W. Leigh Sr.

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

Easements for sanitary sewer and drainage purposes are hereby reserved on, over and under the strips of land and streets as shown and designated by dashed lines, marked "Sanitary Sewer and Drain Easement". Whether with the right of ingress and egress over said lots or land 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 easements 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 jurisdiction for such construction, or by owners subject to approval by the aforesaid Sewer District.

OWNERS: PHILLIP W. LEIGH, SR.

Phillip W. Leigh Sr.

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easements for water mains and appurtenances are hereby reserved on, over, under and between the strips of land as shown and designated by dashed lines marked "Louisville Water Company Easement" (whether with the right of ingress and egress over said lots or land from the easements) for construction, repairing, removing, replacing, relocating, reconstructing, maintaining and operating of water mains, the permanent structure of any kind shall be erected on the strips of the surface of the land comprised within the said easement(s) without written consent of Louisville Water Company. Owners' landscape and planting over actually easements area at the owner's risk. Temporary rights are hereby reserved to use said easements of the permanent easement(s) for the purposes of storage and movement of easements 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 boundary and lineal measurements as witnessed by monuments 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 practice guidelines

James A. Gregory PLS #1021 — July 1, 1993
Surveyor, JAMES A. GREGORY PLS #1021 — Date

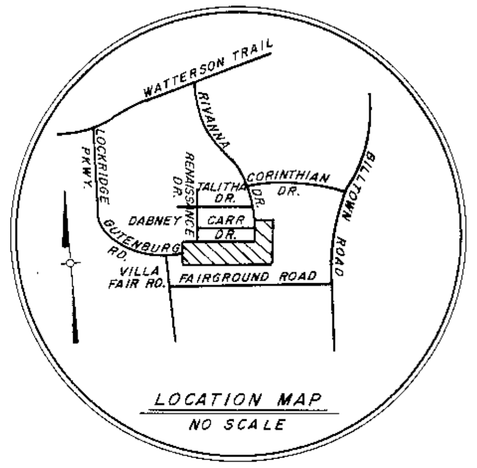
STATE OF KENTUCKY
J. A. GREGORY
1021
REGISTERED
LAND SURVEYOR

CERTIFICATE OF RESERVATION
OF PROPERTY OWNER'S OBLIGATION

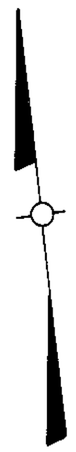
Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified in an approved construction plan on file in the office of the Director of Works. It is the obligation of every property owner in the subdivision not to obstruct, alter or destroy those improvements 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 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 release 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 $200.00 as a condition of obtaining a building permit pursuant to Section 2.7.9 of the Metropolitan Subdivision Regulations.



LOCATION MAP
NO SCALE



CURVE DATA

(A) Δ = 63°02'50" T = 110.00' R = 179.338' LC = 197.34' DC = 31°56'55"

(B) Δ = 25°17'54" T = 109.90' R = 489.690' LC = 216.22' DC = 11°42'01"

(C) Δ = 5°32'06" T = 100.00' R = 2068.698' LC = 199.84' DC = 2°46'11"

(D) Δ = 4°16'47" T = 100.00' R = 2676.302' LC = 199.91' DC = 2°08'27"

Recorded in Plat Book No. 40 Page 26
Part No.

MONTICELLO PLACE SEC. 4, P.B. 39, P. 24

142 P. LEIGH — 68 P. LEIGH — S84°50'22"E, 135.00' — 135.00'

150' LOU. GAS & ELEC. CO. ESMT. D.B. 2765, P. 185

141 M. RICHARDSON

69 — 32,676 SQ. FT. — Δ = 89°45'32" T = 29.88 R = 30.00' — 30' B/L — 15' ELEC. & TEL. ESMT. — 15' SEWER & DRAIN. AND NATURE PRESERVE ESMT. — 243.01' — 597.34' — 458.01'

N84°27'32"W 135.00'

EX. DABNEY CARR DR. 60' — DABNEY CARR DR. 50' — FUTURE DABNEY CARR DR.

EX. RIVANNA DR. 60'

70 — 20,286 SQ. FT. — Δ = 56°14'06" T = 30.13' R = 30.00' — 30' B/L — 15' ELEC. & TEL. ESMT. — 151.41' — 192.00' — N5°18'20"E — S5°18'20"W

PHILLIP W. LEIGH, SR. D.B. 5972, P. 913

MONTICELLO PLACE SEC. 4, P.B. 39, P. 24

83 B. BAKER — S84°41'40"E, 144.71' — 144.71'

253 — 18,971 SQ. FT. — 30' B/L — 15' ELEC. & TEL. ESMT. — 15' SEWER & DRAIN. AND NATURE PRESERVE ESMT. — 75.34' — N53°15'E

EX. RENAISSANCE DR. 60'

S5°18'20"W 75.94' — S84°27'32"E 60.00'

81 R. REYNOLDS — 80 T. COX — 79 P. LEIGH — 78 P. LEIGH — 77 T. COX — 76 PRIDDY CONST. — 75 P. LEIGH — 74 P. LEIGH — 73 REGAL HOMES

10' SEWER & DRAIN ESMT. — S84°27'32"E, 945.00' — EX. 10' SEWER & DRAIN ESMT.

N5°18'20"E 130.00' — 20.00' 10' SEWER & DRAIN AND NATURE PRESERVE ESMT. — 15' SEWER & DRAIN. AND NATURE PRESERVE ESMT. — 100.00' — 115.00' — S5°18'20"W 20.00' — 60.00'

254 — 13,579 SQ. FT. — R=30.00' — 60.58' — 255 — 12,820 SQ. FT. — 256 — 13,000 SQ. FT. — 257 — 13,000 SQ. FT. — 258 — 13,094 SQ. FT. — 259 — 13,599 SQ. FT. — 260 — 14,425 SQ. FT. — 261 — 15,000 SQ. FT. — 262 — 17,425 SQ. FT. — 263 — 20,100 SQ. FT.

30' B/L — 15' ELEC. & TEL. ESMT. — 10' SEWER & DRAIN. ESMT. — 130.00' — N5°32'28"E — 123.15' — 140.11' — 134.16' — 151.62' — 148.48' — 151.99'

N60°59'47"W (13.41') — N66°51'27"W, 123.13' — 79.37' — 20.93' — N79°30'27"W — 100.00' — 94.17' — N84°22'46"W — 5.83' — 100.04' — 96.86' — N80°14'46"W — N79°57'36"W 3.42' — 100.29' — N80°05'01"W — 15' ELEC. & TEL. ESMT. — 93.94' — 6.13' — 115.66' — N82°11'12"W — N83°12'13"W

Δ = 91°29'27" T = 30.79 R = 30.00'

Δ = 88°30'33" T = 29.23' R = 30.00' — 30' B/L — 15' ELEC. & TEL. ESMT. — 135.05' — N83°12'13"W

EX. GUTENBURG RD. 80'

GUTENBURG ROAD 60'

FUTURE GUTENBURG RD.

264 — 17,196 SQ. FT. — 265 — 18,962 SQ. FT. — 266 — 15,560 SQ. FT. — 267 — 13,153 SQ. FT. — 268 — 13,152 SQ. FT. — 269 — 13,024 SQ. FT. — 270 — 13,237 SQ. FT. — 271 — 15,565 SQ. FT. — 272 — 15,493 SQ. FT. — 273 — 15,489 SQ. FT. — 274 — 14,953 SQ. FT. — 275 — 14,990 SQ. FT. — 276 — 15,000 SQ. FT.

30' B/L — 15' SEWER & DRAIN. AND NATURE PRESERVE ESMT. — 10' NATURE PRESERVE ESMT. — 10' SEWER & DRAIN. ESMT. — 30' X 100' SEWER & DRAIN. ESMT. — 30' LOU. WATER CO. ESMT., D.B. 5891, P. 482 — 30' LOU. GAS & ELEC. CO. ESMT., D.B. 2954, P. 15 — 30' LOU WATER CO. ESMT., D.B. 5891, P. 482 — 15' SEWER & DRAIN. AND NATURE PRESERVE ESMT. — 15' ELEC. & TEL. ESMT. — 10' SEWER & DRAIN. ESMT.

N5°32'28"E — 124.47' — 194.05' — 174.89' — 140.12' — 126.20' — 124.41' — 124.20' — 119.10' — 15.92' — 151.15' — 149.44' — 149.71' — 150.00' — 130.00' — 62.32' — 62.32'

N5°20'41"E, 124.47' — 101.38' — N84°43'16"W — 99.73' — N86°05'30"W — 99.73' — N85°23'45"W, 309.81' — 109.80' — N84°32'02"W — 98.55' — N86°15'21"W — N85°22'29"W — 17.85' — 44.06' — N3°42'33"E — 83.00' — 40.95' — 60.00' — 40.52' — 61.11' — 63.22' — 36.78' — 63.54' — 36.46' — 100.00' — S22°29'28"W — S84°41'40"E, 150.00' — S84°41'40"W, 150.00'

EX. I.P. — EX. I.PIPE — WOOD POST — N83°38'56"W, 123.95' — N82°51'21"W — 100.52' — N83°06'09"W, 124.53' — 100.32' — N82°56'42"W — N83°12'13"W, 136.46'

WATTERSON WOODS SEC. 5 P.B. 33, P. 73

D. HAMILTON D.B. 5888, P. 676 — R. GLASSER D.B. 5117, P. 843 — C. HENSLEY D.B. 5086, P. 297 — J. WILKERSON D.B. 5078, P. 823 — N. TAYLOR D.B. 4214, P. 42 — G. CRENSHAW D.B. 3901, P. 149 — E. NOBLE D.B. 5153, P. 366 — J. BARR D.B. 4868, P. 377 — E. OSBORNE D.B. 3863, P. 208 — M. SCHOOLIN D.B. 4077, P. 96 — R. JOHNSON D.B. 5105, P. 899

WATTERSON WOODS SEC. 4, P.B. 37, P. 94 — 401 A. BIRK — K. MATTINGLY

Recorded in Plat Book No. 40 Pg. 26
Recorded: 9-24-93
Scale: 1" = 50'

Book 40 Pg. 26

NOTES:

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREA.

ALL STREETS TO BE CONSTRUCTED WITH CURB AND GUTTER. THE DEPTH OF ALL ROADSIDE SWALES INCLUDING DRIVEWAY ENTRANCES AND CULVERTS SHALL BE N/A 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 5916 PAGE 895.

TITLE: PART OF D.B. 5934, P. 940 & PART OF D.B. 5713, P. 908
CO. BLK. 45, LOT 147 & PART OF LOT 650
R-4 ZONE - 26 LOTS

W. 10' 80' 74

RECORD PLAT

MONTICELLO PLACE

SEC. 5 - 11.8172 ACRES
JEFFERSON CO., KENTUCKY
OWNER - DEVELOPER
PHILLIP W. LEIGH, SR.
9502 WATTERSON TRAIL
JEFFERSONTOWN, KY. 40299

Recorded In Plat Book No. 40 Page 26
Part No.

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

DATE: JULY 1, 1993
REV SEPT. 24, 1993

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

#125804
Document No: 1993125804
Lodged By: lay
Recorded On: Sep 24, 1993 11:35:22 A.M.
Total Fees: $10.00
County Clerk: Rebecca Jackson
County Clerk: STACIE2

40 X 26

DOCKET NO. 10-17-93

40 X 26