BK34 X Pg39

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 NTS COMM-BLUE. IND. PARK, SEC. I *and does hereby dedicate to public use the* ROADS, PARKWAY, DRIVES & COURTS *shown thereon.*

OWNERS NTS COMM.-BLUE. IND. PARK INC.

Gary D. Adams Vice Pres.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON } SS

I, LaVonne Ferguson, a notary public in and for the State and County aforesaid do hereby certify that the foregoing plat of NTS Commonwealth-Bluegrass Industrial Park, Section I was this day produced to me in said County by Gary D. Adams and acknowledged by him to be its act and deed.

Witness my hand and seal this 28 day of Dec. 1981

My Commission expires the 21 day of Sept. 1985

LaVonne Ferguson
Notary Public, Jefferson County, Ky.

CERTIFICATE OF APPROVAL

Approved this 20 day of January 1982

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

Chairman

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.

Harold L. Heiner Jr.
Registered Land Surveyor

STATE OF KENTUCKY
H. L. Heiner, Jr.
2089
REGISTERED
LAND SURVEYOR

NOTES:

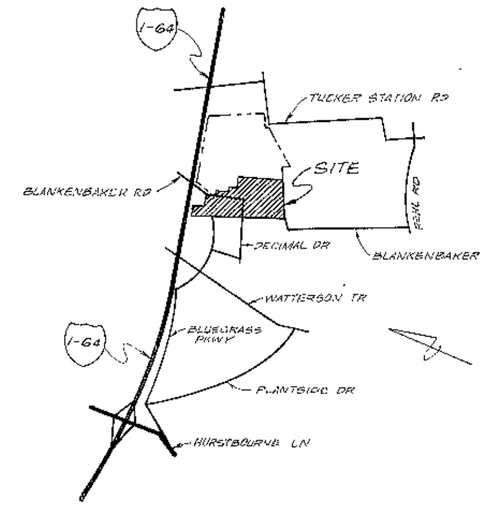
1. LOT 3 SHALL BE LIMITED TO ONE ACCESS TO BLUEGRASS PARKWAY AT A LOCATION APPROVED BY JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS.
2. LOTS 4 THRU 10 SHALL HAVE NO ACCESS TO BLANKENBAKER ROAD.
3. LOTS 4 & 28 SHALL HAVE NO ACCESS TO DECIMAL DRIVE.
4. LOTS 16 & 17 SHALL HAVE NO ACCESS TO NEW BLANKENBAKER ROAD.
5. LOTS 29, 30, 31 & 32 ACCESS SHALL BE LIMITED TO THE COMMON ACCESS EASEMENTS SHOWN ON THIS PLAT.
6. LOTS 33 & 34 SHALL HAVE NO ACCESS TO BLUEGRASS PARKWAY

Recorded In Plat Book No. 34 Page 39

C2623

Blair N Gregg
for
C Guillin

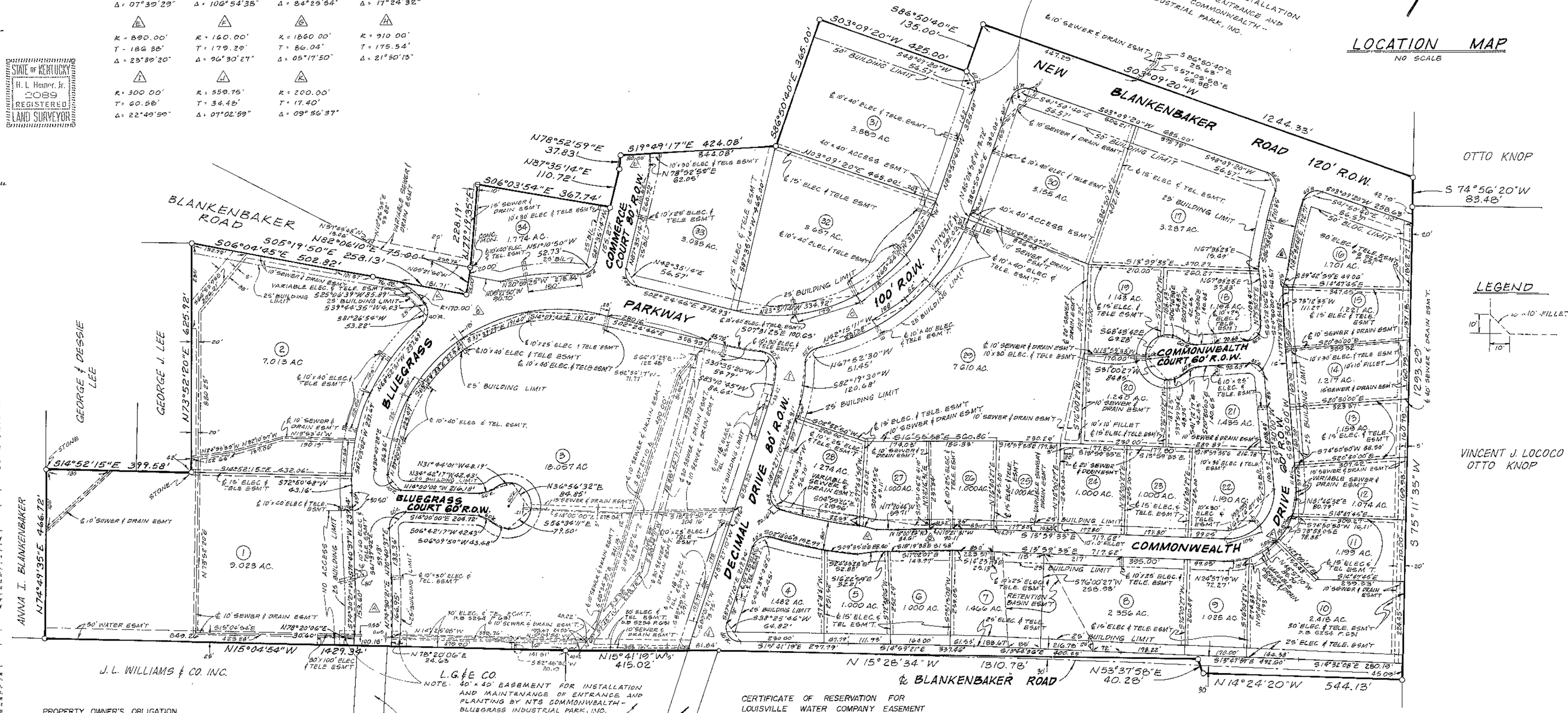
NTS COMMONWEALTH - BLUEGRASS INDUSTRIAL PARK INC.



LOCATION MAP
NO SCALE

CURVE DATA

(1) R = 1200.00' T = 80.32' Δ = 07°39'29"	(2) R = 520.00' T = 701.59' Δ = 100°54'38"	(3) R = 515.00' T = 467.23' Δ = 84°29'54"	(4) R = 165.00' T = 25.26' Δ = 17°24'32"
(5) R = 880.00' T = 186.38' Δ = 23°39'20"	(6) R = 160.00' T = 179.28' Δ = 96°30'27"	(7) R = 1860.00' T = 86.04' Δ = 05°17'50"	(8) R = 910.00' T = 175.54' Δ = 21°50'15"
(9) R = 300.00' T = 60.58' Δ = 22°49'59"	(10) R = 559.75' T = 34.48' Δ = 07°02'59"	(11) R = 200.00' T = 17.40' Δ = 09°56'37"	



NOTE: 40' x 40' EASEMENT FOR INSTALLATION AND MAINTENANCE OF ENTRANCE AND PLANTING BY NTS COMMONWEALTH-BLUEGRASS INDUSTRIAL PARK, INC.

NOTE 40' x 40' EASEMENT FOR INSTALLATION AND MAINTENANCE OF ENTRANCE AND PLANTING BY NTS COMMONWEALTH-BLUEGRASS INDUSTRIAL PARK, INC.

EX. BLUEGRASS PARKWAY 80' R.O.W.
EX. DECIMAL DRIVE 80' R.O.W.

—o— DENOTES IRON PIPE UNLESS OTHERWISE NOTED

NUMBER OF BUILDING SITES - 34

TOTAL AREA IN SITE - 110.031 ACRES

NOTE

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

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, across 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 definitive 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.

OWNERS NTS COMM.-BLUE. IND. PARK INC.

Gary D. Adams Vice Pres.

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 in 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 legal authority for such construction, or by others subject to approval by the aforesaid Sewer District.

OWNERS NTS COMM.-BLUE. IND. PARK INC.

Gary D. Adams Vice Pres.

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

OWNERS NTS COMM.-BLUE. IND. PARK, INC.

Gary D. Adams Vice Pres.

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 reconstruction, 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 by 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 NTS COMM.-BLUE. IND. PARK, INC.

Gary D. Adams Vice Pres.

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 $30000 as a condition of obtaining a building permit pursuant to Section 2.70 of the Metropolitan Subdivision Regulations.

"THE DEPTH OF ALL ROADSIDE SWALES INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS SHALL BE THE FOLLOWING NUMBER OF INCHES BELOW FINISHED EDGE OF PAVEMENT ELEVATION."

NEW BLANKENBAKER ROAD, BLUEGRASS PARKWAY, DECIMAL DRIVE & COMMERCE COURT — 22"

COMMONWEALTH DRIVE, BLUEGRASS COURT & COMMONWEALTH COURT — 20"

CERTIFICATE OF RESERVATION FOR LOUISVILLE WATER COMPANY EASEMENT

Permanent easement(s) for water lines and appurtenant equipment are hereby reserved on, over and under the strips of land and spaces as defined and bounded by dash lines marked "Water Easement" together with the right of ingress and egress over all lots to and from the easement(s) for construction, operation, maintenance and reconstruction of water lines.

No permanent structure of any kind shall be erected or the grade of the land changed within the said easement(s). Original or additional water lines may be constructed by the Louisville Water Company or by others subject to the approval of the Louisville Water Company. Fences, shrubbery, and gardens may occupy easement area at the owners 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 original construction of said water lines.

OWNERS NTS COMM.-BLUE. IND. PARK INC.

Gary D. Adams Vice Pres.

NTS COMMONWEALTH - BLUEGRASS INDUSTRIAL PARK

SECTION I

OWNERS & DEVELOPERS

NTS COMMONWEALTH - BLUEGRASS INDUSTRIAL PARK, INC.
10170 LINN STATION ROAD
LOUISVILLE, KENTUCKY 40223

JULY 1981 SCALE: 1"=150'

Recorded In Plat Book No. 34 Page 39
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SABAK, WILSON, HEINER & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
300 WEST MAIN, LOUISVILLE, KENTUCKY NASHVILLE, TENNESSEE

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