

50x05

CERTIFICATE OF OWNERSHIP AND DEDICATION
 This is to certify that the undersigned is the owner of the land shown on this plat and hereby dedicates the same to the public as follows:
 WASHINGTON GREEN SECTION 1
 and does hereby dedicate to public use the:
 ROAD, REGIMENT ROAD, CAMPFIRE COURT, and WASHINGTON GREEN
 HIGH GROUND COURT, and MT. WASHINGTON ROAD
 shown thereon.
 OWNERS: *Wright Construction & Development Company, Inc.*
 WRIGHT CONSTRUCTION & DEVELOPMENT COMPANY, INC.
 CERTIFICATE OF ACKNOWLEDGMENT
 STATE OF KENTUCKY SS
 COUNTY OF JEFFERSON SS
 I, *Andree Gaubke*
 Andree Gaubke, Clerk of the County, do hereby certify that the foregoing plat of *Washington Green, Sec. 1*, was this day presented to me by *William A. Wright* known to me, who executed the certificate in my presence and in the presence of *H.E.S.* Witness my hand and seal this *5* day of *August*, 2004.
 My Commission expires *22* day of *June*, 2005
William A. Wright
 Notary Public

BEARINGS & DISTANCES

1	N 72°15'4" E	53.37
2	S 49°37'39" E	70.10
3	S 43°48'50" E	35.30
4	S 48°01'31" E	37.76
5	S 85°14'14" E	24.53
6	S 25°09'53" E	26.03
7	S 01°32'28" E	38.99
8	N 01°32'28" E	79.40
9	S 13°08'59" E	89.41
10	N 13°07'14" E	55.89
11	N 11°36'16" W	72.81
12	N 32°41'12" W	30.95
13	N 13°07'14" E	70.44
14	S 15°01'55" E	12.72
15	N 30°26'08" E	60.76
16	N 13°34'59" E	39.54
17	N 13°02'21" E	27.48
18	S 33°07'45" E	36.35
19	N 13°31'05" E	3.44
20	N 15°15'59" E	22.21
21	S 25°31'05" W	17.84
22	S 45°13'10" W	16.84
23	S 25°31'05" E	46.80
24	S 21°33'59" E	35.11
25	S 61°46'35" E	38.46
26	N 70°18'20" E	37.94
27	N 11°59'17" E	58.81
28	N 04°59'57" W	40.45
29	N 14°53'26" E	17.05
30	N 59°09'34" E	34.95
31	N 33°07'45" E	35.35
32	N 06°11'07" W	16.14
33	S 60°11'07" E	13.88
34	S 10°59'20" E	54.71
35	S 81°59'54" E	33.27
36	N 49°20'02" W	33.27
37	N 48°56'32" E	93.52
38	S 78°07'45" E	18.07
39	S 02°20'24" W	38.38
40	N 82°14'28" E	27.87

PLAT SETBACK REQUIREMENTS

FRONT YARD SETBACK	30'
REAR YARD SETBACK	5' (10' COMBINED)
SIDE YARD SETBACK	5' (10' COMBINED)
REAR YARD SETBACK	25'

FOUND 1/2" REBAR
 N 49°17'32" W 84.51'
 N 13°48'37" E 123.35'
 23.16' W 20.00'
 N 21°58'08" E 124.68'
 N 01°17'32" W 124.68'

NOTES:
 1.) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THE LAND SHOWN ON THIS PLAT, UNLESS APPROVED BY THE PLANNING COMMISSION, DATED FEBRUARY 4, 1994.
 2.) THE LOTS SHOWN ON THIS PLAT SHALL BE AND REMAIN UNDIVIDED UNLESS OTHERWISE PROVIDED IN THE ZONING DISTRICT IN WHICH EACH IS LOCATED.
 3.) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS, SHALL BE 4" INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.
 4.) NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER.
 5.) THIS SUBJECT PROPERTY IS LOCATED IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 21111C0260 D, DATED FEBRUARY 4, 1994.
 6.) CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTING 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 ACTIVITIES HAVE COMPLETED. CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 7.) SUBJECT TO CONDITIONS OF APPROVAL FINDINGS ELEMENTS IN SCHEDULE NO. 10, 34-02 IN THE OFFICES OF THE PLANNING COMMISSION.
 8.) THIS PROPERTY IS ZONED R-4
 9.) THE BUILDING LIMIT LINE SHOWN ON THIS PLAT MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.
 10.) ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".
 11.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.

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 11.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.

12.) THERE SHALL BE NO DIRECT ACCESS TO MT. WASHINGTON ROAD FROM ANY INDIVIDUAL LOT WITHIN THE SUBDIVISION AND NO ACCESS SHALL BE ALLOWED TO COOPER FARMS (WALNUT HILLS) FROM LOTS 85 & 86.
 13.) LOT PURCHASERS ARE HEREBY NOTIFIED THAT THESE EASEMENTS CROSSING A PORTION OF OR IS ADJACENT TO THEIR LOT.

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 13.) LOT PURCHASERS ARE HEREBY NOTIFIED THAT THESE EASEMENTS CROSSING A PORTION OF OR IS ADJACENT TO THEIR LOT.

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS
 An agreement for sanitary sewer and drainage easements is hereby reserved in, and shall be a part of, the plat of subdivision shown on this plat, to be known as the "Washington Green Sanitary Sewer and Drainage Easements". The easements shall be reserved in and shall be a part of the plat of subdivision shown on this plat, to be known as the "Washington Green Sanitary Sewer and Drainage Easements". The easements shall be reserved in and shall be a part of the plat of subdivision shown on this plat, to be known as the "Washington Green Sanitary Sewer and Drainage Easements".

CERTIFICATE OF RESERVATION OF GAS EASEMENT
 The easements reserved by this plat shall be a part of the plat of subdivision shown on this plat, to be known as the "Washington Green Gas Easements". The easements shall be reserved in and shall be a part of the plat of subdivision shown on this plat, to be known as the "Washington Green Gas Easements".

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT
 The easements reserved by this plat shall be a part of the plat of subdivision shown on this plat, to be known as the "Washington Green Water Line Easements". The easements shall be reserved in and shall be a part of the plat of subdivision shown on this plat, to be known as the "Washington Green Water Line Easements".

CERTIFICATE OF RESERVATION OF SIDE YARD EASEMENT
 The easements reserved by this plat shall be a part of the plat of subdivision shown on this plat, to be known as the "Washington Green Side Yard Easements". The easements shall be reserved in and shall be a part of the plat of subdivision shown on this plat, to be known as the "Washington Green Side Yard Easements".

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PROPERTY OWNER'S OBLIGATION
 The plat of subdivision shown on this plat shall be a part of the plat of subdivision shown on this plat, to be known as the "Washington Green Subdivision". The plat of subdivision shall be a part of the plat of subdivision shown on this plat, to be known as the "Washington Green Subdivision".

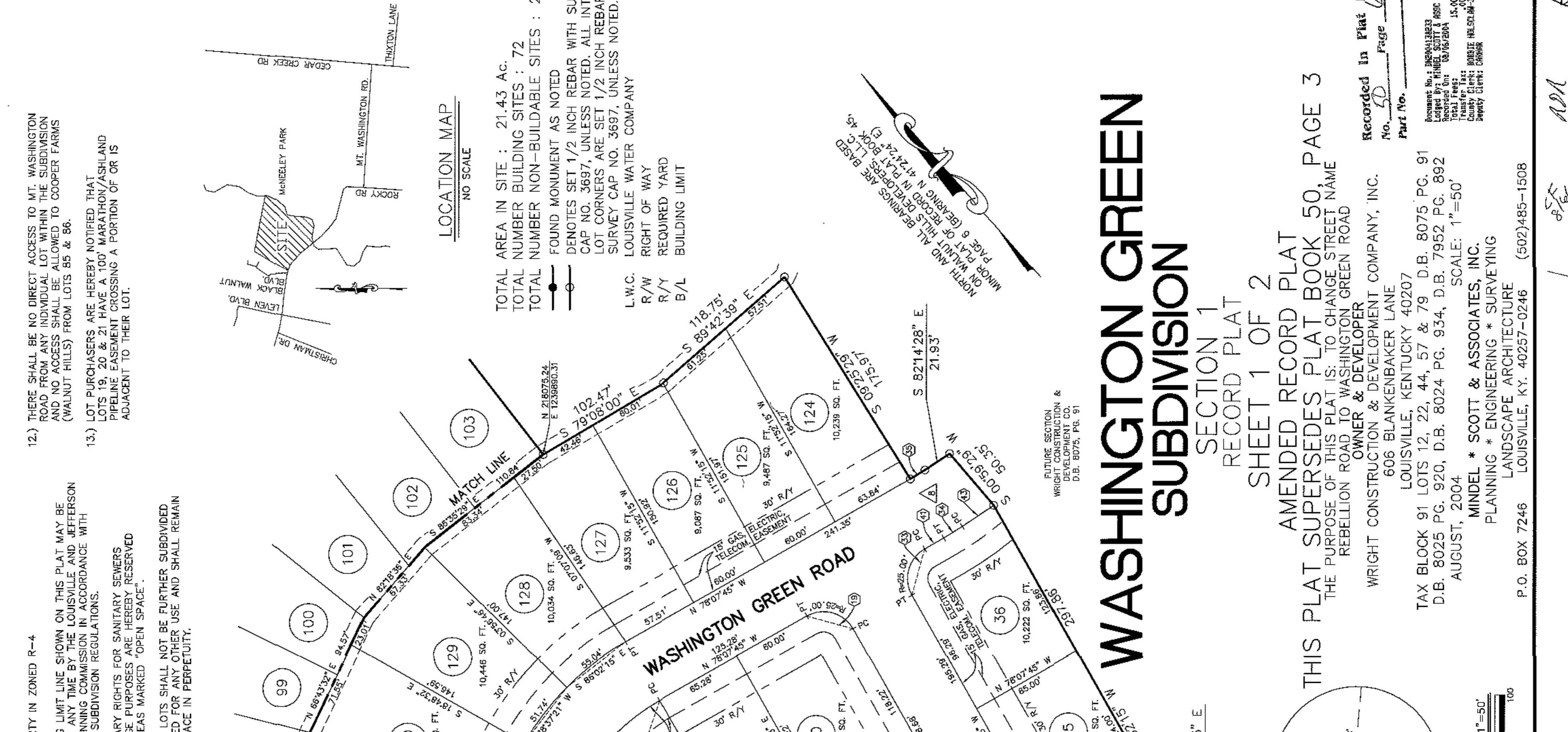
NOTICE OF BOND REQUIREMENT
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WASHINGTON GREEN SUBDIVISION
 SECTION 1
 RECORD PLAT
 SHEET 1 OF 2
 AMENDED RECORD PLAT
 THIS PLAT SUPERSEDES PLAT BOOK 50, PAGE 3
 THE PURPOSE OF THIS PLAT IS TO CHANGE STREET NAME REBELLION ROAD TO WASHINGTON GREEN ROAD
 OWNER & DEVELOPER
 WRIGHT CONSTRUCTION & DEVELOPMENT COMPANY, INC.
 606 BLANKENBAKER LANE
 LOUISVILLE, KENTUCKY 40207
 TAX BLOCK 91 LOTS 12, 22, 44, 57 & 79 D.B. 8075 PG. 91
 D.B. 8025 PG. 920, D.B. 8024 PG. 934, D.B. 7952 PG. 892
 AUGUST, 2004 SCALE: 1"=50'
 MINDEL * SCOTT & ASSOCIATES, INC.
 PLANNING * ENGINEERING * SURVEYING
 LANDSCAPE ARCHITECTURE
 LOUISVILLE, KY. 40257-0246 (502)485-1508

RECORD BOOK
 No. 50 Page 3
 Account No. 1000000000
 Lapsed 9/1/2004
 Total Fees: \$15.00
 County Clerk: BRIGGS HOLDSBROOK JEFF CO KY
 Deputy Clerk: SHANK

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 ADP
 ALMA 8804