



Bobbie Holsclaw

Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2023034388

BATCH # 442113

JEFFERSON CO, KY FEE \$56.00

PRESENTED ON: 02-20-2023 3 02:08:45 PM

LODGED BY: MCLAIN DEWEES

RECORDED: 02-20-2023 02:08:45 PM

BOBBIE HOLSCRAW

CLERK

BY: KAREN MESSICK

INDEXING CLERK

BK: D 12556

PG: 303-310

7

EASEMENT

9912 Colonnades Place, Louisville, Kentucky 40299

This landscape easement appurtenant ("Easement"), made this 11 day of February, 2023, grants access to Monticello Place Community Association, Inc. ("Monticello Place"), its heirs, successors, and assigns, as the dominant tenement, to that portion of a certain land for a landscape easement only as described on **Exhibits 1 and 2** to this document is on property located at 9912 Colonnades Place, Louisville, Kentucky 40299, more particularly described in the deed filed at **Deed Book 10442, Page 644**, in Office of the Clerk of Jefferson County, Kentucky and owned by George J. Jageman, Jr., the now servient tenement as it pertains to the aforementioned landscape easement, as follows:

WITNESSETH

WHEREAS, Monticello Place desiring an easement to maintain certain landscaping at the entrance to the Monticello Place neighborhood;

WHEREAS, Mr. Jageman, being willing to convey such an easement to Monticello Place;

WHEREAS, the Parties, having approved this Easement;

NOW, THEREFORE, in accordance with the foregoing preambles, which are hereby incorporated herein, and for \$1.00 and other valuable consideration, the receipt of which is acknowledged, Mr. Jageman, as grantor, hereby grant and conveys to Monticello Place, as Grantee, the landscape easement described in **Exhibit 1 and 2** of this document. An easement is hereby granted in favor of Monticello Place, over, through and upon the landscape easement areas to construct, repair, reconstruct and maintain landscape features. Also, Monticello Place will maintain and upkeep to the existing flagpole with flag, front entrance signs and appropriate landscaping and flowers, and they will also include appropriate lawn care which includes routine mowing and trimming, irrigation and fertilization as needed.

IN WITNESS WHEREOF, the Parties have caused this landscape easement to be executed this 11th day of February 2023.

GRANTOR

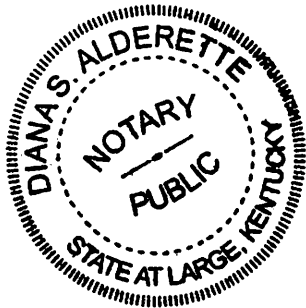
George J. Jageman, Jr.

COMMONWEALTH OF KENTUCKY)

) SS

COUNTY OF JEFFERSON)

I, a Notary Public within the Commonwealth of Kentucky, do hereby certify that on this the 11th day of February 2023, the foregoing instrument was subscribed and sworn to by George J. Jageman, Jr., known to in person or by valid identification.



Diana S. Alderette
NOTARY PUBLIC KY NP 2721

My Commission Expires: 04/01/2024

GRANTEE

Monticello Place Community Association, Inc.

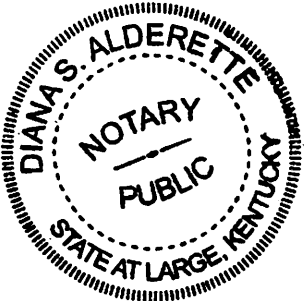
By: President
Its: Monticello Place

COMMONWEALTH OF KENTUCKY)

) SS

COUNTY OF JEFFERSON)

I, a Notary Public within the Commonwealth of Kentucky, do hereby certify that on this the 11th day of February 2023, the foregoing instrument was subscribed and sworn to by Donald Steitz, President of the Monticello Place Community Association, Inc., for and on behalf of Monticello Place Community Association, Inc.



Diana S. Alderette
NOTARY PUBLIC KY NP 2721

My Commission Expires: 04/01/2024

This document prepared by:

A handwritten signature in blue ink, appearing to read 'Robert W. DeWees III', is written over a horizontal line.

Robert W. DeWees III, Esq.

McCLAIN DEWEES, PLLC

6008 Brownsboro Park Boulevard, Suite H

Louisville, Kentucky 40207

Tel: 502.749.2388

DESCRIPTION OF LANDSCAPE EASEMENT AREA

FOR REVISED LOT 252

LANDSCAPE EASEMENT AREA FOR REVISED LOT 252

BEING A CERTAIN TRACT OF LAND LOCATED IN METRO LOUISVILLE, JEFFERSON COUNTY, KENTUCKY AND HAVING CURRENT ADDRESS OF 9912 COLONNADES PLACE, LOUISVILLE, KENTUCKY, 40299.

ALL DEED REFERENCES HEREIN ARE OF RECORD IN THE OFFICE OF THE JEFFERSON COUNTY CLERK IN LOUISVILLE, KENTUCKY.

THE SUBJECT PROPERTY IS THE **REVISED LOT 252** OF RECORD IN D.B. 6864, PG. 312, AS CONVEYED TO GEORGE J. JAGEMAN, JR. BY DEED DATED JULY 17, 2015, OF RECORD IN D.B. 10442, PG. 644 IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY IN LOUISVILLE, KENTUCKY.

THE DESIGNATED MERIDIAN AND COORDINATES SHOWN ON THE SUBJECT LANDSCAPE EASEMENT PLAT AND THIS DESCRIPTION HEREIN ARE BASED ON U.S. STATE PLANE COORDINATES, KENTUCKY NORTH ZONE 1601, NAD '83, CONUS 12A. THE RECORD DISTANCES AND INTERIOR ANGLES DESCRIBED HEREIN MATCH THOSE AS DEFINED FOR SAID REVISED LOT 252 OF THE SUBJECT PROPERTY.

BEGINNING AT AN IRON PIN AND CAP STAMPED "PLS 1776" FOUND [N 249302.34, E 1259904.89] AT THE SOUTH WEST CORNER OF ADJACENT **REVISED LOT 251** OF RECORD IN D.B. 6864, PG. 312, SAID CORNER ALSO BEING THE SOUTH WEST CORNER OF LOT 251 OF THE PLAT OF MONTICELLO PLACE, SECTION 3A-2, AS RECORDED IN P.B. 39, PG. 23 IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY IN LOUISVILLE, KENTUCKY.; **THENCE** WITH THE SOUTH LINE OF SAID REVISED LOT 251 **S 86°04'53" E 205.53'** TO A POINT;

THENCE LEAVING SAID SOUTH LINE AND WITH A NEW LANDSCAPE EASEMENT AREA BEING GRANTED BY OTHERS THE FOLLOWING FOUR CALLS; **N 10°03'13" E 24.30'** TO A POINT;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 706.97' AND A CHORD BEARING N 12°40'14" E 64.55' TO A POINT;

THENCE N 52°41'16" E 16.92' TO A POINT;

THENCE N17°16'36" E 6.44' TO A POINT IN THE SOUTH LINE OF THE SUBJECT REVISED LOT 252, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE LANDSCAPE EASEMENT GRANTED;

THENCE WITH A NEW LANDSCAPE EASEMENT AREA BEING GRANTED N 17°16'36" E 103.85' TO A POINT;

THENCE N 10°28'36" E 73.36' TO A POINT IN THE SOUTH RIGHT OF WAY OF COLONNADES PLACE (A VARIABLE RIGHT OF WAY PER P.B. 39, PG. 23);

THENCE WITH SAID RIGHT OF WAY S 56°25'38" E 20.00' TO A POINT;

THENCE CONTINUING SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' AND A CHORD BEARING S 14°13'38" E 40.30' TO A POINT IN THE WEST RIGHT OF WAY OF BILLTOWN ROAD, SAID RIGHT OF WAY BEING APPROXIMATELY 50' WEST OF THE CENTERLINE OF BILLTOWN ROAD;

THENCE CONTINUING SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 679.08' AND A CHORD BEARING S 23°54'26" W 96.28' TO AN IRON PIN AND CAP FOUND [N249418.63, E1260173.52] IN SAID WEST RIGHT OF WAY;

THENCE CONTINUING SAID RIGHT OF WAY S 19°23'44" W 10.59' TO A POINT;

THENCE CONTINUING SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 676.97' AND A CHORD BEARING S 17°19'52" W 38.22' TO THE SOUTH EAST CORNER OF THE SUBJECT REVISED LOT 252;

THENCE LEAVING SAID RIGHT OF WAY AND WITH THE SOUTH LINE OF SAID REVISED LOT 251 N **38°16'31" W 24.52'** TO THE **TRUE POINT OF BEGINNING**, **CONTAINING 4464.7 SQ. FT.**, ACCORDING TO A LANDSCAPE EASEMENT PLAT BY JOEL B. LATTO, KY PLS #3466 OF OPS ENGINEERING, INC., DATED NOVEMBER 21, 2022.

THE ABOVE DESCRIBED LANDSCAPE EASEMENT AREA ABUTS THE EAST LINE OF THE **REVISED LOT 252** OF RECORD IN D.B. 6864, PG. 312, AS CONVEYED TO GEORGE J. JAGEMAN, JR., BY DEED DATED JULY 17, 2015 OF RECORD IN D.B. 10442, PG. 644 IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY IN LOUISVILLE, KENTUCKY.



Joel B. Latto
02-08-2023



LOCATION MAP (N.T.S.)

FOUND MONUMENT
(AS NOTED)

LANDSCAPE EASEMENT
AREA "GRANTED"

* CALL IS SPECIFIC
TO LANDSCAPE EASE.
AREA DEFINED

(F) FIELD MEASURED

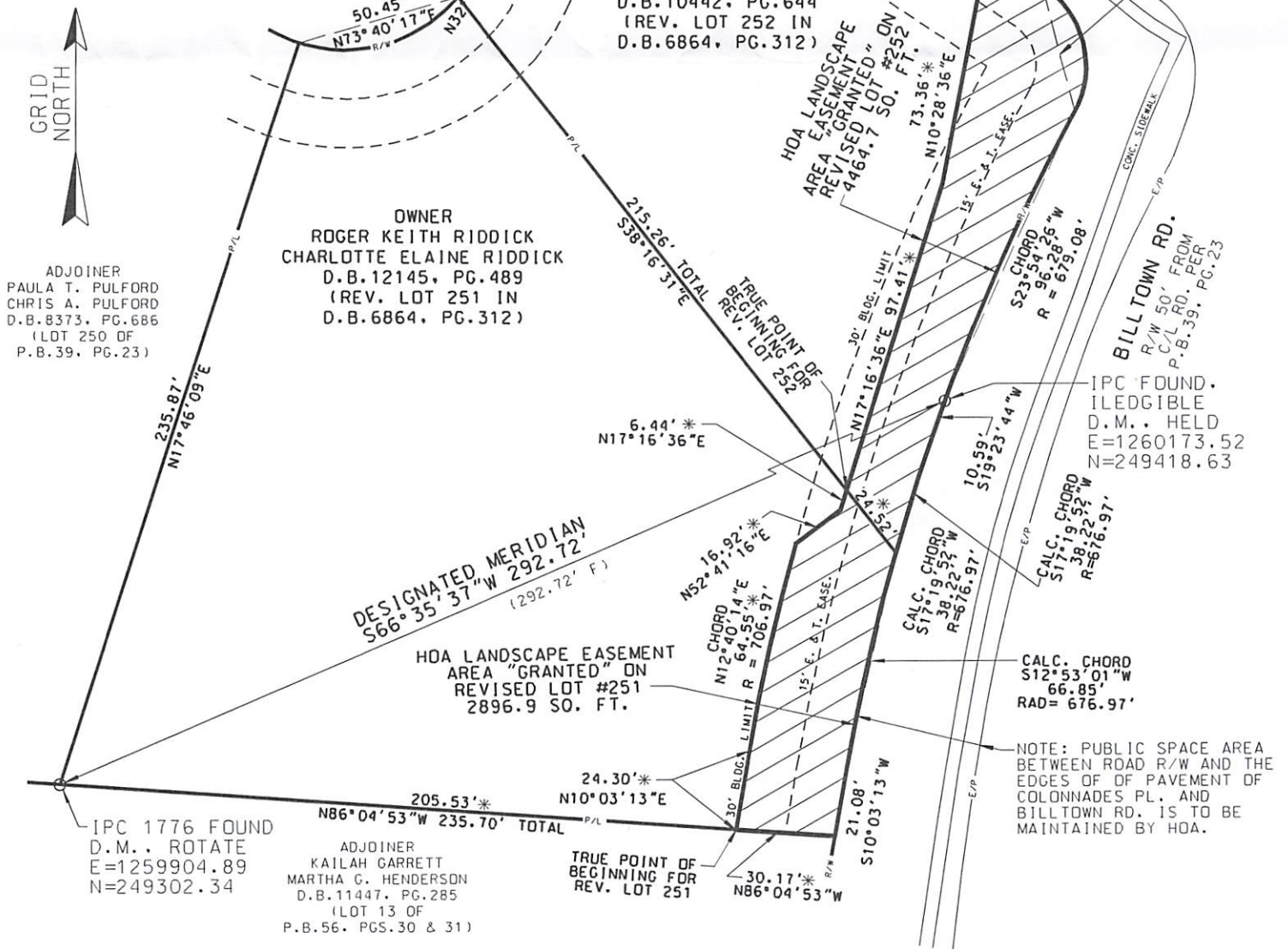
—R/W— RIGHT OF WAY

—P/L— PROPERTY LINE

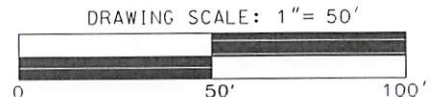
E/P EDGE OF PAVEMENT

HOA MONTICELLO PLACE
COMMUNITY ASSOC., INC.

LEGEND



THIS LANDSCAPE EASEMENT PLAT IS INTENDED
TO CREATE A LANDSCAPE EASEMENT
AREA ONLY, IS NOT A BOUNDARY SURVEY
AND IS NOT FOR LAND TRANSFER.



NOTES:

1. DESIGNATED MERIDIAN IS BASED ON DIRECT GPS OBSERVATIONS AND ARE RELATIVE TO KY STATE PLANE COORDINATES, KY NORTH ZONE 1601, NAD '83, CONUS 12B. ALL FIELD MEASUREMENTS WERE GPS MEASUREMENTS.
2. A FULL TITLE SEARCH WAS NOT REQUESTED OR PERFORMED FOR THIS BOUNDARY RETRACEMENT. PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL LEGAL EASEMENTS, RIGHT-OF-WAYS, DEFECTS, LIENS, ADVERSE CLAIMS, ENCUMBRANCES, COVENANTS AND RESTRICTIONS, WHICH A TITLE SEARCH MAY REVEAL, WHETHER SHOWN ON THIS PLAT OR NOT.
3. BOLD DIMENSIONS ARE RECORD DISTANCES. INTERIOR ANGLES MATCH THOSE OF RECORD AS SHOWN HEREON.

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS EASEMENT PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF DIRECT GPS OBSERVATIONS. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT DOES NOT MEET THE STANDARDS OF 201.KAR.18:150 FOR AN URBAN SURVEY.

Joel B. Latto 11-21-2022
JOEL B. LATTO, KY PLS #3466 DATE

LANDSCAPE EASEMENT GRANT PLAT FOR MONTICELLO PLACE COMMUNITY ASSOCIATION, INC. c/o D.E. STEITZ	
PROPERTY OWNERS/EASEMENT GRANTORS: GEORGE J. JAGEMAN, JR. 9912 COLONNADES PL. ROGER KEITH RIDDICK & CHARLOTTE ELAINE RIDDICK 9910 COLONNADES PL. PROPERTIES LOCATED AT: 9910 & 9912 COLONNADES PL. JEFFERSON CO., LOUISVILLE, KY 40299	
	PREPARED BY Ops Engineering LLC
	4530 BISHOP LANE, STE. 109 LOUISVILLE, KY 40218 PHONE (502) 451-1855 WWW.OPSPUS.NET THIS DOCUMENT COMPLYS WITH 201.KAR.18:150
SCALE: 1"= 50'	
DRAWN BY: JBL	
DATE: 11/21/2022	
FIELD SURVEY DATE: 09/29/2022	
JOB: 22-3151	



Bobbie Holsclaw

Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2023034389

BATCH # 442113

JEFFERSON CO, KY FEE \$53.00

PRESENTED ON: 02-20-2023 3 02:08:49 PM

LODGED BY: MCLAIN DEWEES

RECORDED: 02-20-2023 02:08:49 PM

BOBBIE HOLSCLOW
CLERK

BY: KAREN MESSICK
INDEXING CLERK

BK: D 12556

PG: 311-317

EASEMENT

9910 Colonnades Place, Louisville, Kentucky 40299

This landscape easement appurtenant ("Easement"), made this 11 day of February, 2023, grants access to Monticello Place Community Association, Inc. ("Monticello Place"), its heirs, successors, and assigns, as the dominant tenement, to that portion of a certain land for a landscape easement only as described on Exhibits 1 and 2 to this document is on property located at 9910 Colonnades Place, Louisville, Kentucky 40299, more particularly described in the deed filed at **Deed Book 12145, Page 489**, in Office of the Clerk of Jefferson County, Kentucky and owned by Roger Keith Riddick and Charlotte Elaine Riddick, the now servient tenement as it pertains to the aforementioned landscape easement, as follows:

WITNESSETH

WHEREAS, Monticello Place desiring an easement to maintain certain landscaping at the entrance to the Monticello Place neighborhood;

WHEREAS, Mr. and Ms. Riddick, being willing to convey such an easement to Monticello Place;

WHEREAS, the Parties, having approved this Easement;

NOW, THEREFORE, in accordance with the foregoing preambles, which are hereby incorporated herein, and for \$1.00 and other valuable consideration, the receipt of which is acknowledged, Mr. and Ms. Riddick, as grantors, hereby grant and convey to Monticello Place, as Grantee, the landscape easement described in **Exhibit 1 and 2** of this document. An easement is hereby granted in favor of Monticello Place, over, through and upon the landscape easement areas to construct, repair, reconstruct and maintain landscape features. Also, Monticello Place will maintain and upkeep to the existing flagpole with flag, front entrance signs and appropriate

landscaping and flowers, and they will also include appropriate lawn care which includes routine mowing and trimming, irrigation and fertilization as needed.

IN WITNESS WHEREOF, the Parties have caused this landscape easement to be executed this 11th day of February 2023.

GRANTORS



Roger Keith Riddick



Charlotte Elaine Riddick

COMMONWEALTH OF KENTUCKY

)


)

SS

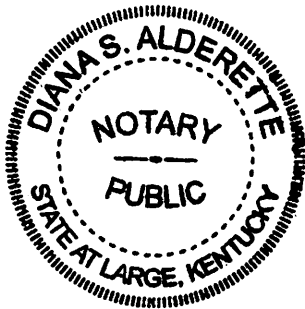
COUNTY OF JEFFERSON

)

I, a Notary Public within the Commonwealth of Kentucky, do hereby certify that on this the 11th day of February 2023, the foregoing instrument was subscribed and sworn to by Roger Keith Riddick and Charlotte Elaine Riddick, known to in person or by valid identification.


NOTARY PUBLIC RYNP 2721

My Commission Expires: 07/01/2024



GRANTEE



Monticello Place Community Association, Inc.

By: President

Its: Monticello PLACE

COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON


)
) SS
)

I, a Notary Public within the Commonwealth of Kentucky, do hereby certify that on this the 11th day of February 2023, the foregoing instrument was subscribed and sworn to by Donald Stetzel, President of the Monticello Place Community Association, Inc., for and on behalf of Monticello Place Community Association, Inc.

Diana S. Alderette
NOTARY PUBLIC KYNP 2721

My Commission Expires: 04/01/2024

This document prepared by:


Robert W. DeWees III, Esq.
McCLAIN DEWEES, PLLC
6008 Brownsboro Park Boulevard, Suite H
Louisville, Kentucky 40207
Tel: 502.749.2388



DESCRIPTION OF LANDSCAPE EASEMENT AREA

FOR REVISED LOT 251

LANDSCAPE EASEMENT AREA FOR REVISED LOT 251

BEING A CERTAIN TRACT OF LAND LOCATED IN METRO LOUISVILLE, JEFFERSON COUNTY, KENTUCKY AND HAVING CURRENT ADDRESS OF 9910 COLONNADES PLACE, LOUISVILLE, KENTUCKY, 40299.

ALL DEED REFERENCES HEREIN ARE OF RECORD IN THE OFFICE OF THE JEFFERSON COUNTY CLERK IN LOUISVILLE, KENTUCKY.

THE SUBJECT PROPERTY IS THE **REVISED LOT 251** OF RECORD IN D.B. 6864, PG. 312, AS CONVEYED TO ROGER KEITH RIDDICK AND CHARLOTTE ELAINE RIDDICK BY DEED DATED SEPTEMBER 22, 2021, OF RECORD IN D.B. 12145, PG. 489 IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY IN LOUISVILLE, KENTUCKY.

THE DESIGNATED MERIDIAN AND COORDINATES SHOWN ON THE SUBJECT LANDSCAPE EASEMENT PLAT AND THIS DESCRIPTION HEREIN ARE BASED ON U.S. STATE PLANE COORDINATES, KENTUCKY NORTH ZONE 1601, NAD '83, CONUS 12A. THE RECORD DISTANCES AND INTERIOR ANGLES DESCRIBED HEREIN MATCH THOSE AS DEFINED FOR SAID REVISED LOT 251 OF THE SUBJECT PROPERTY.

BEGINNING AT AN IRON PIN AND CAP STAMPED "PLS 1776" FOUND [N 249302.34 E 1259904.89] AT THE SOUTH WEST CORNER OF SAID **REVISED LOT 251** OF RECORD IN D.B. 6864, PG. 312, SAID CORNER ALSO BEING THE SOUTH WEST CORNER OF LOT 251 OF THE PLAT OF MONTICELLO PLACE, SECTION 3A-2, AS RECORDED IN P.B. 39, PG. 23 IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY IN LOUISVILLE, KENTUCKY.; **THENCE** WITH THE SOUTH LINE OF SAID REVISED LOT 251 **S 86°04'56" E 205.53'** TO THE **TRUE POINT OF BEGINNING** OF THE LANDSCAPE EASEMENT GRANTED;

THENCE LEAVING SAID SOUTH LINE AND WITH A NEW LANDSCAPE EASEMENT AREA THE FOLLOWING FOUR CALLS; **N 10°03'13" E 24.30'** TO A POINT;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 706.97' AND A CHORD BEARING N 12°40'14" E 64.55' TO A POINT;

THENCE N 52°41'16" E 16.92' TO A POINT;

THENCE N17°16'36" E 6.44' TO A POINT IN THE NORTH LINE OF SAID REVISED LOT 251;

THENCE WITH SAID NORTH LINE S38°16'31" E 24.52' TO A POINT IN THE WEST RIGHT OF WAY OF BILLTOWN ROAD, SAID POINT BEING THE NORTH EAST CORNER OF SAID REVISED LOT 251;

THENCE WITH SAID WEST RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 676.97' AND A CHORD BEARING S 12°53'01" W 66.85' TO A POINT;

THENCE CONTINUING SAID RIGHT OF WAY S 10°03'13" W 21.08' TO THE SOUTH EAST CORNER OF SAID REVISED LOT 251;

THENCE N 86°04'53" W 30.17' TO THE TRUE POINT OF BEGINNING, CONTAINING 2896.9 SQ. FT., ACCORDING TO A LANDSCAPE EASEMENT PLAT BY JOEL B. LATTO, KY PLS #3466 OF OPS ENGINEERING, INC., DATED NOVEMBER 21, 2022.

THE ABOVE DESCRIBED LANDSCAPE EASEMENT AREA ABUTS THE EAST LINE OF THE **REVISED LOT 251** OF RECORD IN D.B. 6864, PG. 312, AS CONVEYED TO ROGER KEITH RIDDICK AND CHARLOTTE ELAINE RIDDICK BY DEED DATED SEPTEMBER 22, 2021, OF RECORD IN D.B. 12145, PG. 489 IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY IN LOUISVILLE, KENTUCKY.



Joel B. Latto
02-08-2023



FOUND MONUMENT (AS NOTED)

LANDSCAPE EASEMENT AREA "GRANTED"

* CALL IS SPECIFIC TO LANDSCAPE EASEMENT AREA DEFINED

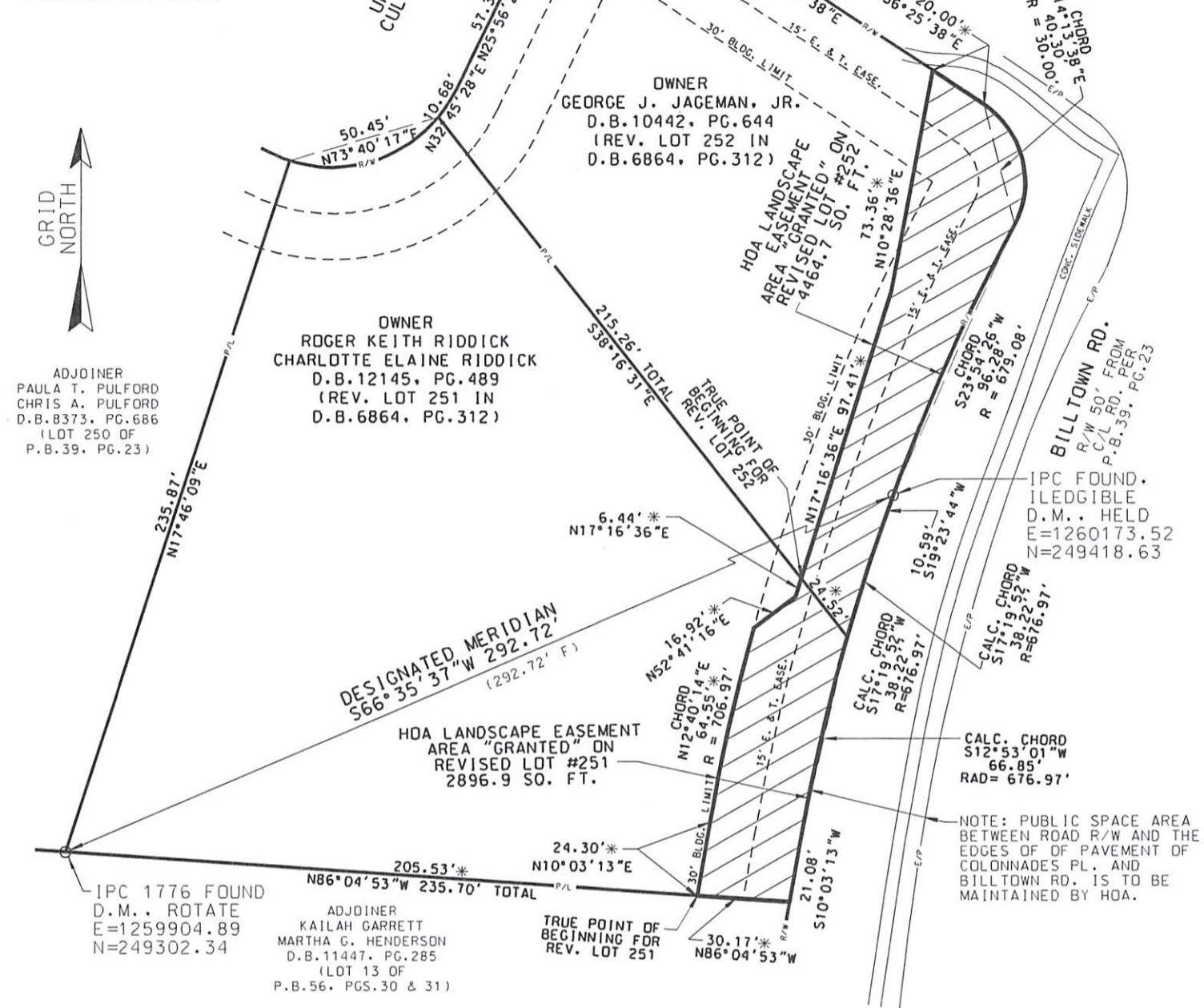
(F) FIELD MEASURED

R/W RIGHT OF WAY

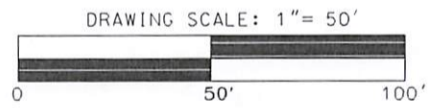
P/L PROPERTY LINE

E/P EDGE OF PAVEMENT

HOA MONTICELLO PLACE COMMUNITY ASSOC., INC.



THIS LANDSCAPE EASEMENT PLAT IS INTENDED TO CREATE A LANDSCAPE EASEMENT AREA ONLY, IS NOT A BOUNDARY SURVEY AND IS NOT FOR LAND TRANSFER.



NOTES:

1. DESIGNATED MERIDIAN IS BASED ON DIRECT GPS OBSERVATIONS AND ARE RELATIVE TO KY STATE PLANE COORDINATES, KY NORTH ZONE 1601, NAD '83, CONUS 12B. ALL FIELD MEASUREMENTS WERE GPS MEASUREMENTS.
2. A FULL TITLE SEARCH WAS NOT REQUESTED OR PERFORMED FOR THIS BOUNDARY RETRACEMENT. PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL LEGAL EASEMENTS, RIGHT-OF-WAYS, DEFECTS, LIENS, ADVERSE CLAIMS, ENCUMBRANCES, COVENANTS AND RESTRICTIONS, WHICH A TITLE SEARCH MAY REVEAL, WHETHER SHOWN ON THIS PLAT OR NOT.
3. BOLD DIMENSIONS ARE RECORD DISTANCES. INTERIOR ANGLES MATCH THOSE OF RECORD AS SHOWN HEREON.

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS EASEMENT PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF DIRECT GPS OBSERVATIONS. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT DOES NOT MEET THE STANDARDS OF 201.KAR.18:150 FOR AN URBAN SURVEY.

Joel B. Latto 11-21-2022
JOEL B. LATTO, KY PLS #3466 DATE

LANDSCAPE EASEMENT GRANT PLAT FOR
MONTICELLO PLACE COMMUNITY ASSOCIATION, INC.
c/o D.E. STEITZ

PROPERTY OWNERS/EASEMENT GRANTORS:
GEORGE J. JAGEMAN, JR.
9912 COLONNADES PL.
ROGER KEITH RIDDICK & CHARLOTTE ELAINE RIDDICK
9910 COLONNADES PL.
PROPERTIES LOCATED AT: 9910 & 9912 COLONNADES PL.
JEFFERSON CO., LOUISVILLE, KY 40299

STATE OF KENTUCKY
JOEL B. LATTO
3466
LICENSED PROFESSIONAL LAND SURVEYOR

PREPARED BY
Ops
Engineering LLC
4530 BISHOP LANE, STE. 109
LOUISVILLE, KY 40218
PHONE (502) 451-1855
WWW.OPSPUS.NET
THIS DOCUMENT COMPLY WITH 201.KAR.18:150

SCALE: 1" = 50'
DRAWN BY: JBL
DATE: 11/21/2022
FIELD SURVEY
DATE: 09/29/2022
JOB: 22-3151