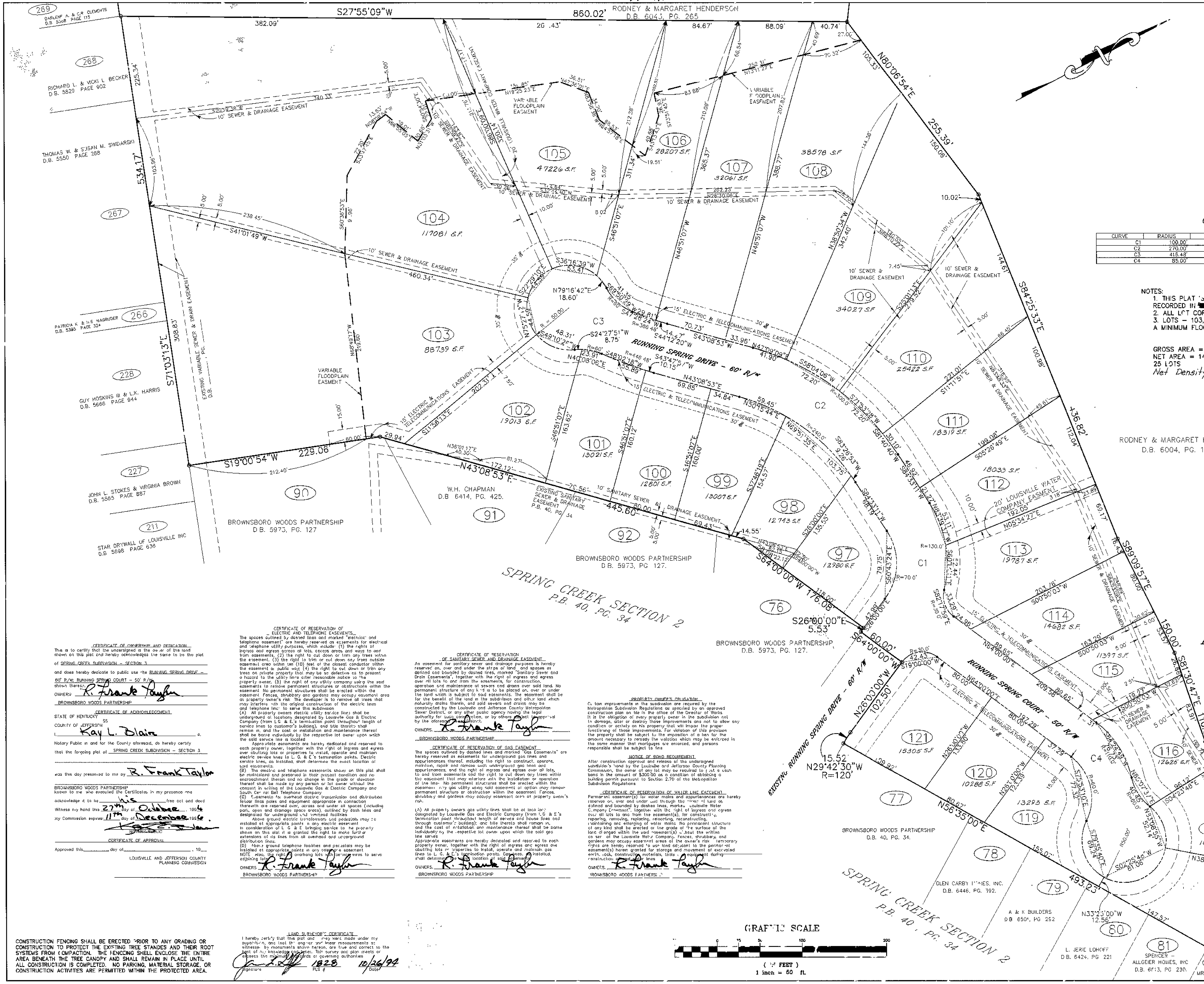
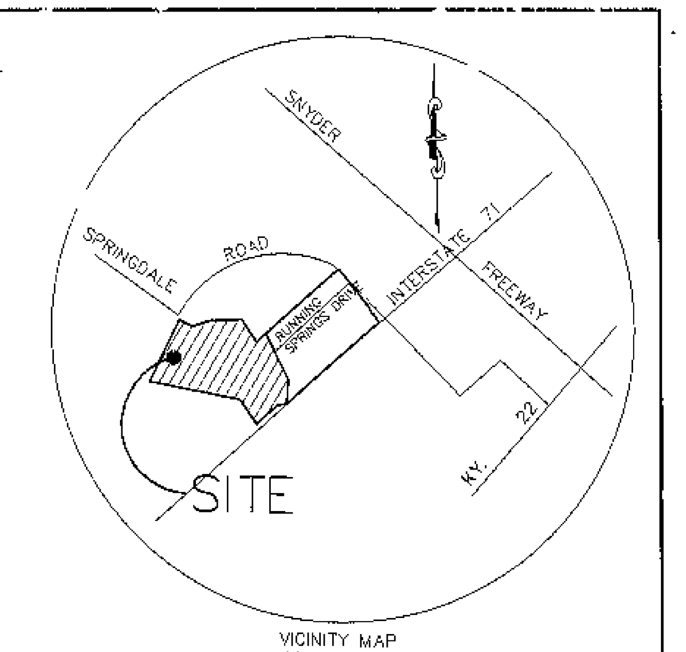
41x55





VICINITY MAP
NOT TO SCALE

CENTERLINE OF ROAD – CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	121.21'	69.30'	113.92'	N60°43'24"W	69°26'49"
C2	270.00'	195.12'	102.04'	190.90'	S63°51'02"W	41°24'19"
C3	416.48'	119.03'	59.92'	118.62'	N51°20'07"E	16°22'29"
C4	85.00'	60.57'	31.63'	59.30'	N84°24'49"E	40°49'38"

NOTES:
1. THIS PLAT IS SUBJECT TO A DEED OF RESTRICTIONS RECORDED IN [redacted], D.B. , PG.
2. ALL LOT CORNERS TO BE IRON PINS, UNLESS OTHERWISE NOTED
3. LOTS – 103, 104, 105, 106, 107, & 108 SHALL HAVE A MINIMUM FLOOR ELEVATION OF 554.00.

GROSS AREA = 16.55 ACS
NET AREA = 14.98 ACS
25 LOTS
Net Density = 1.67 Lots/Acre

RODNEY & MARGARET HENDERSON
D.B. 6004, PG. 101

ENGINEER / LAND SURVEYOR

EVANS / GRIFFIN INC.
1417 STORY AVENUE
LOUISVILLE, KY. 40206

OWNER/DEVELOPER

BROWNSBORO WOODS PARTNERSHIP
7400 SOUTH PARK PLACE
LOUISVILLE, KY. 40222

RECORD PLAT
OF
SPRING CREEK SUBDIVISION
SECTION 3

TAX BLOCK NO: 14, LOT # 87

Recorded In Plat Book 41 Page 55

7730

Document No: 1995007730
Lodged By: TAYLOR
Recorded On: Jan 23, 1995 02:35:51 P.M.
Total Fees: $17.00
County Clerk: Rebecca Jackson
Deputy Clerk: TERI

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 SPRING CREEK SUBDIVISION – SECTION 3 and does hereby dedicate to public use the RUNNING SPRING DRIVE – 60' R/W, RUNNING SPRING COURT – 50' R/W shown thereon.

OWNERS: R. Frank Taylor
BROWNSBORO WOODS PARTNERSHIP

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
SS
COUNTY OF JEFFERSON

I, Kay L. Blair, a Notary Public in and for the County aforesaid, do hereby certify that the forgoing plat of SPRING CREEK SUBDIVISION – SECTION 3 was this day presented to me by R. Frank Taylor BROWNSBORO WOODS PARTNERSHIP known to me who executed the Certificates in my presence and acknowledge it to be his free act and deed.

Witness my hand this 27th day of October, 1994
My Commission expires 11th day of December 1996.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL

Approved this ______ day of ______, 19__

LOUISVILLE AND JEFFERSON COUNTY
PLANNING COMMISSION

CERTIFICATE OF RESERVATION OF
ELECTRIC AND TELEPHONE EASEMENTS

The spaces outlined by dashed lines and marked "electric" and telephone easement" are hereby reserved as easements for electrical and telephone utility purposes, which include: (1) the rights of ingress and egress across all lots, access areas and ways to and from easements, (2) the right to cut down or trim any trees within the easement, (3) the right to trim or cut down any trees outside easement area within ten (10) feet 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 the property owner, (5) the right of any utility company using the said easements to remove permanent structures or obstructions within the easement. No permanent structures shall be erected within the easement. Fences, shrubbery and gardens 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 telephone lines to serve this subdivision.

(A) All property owners electric utility service lines shall be underground at locations designated by Louisville Gas & Electric Company (from L.G. & E.'s termination point throughout length 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 line 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 points. Electric service lines, as installed, shall determine the exact location of said easements.

(B) The electric and telephone easements shown on this plat shall be maintained and preserved in their present condition and no encroachment therein 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 & 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 spaces (including park, open and drainage space 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. 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.

(D) Above ground telephone facilities and pedestals may be installed at appropriate points in any telephone easement.
NOTE: Also, the right to overhang lots with service wires to serve adjoining lots.

OWNERS: R. Frank Taylor
BROWNSBORO WOODS PARTNERSHIP

CERTIFICATE OF RESERVATION
OF SANITARY SEWER AND DRAINAGE EASEMENT

An easement for sanitary sewer and drainage purposes is hereby reserved on, over and under the strips of land and spaces as defined and bounded by dashed lines, marked "Sanitary Sewer and Drain Easements", 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 therein, and said sewers and drains may be constructed by the Louisville and Jefferson County Metropolitan Sewer District, or any other public agency having the legal authority for such construction, or by others subject to approval by the aforesaid Sewer District.

OWNERS: R. Frank Taylor
BROWNSBORO WOODS PARTNERSHIP

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 thereof, 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 easements and the right to cut down any trees within the easement that may interfere with the installation or operation of the lines. No permanent structures shall be erected within the easement. Any gas utility using said easement at option may remove permanent structure or obstruction within the easement. Fences, shrubbery and gardens may occupy easement area at property owner's risk.

(A) All property owners gas utility 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 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 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 gas lines to L. G. & E.'s termination points. Gas lines, as installed, shall determine the exact location of said easements.

OWNERS: R. Frank Taylor
BROWNSBORO WOODS PARTNERSHIP

PROPERTY OWNER'S OBLIGATION

Certain improvements in the subdivision are required by the Metropolitan Subdivision Regulations as specified by 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 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 $300.00 as a condition of obtaining a building permit pursuant to Section 2.70 of the Metropolitan Subdivision Regulations.

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

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

OWNERS: R. Frank Taylor
BROWNSBORO WOODS PARTNERS

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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 witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey and plan meets or exceeds the minimum standards of governing authorities.

Signature: [signature] PLS # 1828 Date: 10/26/94

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDES AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCCING SHELL 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.

41x55

10-20-90

Cwf