BK37 X Pg 101

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 AND COURT shown thereon.

OWNERS: *William T Hinton*

PRESIDENT

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, DONALD A. RUSSELL, a 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 in my presence and acknowledged it to be HIS free act and deed.

Witness my hand and seal this 31st day of JAN 1990.

My Commission expires: 29th day of FEB 1991.

Donald A Russell
Notary Public

CERTIFICATE OF APPROVAL

Approved this 14th day of March 1990
LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

Charles Davis

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 easement; (3) the right to trim or cut down any trees outside easement area within 10' of the closest conductor within the easement or a public way; (4) the right to cut down or trim any trees on private property that may be so defective as to create a hazard to the utility lines after reasonable notice to the property owner; (5) the right of any utility company using such 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 and Electric Company (the L.G.&E.'s termination point throughout length of service lines to customer's buildings, 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 point. 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 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 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 [illegible] with [illegible] of service adjoining lots.

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 spaces 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 others subject to approval by the aforesaid Sewer District.

OWNERS: *William T Hinton*

PRESIDENT

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 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 the 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 structure 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 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 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: *William T Hinton*

PRESIDENT

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT

Easements for drainage and detention purposes are hereby reserved on and over the land and spaces 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, 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, pavements 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 legal authority for such construction, or by others subject to approval of the aforesaid Sewer District or Jefferson County Works Department. Until said easement 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: *William T Hinton*

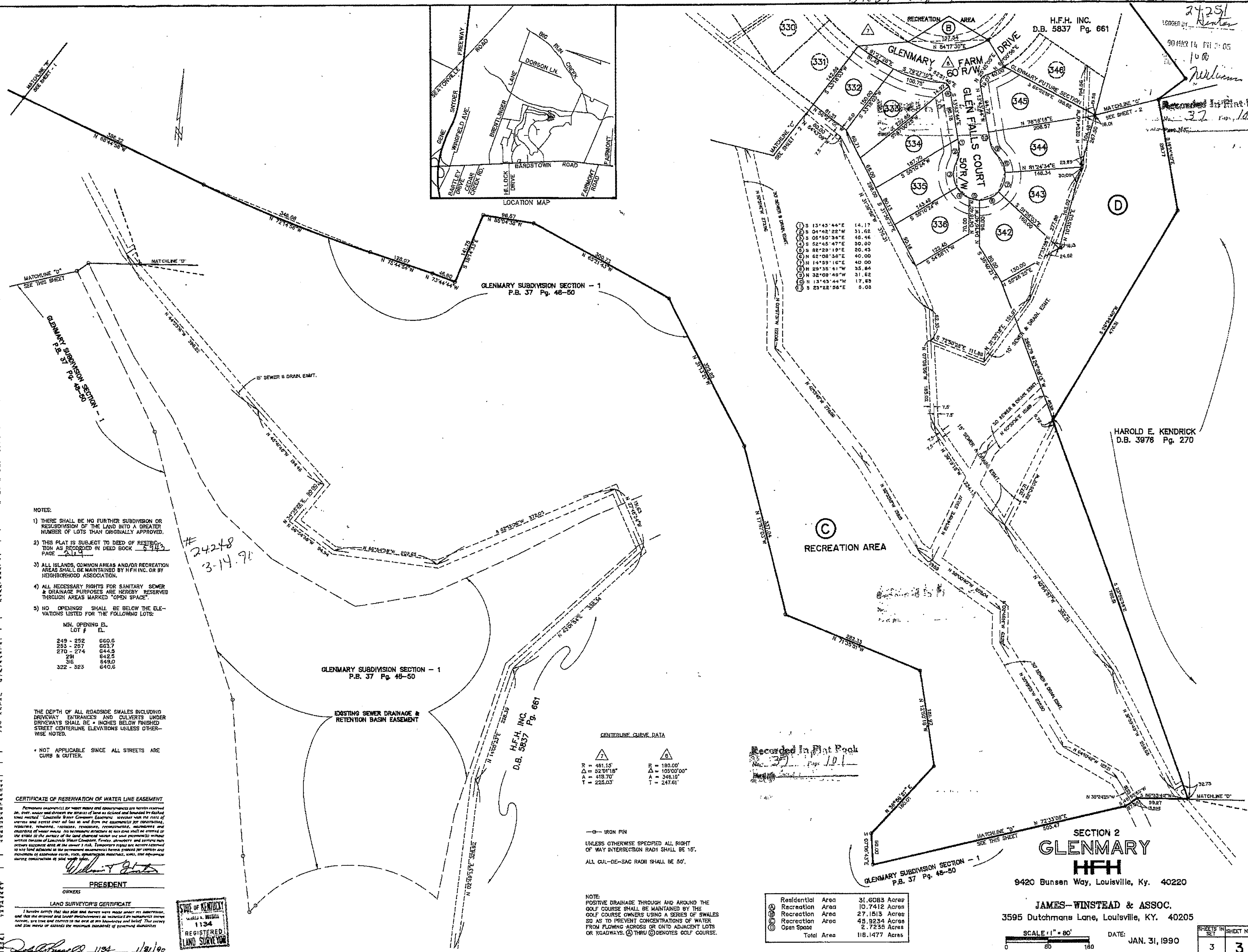
PRESIDENT

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 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 personal responsibility shall be subject to fine.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the unrestricted 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.



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 219
3) ALL ISLANDS, COMMON AREAS AND/OR RECREATION AREAS SHALL BE MAINTAINED BY HFH 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:

MIN. OPENING EL. LOT #	EL.
249 - 252	660.6
253 - 257	663.7
270 - 274	644.5
291	642.5
316	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.

#24248
3-14-90

CENTERLINE CURVE DATA

7	8
R = 461.15'	R = 190.00'
Δ = 52°01'18"	Δ = 105°00'00"
A = 418.70'	A = 348.19'
T = 225.03'	T = 247.61'

—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 easement(s) for water mains and appurtenances are hereby 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 constructing, repairing, removing, relocating, reconstructing, maintaining and operating 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 written consent of Louisville Water Company. Fences, shrubbery and gardens may occupy easement area at the owner's risk. Temporary rights are hereby reserved to use land adjacent to the permanent easement(s) hereby granted for storage and movement of excavated earth, rock, construction materials, tools, and equipment during construction of said water lines.

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 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 plat meets or exceeds the minimum standards of governing authorities.

Donald A Russell 1134 1/31/90
Signature PLS # Date

STATE OF KENTUCKY
DONALD A. RUSSELL
1134
REGISTERED
LAND SURVEYOR

	Area	Acres
Residential	Area	31.6083 Acres
(A) Recreation	Area	10.7412 Acres
(B) Recreation	Area	27.1513 Acres
(C) Recreation	Area	45.9234 Acres
(D) 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

SHEETS IN SET	SHEET NO.
3	3

Docket # 10-34-86

24251
LODGED BY Hinton
90 MAR 14 PM 3:05
1.00
Williams

Recorded In Plat Book No. 37 Page 101

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