HRX 45 TC 45X72

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:

FOREST GREEN SECTION 3

N/A

and does hereby dedicate to public use the

ALL PRIVATE ACCESS ESM'T

shown thereon.

OWNERS: Fred D. Faulkner, President

FAULKNER HINTON/FOREST GREEN LAND, LLC

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, Sharon E. Turner

a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Forest Green Sec. 3

was this day presented to me by Fred D. Faulkner

known to me, who executed the Certificate in my presence and acknowledge it to be his free act and deed.

Witness my hand and seal this 10th day of August, 1999.

My Commission expires 4th day of December, 2002.

Sharon E. Turner
Notary Public

CERTIFICATE OF APPROVAL

Approved this 10th day of August, 1999

LOUISVILLE AND JEFFERSON COUNTY
PLANNING COMMISSION

Clark Bledsoe

DOCKET NO. 9-108-97 AND 10-13-97

CERTIFICATE OF RESERVATION OF ELECTRIC & TELECOMMUNICATIONS EASEMENTS

The spaces outlined by dashed lines and marked "Electric and Telecommunication Easement" are hereby reserved and easements for electric and telecommunication utility purposes, which include: (1) the right of ingress and egress across all lots, access areas and ways to and from the easement; (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 of a public way; (4) the right to cut down or trim any trees on private property that may be an defective or to present a hazard to the utility lines after reasonable notice to the property owner; (5) the right of any utility company using said easement 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/or telecommunication 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 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 gas line serves.

Appropriate easements are hereby dedicated and reserved to each property owner together with the right ingress and egress over abutting lots or properties to install, operate and maintain electric service to L.G. & E.'s termination points. Electric service lines, as installed, shall determine the exact location of said easements.

(B) The electric and telecommunication easements shown on this plat shall be maintained and preserved in their present condition and no encroachment thereon and no change in the grade or elevation thereof shall be made by any person or lot owner without the consent of the Louisville Gas and Electric Company and BellSouth Telecommunications, Inc.

(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 dashed 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.'s 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 telecommunication facilities and pedestals may be installed at appropriate points in any telecommunication easement.

NOTE:
Also the right to overhang lots with service wires to serve adjoining lots.

OWNERS: Fred D. Faulkner, 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 rights 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 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: Fred D. Faulkner, President

FAULKNER HINTON/FOREST GREEN LAND, LLC

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 the easements 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 one utility using said easement (at option may remove 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 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: Fred D. Faulkner, President

CERTIFICATE OF RESERVATION OF OF DRAINAGE RETENTION BASIN EASEMENT

Easements for drainage and ponding 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 appropriate public agency, said areas shall be maintained by the owners of the underlying fee simple title.

OWNERS: Fred D. Faulkner, 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 fine 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 REQUIREMENTS

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 2.70 of the Metropolitan Subdivision Regulations.

NOTES:

1.) THERE SHALL BE NO FURTHER RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WITHOUT PLANNING COMMISSION APPROVAL. HOWEVER, THIS SHALL NOT PRECLUDE LOT LINE ADJUSTMENTS OR CONSOLIDATION OF LOTS WITH PLANNING COMMISSION APPROVAL.

2.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 7297, PAGE 874.

3.) ALL OPEN SPACES, TRAFFIC ISLANDS, LANDSCAPED AREAS, COMMON AREAS AND GREENWAYS TO BE MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS.

4.) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS, SHALL BE ** INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.

** NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER.

5.) PORTIONS OF LOTS 1,10,13 ARE LOCATED IN A 100-YEAR FLOOD HAZARD AREA AS DETERMINED FROM REVIEW OF F.I.R.M. FLOOD MAP NO. 210120-0085-D, DATED FEBRUARY 2, 1994.

6.) BEARING DATUM BASED ON FOREST GREEN PATIO HOMES SECTION 1 AS RECORDED IN PLAT BOOK 44 PAGES 16. N 77°23'18" E

THE COORDINATE INFORMATION SHOWN ON THIS PLAT COINCIDES WITH KY. STATE PLANE COORDINATES. HOWEVER BEARING DATUM HAS NOT BEEN ROTATED TO KY. STATE PLANE DATUM. THE ROTATION ANGLE TO KY. STATE PLANE DATUM IS 2° 28' 03" COUNTER CLOCKWISE.

7.) CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES, PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIALS STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

8.) THIS IS A CLASS "A" SURVEY. THE UNADJUSTED ERROR OF CLOSURE WAS 0.12 FEET. THE PRECISION RATIO 1:85265. THIS SURVEY WAS ADJUSTED BY LEAST SQUARES. FIELD WORK FOR THIS SURVEY WAS CONDUCTED IN JANUARY 1995.

9.) ALL NECESSARY RIGHTS FOR SANITARY SEWER & DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE" AND "GREENWAY". (LOTS 5,10,13)

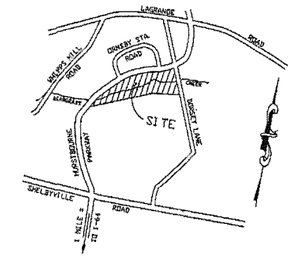
10.) PORTIONS OF LOTS 4,12,13 MAY REQUIRE GUARDRAILS ON THE SOUTH SIDE OF LOT 4.

11.) THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO HURSTBOURNE PARKWAY FROM LOTS 1,2,5,6,8,9 AND 10.

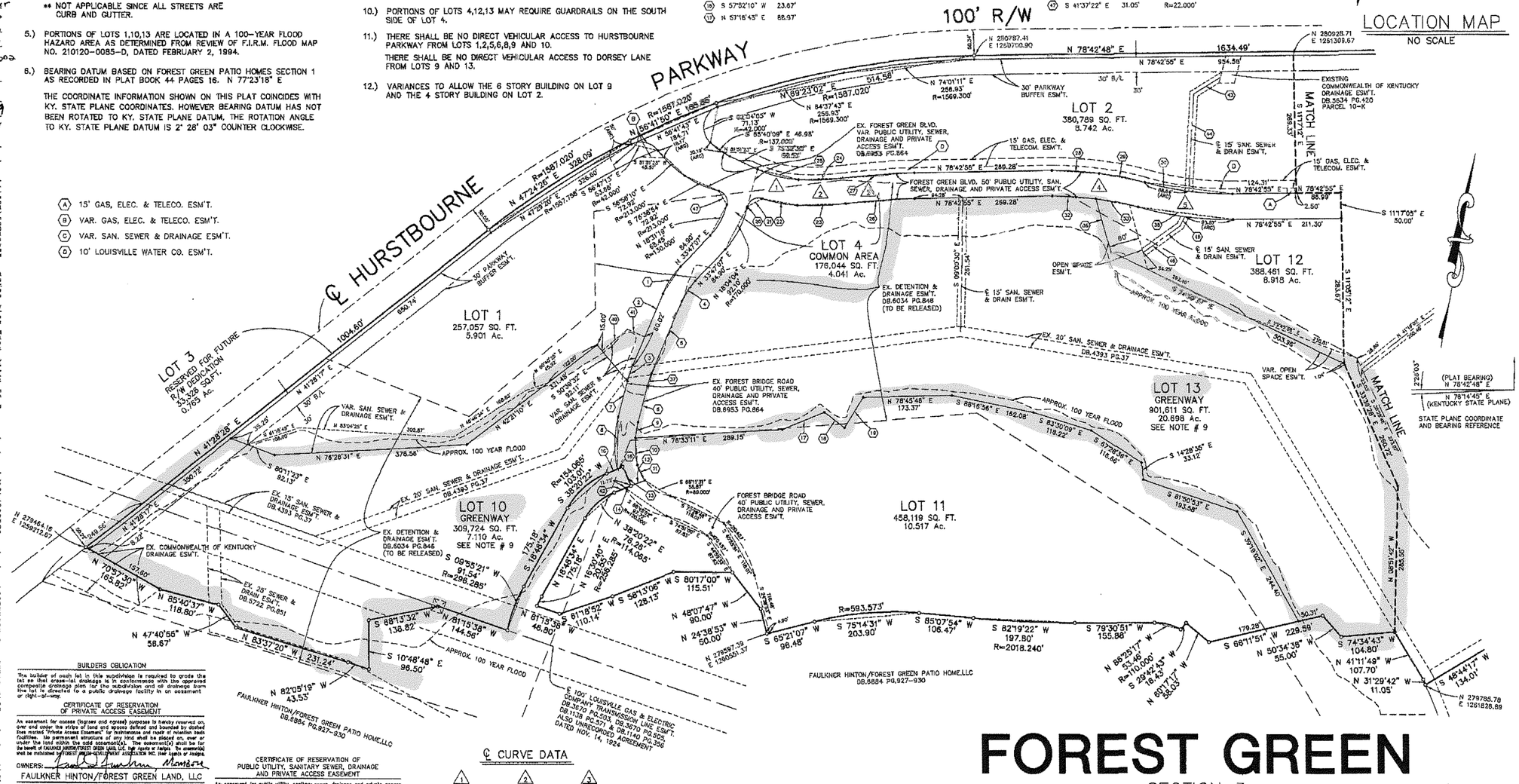
THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO DORSEY LANE FROM LOTS 9 AND 13.

12.) VARIANCES TO ALLOW THE 6 STORY BUILDING ON LOT 9 AND THE 4 STORY BUILDING ON LOT 2.

1	S 23°11'30" W	62.51'	R=170.000'
2	N 12°35'53" E	151.45'	
3	N 08°19'06" E	32.84'	R=220.000'
4	S 23°11'30" W	47.80'	R=130.000'
5	N 12°35'53" E	151.45'	
6	N 04°02'18" E	72.03'	
7	N 04°02'18" E	72.03'	
8	N 09°20'05" W	101.77'	R=220.000'
9	N 00°57'41" W	31.38'	R=180.000'
10	S 14°28'21" E	53.07'	R=180.000'
11	S 34°45'40" E	32.84'	R=80.000'
12	N 57°52'10" E	29.14'	
13	N 32°22'30" W	40.00'	
14	N 57°52'10" E	64.53'	
15	S 57°52'10" W	11.55'	
16	S 57°52'10" W	23.67'	
17	N 57°16'43" E	88.97'	
18	S 62°27'48" E	49.59'	
19	N 21°15'18" E	69.79'	
20	S 05°02'15" W	2.92'	
21	N 51°16'37" E	33.24'	R=23.000'
22	S 89°54'53" E	70.46'	R=270.000'
23	N 77°42'17" E	94.46'	R=554.982'
24	N 77°42'17" E	85.97'	R=504.982'
25	S 86°28'37" E	83.47'	R=220.000'
26	N 75°46'06" E	135.73'	R=1320.000'
27	N 75°46'06" E	140.87'	R=1370.000'
28	N 82°46'21" E	91.98'	R=650.000'
29	S 89°06'46" E	91.98'	R=650.000'
30	S 85°49'48" W	173.05'	R=613.000'
31	N 83°28'03" E	101.57'	R=613.000'
32	N 82°46'21" E	84.90'	R=600.000'
33	N 89°06'46" E	84.90'	R=600.000'
34	S 67°06'43" E	46.33'	R=663.000'
35	N 89°49'48" E	187.17'	R=863.000'
36	S 25°37'13" E	108.14'	
37	N 08°19'06" E	26.87'	R=180.000'
38	N 88°47'51" E	45.53'	
39	S 11°17'05" E	125.99'	
40	N 39°22'26" E	65.04'	
41	S 77°24'07" E	37.11'	
42	N 57°52'10" E	35.39'	
43	N 47°46'33" E	61.08'	
44	N 07°13'56" W	191.13'	
45	S 16°45'53" W	20.00'	
46	S 44°45'53" W	91.80'	
47	S 41°37'22" E	31.05'	R=22.000'



LOCATION MAP
NO SCALE



(A) 15' GAS, ELEC. & TELECO. ESM'T.
(B) VAR. GAS, ELEC. & TELECO. ESM'T.
(C) VAR. SAN. SEWER & DRAINAGE ESM'T.
(D) 10' LOUISVILLE WATER CO. ESM'T.

BUILDERS OBLIGATION

This builder of each lot in this subdivision is required to grade the lot so that cross-lot drainage is in conformance with the approved composite drainage plan for the subdivision and all drainage from this lot is directed to a public drainage facility in an easement or right-of-way.

CERTIFICATE OF RESERVATION OF PRIVATE ACCESS EASEMENT

An easement for access (ingress and egress) purposes is hereby reserved on, over and under the strips of land and spaces defined and bounded by dashed lines marked "Private Access Easement" for maintenance and repair of retention basin facilities. No permanent structure of any kind shall be placed on, over or under the land within the said easement(s). The easement(s) shall be for the benefit of FAULKNER HINTON/FOREST GREEN LAND, LLC, their agents or assigns. The easement(s) shall be maintained by FOREST GREEN DEVELOPMENT ASSOCIATION INC. their agents or assigns.

OWNERS: Fred D. Faulkner, President

FAULKNER HINTON/FOREST GREEN LAND, LLC

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easement(s) for water mains and appurtenance are hereby reserved on, over, under and through the strip(s) of land as defined and bounded by dashed lines marked "Louisville Water Company Easements" together with the right of ingress and egress over all lots to and from the easement(s) for construction, 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 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) herein granted for storage and movement of excavated earth, rock, construction materials, tools, and equipment during construction of said water lines.

OWNERS: Fred D. Faulkner, President

FAULKNER HINTON/FOREST GREEN LAND, LLC

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.

Dennis L. Kraus #2613 8/9/99
Signature P.L.S. # Date

STATE OF KENTUCKY
DENNIS L. KRAUS
2613
LICENSED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF RESERVATION OF PUBLIC UTILITY, SANITARY SEWER, DRAINAGE AND PRIVATE ACCESS EASEMENT

An easement for public utility, sanitary sewer, drainage and private access purposes, but not necessarily limited to water, electric, gas, telephone, cable sanitary sewers and drains are hereby dedicated and reserved on, over and under the strips and spaces of land designated on the plat as "Public Utility, Sanitary Sewer Drainage and Private Access Easement" together with the right of ingress and egress over said easement for construction, operation, maintenance and reconstruction of the aforesaid public utilities, sewers and drains. No permanent structure of any kind shall be placed on, over or under the land within said easement. The easement shall be for the benefit of the owners of lots as shown on the plat.

Access easement, to the extent they are not occupied by a public utility, shall be maintained by the developer, its heirs, executors, administrators, assigns or the owners of the underlying fee simple title until said easements are accepted for maintenance by the appropriate utilities.

OWNERS: Fred D. Faulkner, President

FAULKNER HINTON/FOREST GREEN LAND, LLC

℄ CURVE DATA

1	2	3
Δ = 21°52'14"	Δ = 09°45'60"	Δ = 05°53'39"
R = 245.000'	R = 529.982'	R = 1345.000'
T = 47.336'	T = 45.280'	T = 69.242'
L = 93.520'	L = 90.340'	L = 138.362'

4	5
Δ = 16°13'44"	Δ = 16°13'44"
R = 625.000'	R = 638.000'
T = 89.112'	T = 90.965'
L = 177.030'	L = 180.712'

GRAPHIC SCALE
0 25 50 100 200

TOTAL AREA IN SITE : 89.820 Ac.
TOTAL NO. BUILDING SITES : 8
TOTAL NO. NON-BUILDING SITES : 5

—o— DENOTES FOUND 5/8" IRON PIN W/CAP D.L. KRAUS LS 2613 UNLESS OTHERWISE NOTED.
—●— DENOTES SET 5/8" IRON PIN W/CAP D.L. KRAUS LS 2613.

FOREST GREEN

SECTION 3
SHEET 1 OF 2
RECORD PLAT

OWNER & DEVELOPER

FAULKNER HINTON/FOREST GREEN LAND, LLC
3991 DUTCHMANS LANE SUITE 400
LOUISVILLE, KENTUCKY 40207
DB.6884 PG.927-930

TAX BLOCK 2606 LOT 201
AUGUST, 1999 SCALE: 1"=100'

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET STREET LOUISVILLE, KENTUCKY 40202

BOOK 7297 PAGE 0874
Recorded in Plat Book No. 45 Page 72
Part No.

Document No.: 1999099110032
Lodged By PEGGIE BURTON
Recorded On 08/10/1999 08:17:25
Total Fees 15.00
Transfer Tax .00
County Clerk Bobbie Holsclaw
Deputy Clerk PEGGIE

45X72

14 MISC 1008

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