BK 37 X PG 99

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 GLENMARY and does hereby dedicate to public use the DRIVE shown thereon.

OWNERS: William T Hinton

PRESIDENT

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

I, DONALD A. RUSSELL, Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of GLENMARY was this day presented to me by WILLIAM T. HINTON, known to me, who executed the Certificate on my presence and acknowledge it to be HIS free act and deed.

Witness my hand and seal this 23rd day of Jan, 19 90.

My Commission expires 23rd day of Feb, 19 91.

Donald A Russell
Notary Public

CERTIFICATE OF APPROVAL

Approved this 14th day of March 19 90

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

Charles Dunn

CERTIFICATE OF RESERVATION OF ELECTRIC & TELEPHONE EASEMENTS

The spaces enclosed 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 as 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 easement area which 10' of the closest conductor, should the easement be a platted lot, or the right of way line of the street or trail, are likely to interfere directly and may be so detective as to pre-vent a hazard to the public lines which Louisville Gas and Electric Company or any property owner; (4) the right of any utility company using said easements to remove permanent structures or obstructions within the easements, but permanent structures shall be erected within the easements. Fences, shrubbery and gardens may occupy easements area at property owner's risk. The agreement is to remove all trees and parts thereof in the original construction of the electric lines and telephone and to serve the landowners.

(A) All property owners desiring electric utility service lines shall be underground at locations determined by Louisville Gas and Electric Company. (Item L.G.E.&C.'s underground power distribution system or service lines is customary & necessary); and said electric shall connect to and use one type of installation and machinery standard to the same manufacturer on the protection or owner upon which the said service line is - taken.

(B) Private easements are hereby dedicated and reserved to each property owner, together with the rights and duties and duties and duties and duties and duties of utilities to install, operate and maintain electric service lines to L.G.&E. (Commission Doors, Louisville, permit uses, as indicated, shall determine the exact location of said easements.

(B) The electric and telephone easements shown on the east shall be maintained and protected in their present condition and no encroachments within and no debris in the banks of the channel thereof shall be made by any person or the owner without the consent in writing of the Louisville Gas and Electric Company and South Central Bell Telephone Company.

(C) Easements for overhead electric installation and distribution except those poles and connection appurtenances in connection therewith for reserves over access and under all access (unusable) part, open and accessible (public areas), outlined by dash lines are dedicated for underground and overhead facilities.

Some private electric arrangements and premises may be utilized as appropriate poles in any electric easement.

In consideration of L.G.&E. providing service to the property shown on this plat it is provided the right to make natural alterations in its lines from all structures and unobstructed distances.

(D) Above ground switching facilities and enclosures may be installed at appropriate points in any underline easements.

NOTE

Also the right of ingress and egress as may be necessary is hereby granted.

OWNERS: William T Hinton

PRESIDENT

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

An easement for sanitary sewer and drainage purposes is hereby reserved on, over and under the strips of land and access 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 easements shall be for the benefit of the land in the subdivision and additional property which ultimately 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 thereof as approved by Metropolitan Sewer District.

OWNERS: William T Hinton

PRESIDENT

CERTIFICATE OF RESERVATION OF GAS EASEMENT

The spaces enclosed by dashed lines and marked "Gas Easement" are hereby reserved as easements for underground gas lines and appurtenances serving, 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 and land for said purposes 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 easements. Any gas lines and appurtenances so placed may remove interfering structures or obstructions within the easements. Fences, shrubbery and gardens may occupy easements 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 (Item L.G. & E.'s appurtenance plans throughout length of service and house lines, and through customer's buildings); and said electric shall connect to, and the time of installations and maintenance thereof shall be borne individually by the respective lot owners 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 of the owners to install, operate and maintain gas lines to L.G. & E.'s appurtenance plans. Gas lines, as installed, shall determine the exact location of said easements.

OWNERS: William T Hinton

PRESIDENT

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT

Easements for drainage and ponding purposes are hereby reserved on and over the land and areas as 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 easements, for construction, operation and maintenance 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, pavements and landscape purposes. The easements shall be for the benefit of the land in the subdivision and additional property 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 thereof as approved by the aforesaid Sewer District or Jefferson County Works Department. Said land easement areas are reserved for maintenance by said Sewer District, Jefferson County, or another responsible public agency, and neither will be responsible for the property or the structures per single lots.

OWNERS: William T Hinton

PRESIDENT

PROPERTY OWNER'S OBLIGATION

Certain improvements in this 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 to be informed about all aspects which improvements and not to allow any condition or activity to exist which would violate the proper performance of such improvements. For enforcement 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 manner that the municipal ordinances are enforced. Any person 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 $1,000.00 as a condition of obtaining a building permit pursuant to Section 1.20 of the Metropolitan Subdivision Regulations.

Surveyor 1132 PLS # 1/21/90 Date

WILLIAM E. & MARY A. MARKWELL D.B. 2404 Pg. 568

THOMAS & LOUISE MAUPIN D.B. 5723 Pg. 422

RAYMOND L. & DOROTHY J. HERRICK D.B. 5643 Pg. 349 D.B. 5722 Pg. 890

RAYMOND L. & DOROTHY J. HERRICK D.B. 5075 Pg. 451

H.F.H. INC. D.B. 5837 Pg. 861

H.F.H. INC. D.B. 5837 Pg. 661

PROP R/W 60' MIN.

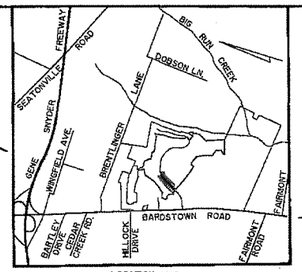
PROP. 60' R/W

PROP. 60' R/W

MATCHLINE "A" SEE SHEET - 2

MATCHLINE "B" SEE SHEET - 3

LOCATION MAP



A RECREATION AREA

B RECREATION AREA

C RECREATION AREA

GLENMARY FARM DRIVE 60' R/W

EXIST. BLACK IRON ROAD 60' R/W MIN.

EXIST. GLENMARY SUBDIVISION SECTION - 1 P.B. 37 Pg. 98-99

EXIST. GLENMARY FARM DRIVE 60' R/W

Recorded In Plat Book No. 37 Page No. 99

Recorded In Plat Book No. 37 Page No. 99

#24249 3.14.90

CENTERLINE CURVE DATA

1
R = 486.37'
Δ = 47°13'43"
A = 377.83'
T = 200.39'

NOTES:

1) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED.

2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 5943 PAGE 269

3) ALL ISLANDS, COMMON AREAS AND/OR RECREATION AREAS SHALL BE MAINTAINED BY H F H INC. OR BY NEIGHBORHOOD ASSOCIATION.

4) ALL NECESSARY RIGHTS FOR SANITARY SEWER & DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

5) NO OPENINGS SHALL BE BELOW THE ELEVATIONS LISTED FOR THE FOLLOWING LOTS:

LOT #.	MIN. OPENING EL. EL.
219 - 232	660.6
253 - 257	643.7
270 - 274	644.8
29	642.3
36	649.0
322 - 323	640.6

THE DEPTH OF ALL ROADSIDE SWALES INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS SHALL BE + INCHES BELOW FINISHED STREET CENTERLINE ELEVATIONS UNLESS OTHERWISE NOTED.

* NOT APPLICABLE SINCE ALL STREETS ARE CURB & GUTTER.

—o— IRON PIN

UNLESS OTHERWISE SPECIFIED ALL RIGHT OF WAY INTERSECTION RADII SHALL BE 15'.

ALL CUL-DE-SAC RADII SHALL BE 50'.

NOTE:
POSITIVE DRAINAGE THROUGH AND AROUND THE GOLF COURSE SHALL BE MAINTAINED BY THE GOLF COURSE OWNERS USING A SERIES OF SWALES SO AS TO PREVENT CONCENTRATIONS OF WATER FROM FLOWING ACROSS OR ONTO ADJACENT LOTS OR ROADWAYS. (A) THRU (C) DENOTES GOLF COURSE.

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easements for water mains and appurtenances are hereby reserved on, over, under and across the strips of land as defined and bounded by dashed lines marked "Water Line Easement," together with the right of ingress and egress over all lots to and from the easements for construction, reloading, repair, removal, inspection, maintenance, enlargement and underlying of water mains, and the right to cut down trees and shrubs as necessary to keep the same on the land adjacent thereto and said easements without any recourse whatsoever to the Louisville Water Company. Fences, shrubbery and gardens may occupy easements area at the owner's risk. Temporary rights are hereby granted to the land adjacent to said permanent easements across grades for ditches and excavations of adequate width, depth, construction materials, tools, and equipment during construction of said water mains.

William T Hinton

PRESIDENT
OWNERS

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision, and that the original and known encroachments as observed by instrument survey, are true and correct to the best of my knowledge and belief. This survey and plat meets or exceeds the minimum standards of practice adopted by the Kentucky Board of Licensure for Professional Engineers and Land Surveyors.

STATE OF KENTUCKY — DANIEL L. HOUSE — 1134 — REGISTERED LAND SURVEYOR

(A)	Residential Area	31.6083	Acres
(B)	Recreation Area	10.7412	Acres
(C)	Recreation Area	27.1513	Acres
(D)	Recreation Area	45.9234	Acres
	Open Space	2.7235	Acres
	Total Area	118.1477	Acres

SECTION 2

GLENMARY

HFH
9420 Bunsen Way, Louisville, KY. 40220

JAMES-WINSTEAD & ASSOC.
3595 Dutchmans Lane, Louisville, KY. 40205

SCALE: 1" = 80'
0 80 160

DATE: JAN. 31, 1990
Revised 10-24-88

SHEETS IN SET	SHEET NO.
3	1

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