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 Park Place Sec. 1-A and does hereby dedicate to public use the 13.50' Strip added to Freys Hill Road shown thereon.

OWNERS: [signature]
President - the Hamlets Ltd

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON ss

I, Elna C. Burgess, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Park Place Section 1-A was this day presented to me by Adrian F. O'Bryan, President of The Hamlets Ltd, known to me, who executed the Certificates in my presence and acknowledged it to be [illegible] free act and deed.

Witness my hand and seal this 4th day of Sept., 19 84.

My Commission expires [illegible] day of [illegible], 19 [illegible]

[signature]
Notary Public

CERTIFICATE OF APPROVAL

Approved this 26th day of November 19 84

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

Paul A. Bergmann
~~Chairman~~ Exec. Dir.

EASEMENT FOR ELECTRIC AND TELEPHONE UTILITIES

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 present a hazard to the utility lines after reasonable notice to the property owner; (5) the right of any utility company using 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 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 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 thereon 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.

NOTE

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

OWNERS: [signature]
President - The Hamlets Ltd

EASEMENT FOR SANITARY AND STORM SEWER UTILITIES

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 "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: [signature]
President - The Hamlets Ltd

EASEMENT FOR GAS UTILITIES

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 garden may occupy easement area at the owner's risk.

OWNERS: [signature]
President - The Hamlets Ltd.

CERTIFICATE OF RESERVATION 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 responsible public agency, said areas shall be maintained by the owners of the underlying fee simple lot.

OWNERS: N/A

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 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.

73407
1984 [illegible]
Planning Comm
10 00
B Williams DC

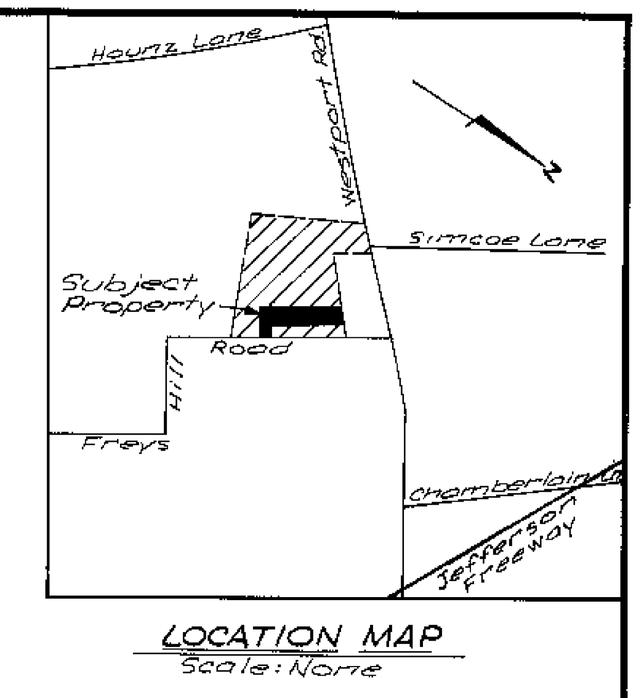
Curve ①
Δ = 20°00'
Dc = 17.63891
T = 57.28'
R = 324.83'
L = 113.39'

Private Roadway Note:

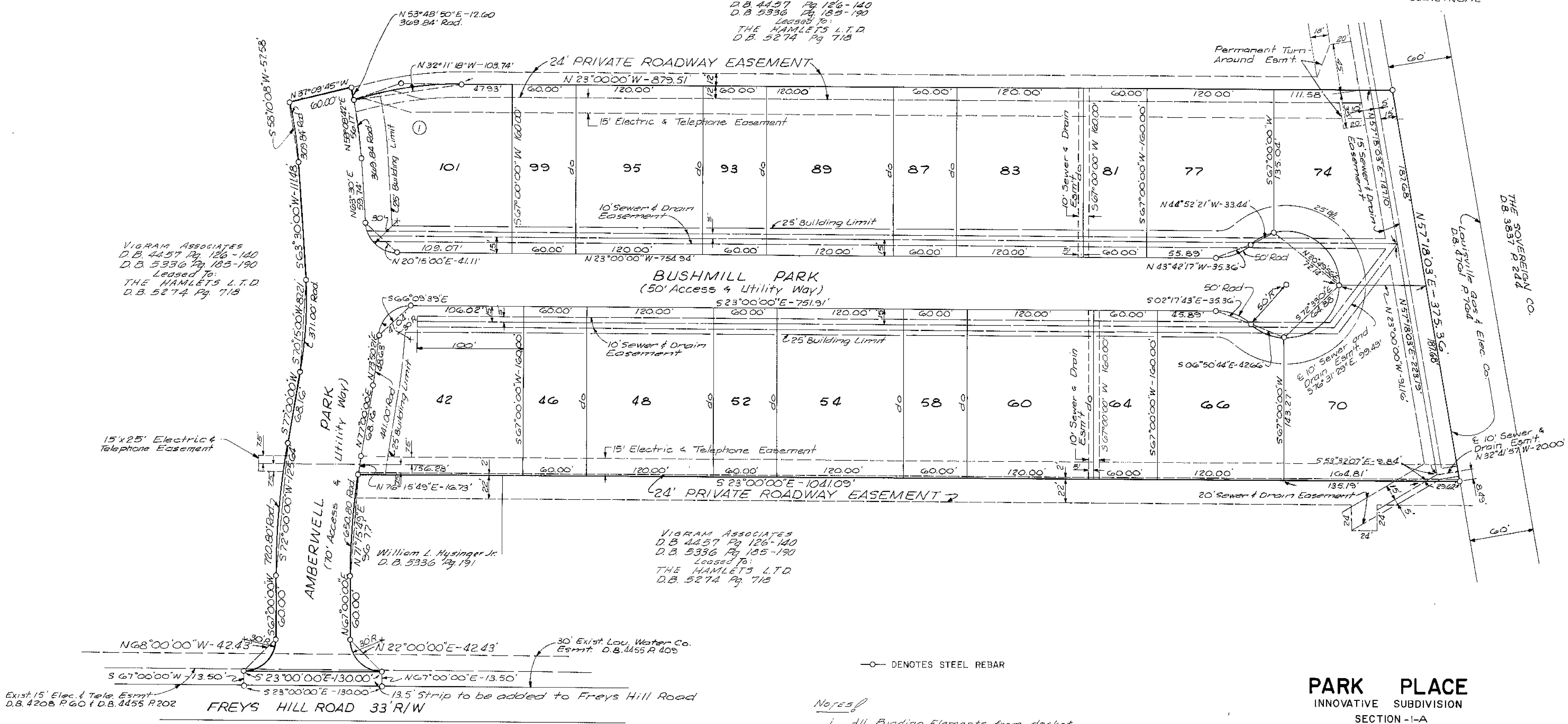
The Private Roadways and 24' Private Access Easements shown on this subdivision plat shall constitute an access easement for the benefit of abutting lots for the purpose of ingress and egress from said lots to Freys Hill Road. The Owners of said lots shall be responsible and obligated for the maintenance of said private roadways and 24' private access easements as set forth in greater detail in a deed of restrictions of record in Deed Book 5414 Page 581 in the office of the County Court Clerk, Jefferson County, Kentucky.

Recorded In Plat 35 Page 4

BK 35 X 094



LOCATION MAP
Scale: None



—o— DENOTES STEEL REBAR

The depth of all roadside swales including driveway entrances and culverts under driveways shall be a minimum of 1.23 feet below finished street centerline elevation for 70' Roadway Easement, 1.19 feet below finished street centerline elevation for 50' Roadway Easement, and * feet below finished street centerline elevation for 24' Roadway Easement

* Not applicable since all streets are center drain.

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.

Steven M. Newton 2664 9-27-84
PLS# Date

STATE OF KENTUCKY
STEVEN M. NEWTON
2664
REGISTERED
LAND SURVEYOR

Notes

1. All Binding Elements from docket number 10-2-83 on file in the Office of Louisville & Jefferson County Planning & Zoning Commission remain in full effect.
2. Waivers
   Under Section 1.90 of the Metropolitan Subdivision Regulation
   1. Creation of lots fronting on private roadways
   2. For pavement width on public roadways to be 18' to 24'
3. Waiver under Innovative Design Regulations: (All requirements of the applicable zoning district R-6 are effective except those specifically listed below.)
   1. Minimum lot size from 6000 sq. ft. to 3,200 sq. ft.
   2. Minimum yard requirement from 5' to 0' for side yards
   3. Lot width at Building Limit from 50' to 20'

Recorded In Plat 35 Page 4

PARK PLACE

INNOVATIVE SUBDIVISION
SECTION-1-A

OWNER - DEVELOPER

THE HAMLETS L.T.D.
BOX 226
ANCHORAGE, KENTUCKY 40223

MAY, 1984 SCALE: 1" = 50'

BY

DAUGHERTY & TRAUTWEIN, INC.
CONSULTING ENGINEERS
3717 TAYLORSVILLE ROAD
LOUISVILLE, KENTUCKY 40220

Docket No. 10-2-83

BK 35 X 094

35 x 4