50x7

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:

WASHINGTON GREEN SECTION 1

and does hereby dedicate to public use the WASHINGTON GREEN ROAD, REGIMENT ROAD, CAMPFIRE COURT, HIGH GROUND COURT, & MT. WASHINGTON ROAD shown thereon.

OWNERS: William C. Wright

WRIGHT CONSTRUCTION & DEVELOPMENT COMPANY, INC.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, Andrea Stauble a Notary Public in and for the County aforesaid 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 acknowledge it to be HIS free act and deed.

Witness my hand and seal this 5 day of August 2004

My Commission expires: 22 day of June 2005

Andrea L Stauble
Notary Public

CERTIFICATE OF APPROVAL

Approved this 6th day of August 2004

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

10-34-02
Docket No.

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 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 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 owner's 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 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 thereto 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 and with service wires to serve adjoining lots.

OWNERS: William C. Wright

WRIGHT CONSTRUCTION & DEVELOPMENT COMPANY, INC.

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 within is subject to said easements. The easements shall be for the benefit of the land in this subdivision and other land which naturally drains thereto, 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 C. Wright

WRIGHT CONSTRUCTION & DEVELOPMENT COMPANY, INC.

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 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 property owner's risk.

(A) All property owner's 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 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 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 C. Wright

WRIGHT CONSTRUCTION & DEVELOPMENT COMPANY, INC.

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 area shall be maintained by the owners of the underlying fee simple title.

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

¢ CURVE DATA

Curve	Δ	R	T	L
1	15°01'03"	500.000'	65.903'	131.051'
2	21°49'28"	150.000'	28.919'	57.136'
3	79°08'09"	125.000'	103.291'	172.647'
4	63°12'28"	125.000'	110.995'	181.531'
5	31°38'57"	150.000'	42.815'	82.857'
6	94°05'16"	175.000'	187.953'	287.375'
7	03°29'49"	1000.000'	30.526'	61.032'
8	11°15'30"	200.000'	19.713'	39.299'
9	95°02'18"	150.000'	163.806'	248.809'
10	55°27'53"	400.000'	210.294'	387.218'

R-4 SETBACK REQUIREMENTS

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

NOTES:

1.) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN SHOWN ON THIS PLAT, UNLESS APPROVED BY THE PLANNING COMMISSION.

2.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENT OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.

3.) 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.

4.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 5457 PG. 589

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 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, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

7.) SUBJECT TO CONDITIONS OF APPROVAL/BINDING ELEMENTS IN DOCKET NO. 10-34-02 IN THE OFFICES OF THE PLANNING COMMISSION.

8.) THIS PROPERTY IN ZONED R-4

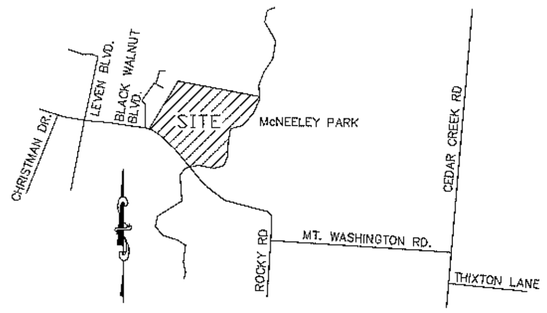
9.) THE BUILDING LIMIT LINE SHOWN ON THIS PLAT MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

10.) ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

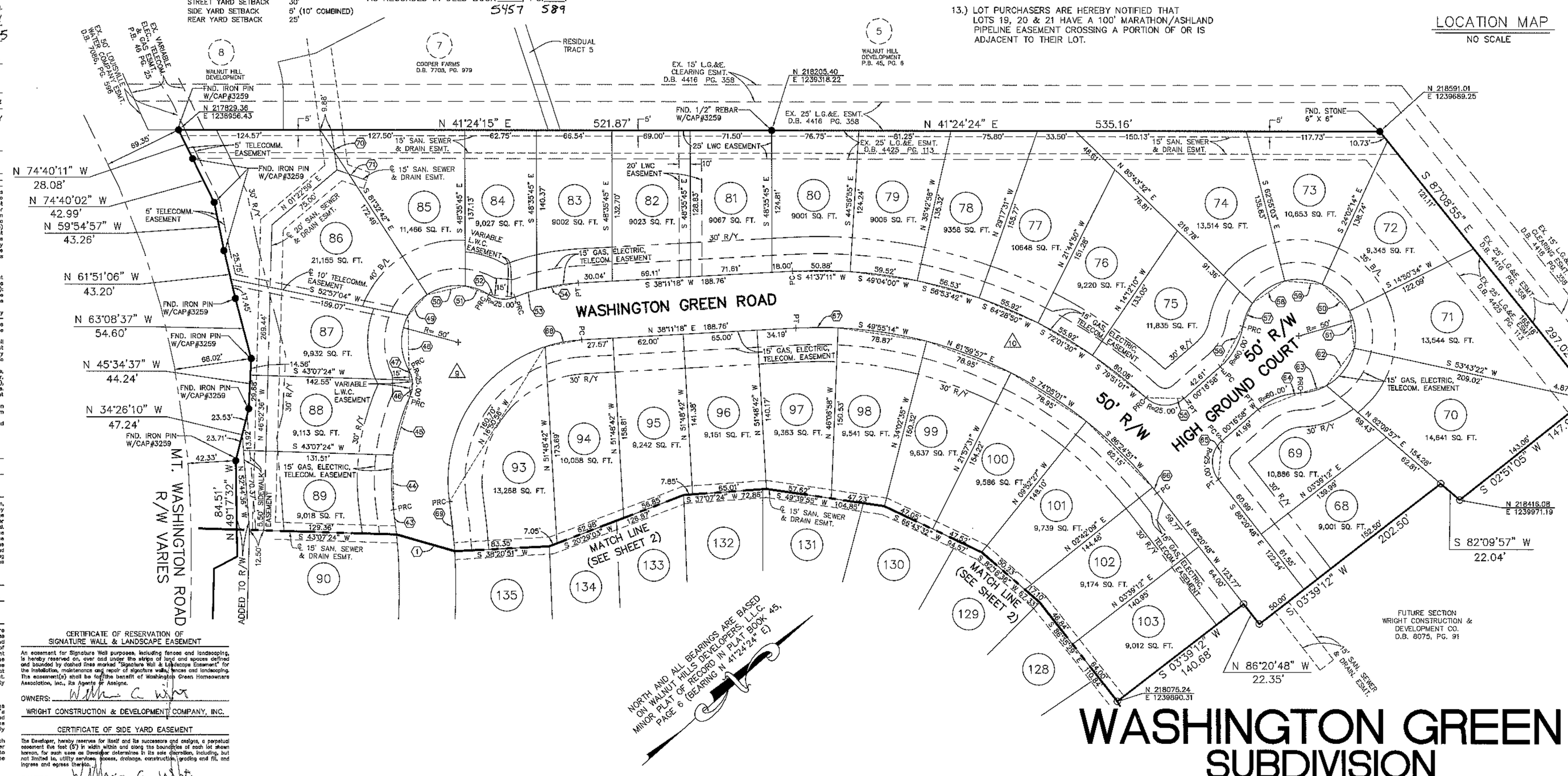
11.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.

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 LOTS 19, 20 & 21 HAVE A 100' MARATHON/ASHLAND PIPELINE EASEMENT CROSSING A PORTION OF OR IS ADJACENT TO THEIR LOT.



LOCATION MAP
NO SCALE



BEARINGS & DISTANCES

1	S 57°21'54" W	53.37'		57	N 26°24'31" W	22.00'	R=50.00'
43	N 55°31'16" W	22.03'	R=475.00'	58	N 06°41'29" E	34.84'	R=50.00'
44	N 48°55'31" W	48.25'	R=175.00'	59	N 46°31'21" E	33.28'	R=50.00'
45	N 32°09'27" W	53.81'	R=175.00'	60	N 85°24'10" E	33.28'	R=50.00'
46	N 40°14'30" W	14.56'	R=25.00'	61	S 55°43'02" E	33.28'	R=50.00'
47	N 67°39'33" W	9.10'	R=25.00'	62	S 11°59'16" E	41.13'	R=50.00'
48	N 49°19'29" W	48.21'	R=50.00'	63	S 25°59'33" W	23.67'	R=50.00'
49	N 06°01'22" W	25.00'	R=50.00'	64	S 19°58'59" W	40.45'	R=60.00'
50	N 28°39'23" E	34.53'	R=50.00'	65	S 43°01'55" E	34.30'	R=25.00'
51	N 61°32'43" E	21.96'	R=50.00'	66	N 86°49'19" W	6.22'	R=375.00'
52	N 46°48'54" E	23.02'	R=25.00'	67	S 41°02'10" W	37.26'	R=375.00'
53	N 22°43'08" E	20.28'	R=175.00'	68	S 30°40'13" W	32.71'	R=125.00'
54	N 32°06'52" E	37.03'	R=175.00'	69	S 54°27'03" E	43.95'	R=525.00'
55	N 42°05'35" E	33.33'	R=25.00'	70	N 56°35'23" W	35.39'	
56	N 19°25'03" W	40.45'	R=60.00'	71	N 60°50'07" E	27.50'	

CERTIFICATE OF RESERVATION OF SIGNATURE WALL & LANDSCAPE EASEMENT

An easement for Signature Wall purposes, including fences and landscaping, is hereby reserved on, over and under the strips of land and spaces defined and bounded by dashed lines marked "Signature Wall & Landscape Easement" for the installation, maintenance and repair of signature walls, fences and landscaping. The easement(s) shall be for the benefit of Washington Green Homeowners Association, Inc., its Agents or Assigns.

OWNERS: William C. Wright

WRIGHT CONSTRUCTION & DEVELOPMENT COMPANY, INC.

CERTIFICATE OF SIDE YARD EASEMENT

The Developer, hereby reserve for itself and its successors and assigns, a perpetual easement five feet (5') in width within and along the boundaries of each lot shown hereon, for such uses as Developer determines in its sole discretion, including, but not limited to, utility services, access, drainage, construction, grading and fill, and ingress and egress thereto.

OWNERS: William C. Wright

WRIGHT CONSTRUCTION & DEVELOPMENT COMPANY, INC.

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easement(s) for water mains and appurtenances 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 constructing, 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) thereto granted for storage and movement of excavated earth, rock, construction materials, tools, and equipment during construction of said water lines.

OWNERS: William C. Wright

WRIGHT CONSTRUCTION & DEVELOPMENT COMPANY, INC.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was performed by persons under my direct supervision by the method of random traverse with sideshots and the unadjusted precision ratio of the traverse exceeds 1:10,000. The bearings distances and traverse shown hereon were adjusted for closure. This survey meets or exceeds the minimum standards for a Class "A" Survey as established by the State of Kentucky, per 201 KAR 18:150 and in effect on the date of this survey.

STATE of KENTUCKY TRAVIS K. BENTLEY 3697 LICENSED PROFESSIONAL LAND SURVEYOR

TRAVIS K. BENTLEY, PLS NO. 3697 — 8/4/04 Date

BUILDERS OBLIGATION

The 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 the lot is directed to a public drainage facility in easement or right-of-way.

TOTAL AREA IN SITE : 21.43 Ac.
TOTAL NUMBER BUILDING SITES : 72
TOTAL NUMBER NON-BUILDABLE SITES : 2

FOUND MONUMENT AS NOTED

DENOTES SET 1/2 INCH REBAR WITH SURVEY CAP NO. 3697, UNLESS NOTED. ALL INTERIOR LOT CORNERS ARE SET 1/2 INCH REBAR WITH SURVEY CAP NO. 3697, UNLESS NOTED.

L.W.C. LOUISVILLE WATER COMPANY
R/W RIGHT OF WAY
R/Y REQUIRED YARD
B/L BUILDING LIMIT

GRAPHIC SCALE 1"=50'
0 25 50 100

WASHINGTON GREEN SUBDIVISION

SECTION 1
RECORD PLAT
SHEET 2 OF 2
AMENDED RECORD PLAT
THIS PLAT SUPERSEDES PLAT BOOK 50, PAGE 4

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
P.O. BOX 7246 LOUISVILLE, KY. 40257-0246 (502)485-1508

Recorded in Plat Book No. 50 Page 7
Part No.
Document No.: BN2004138924
Lodged By: MINDEL SCOTT & ASSOC
Recorded On: 08/06/2004 03:35:31
Total Fees: 15.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: CARRAK

50x7

8/6/04 CK 10 R. Al-mA 8-5-04