50 X 32

DB 10505 PG 0414

Recorded in Plat Book No. 50 Page 32

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Total Fees: 15.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: VOLLOGE

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:

LITTLE SPRING FARM, SECTION 2A

and does hereby dedicate to public use LITTLE SPRING BOULEVARD, EXPEDITION TRAIL, EXPEDITION WAY AND VISTA HILLS BOULEVARD shown thereon.

OWNERS: BROWN, NOLTEMEYER & MATTINGLY, LLC

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, DENNIS L. KRAUS a Notary Public in and for the County aforesaid do hereby certify that the forgoing plat of LITTLE SPRING FARM, SEC. 2A was this day presented to me by CHARLES A BROWN, JR. 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 1 day of OCTOBER 2004

My Commission expires: 14 day of JUNE 2006

NOTARY PUBLIC: Dennis L. Kraus

CERTIFICATE OF APPROVAL

Approved this 14th day of October 2004

LOUISVILLE METRO PLANNING COMMISSION

DOCKET NO. 10-19-00/9-56-00 DRG

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 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 other subject to approval by the aforesaid Sewer District.

OWNERS: BROWN, NOLTEMEYER & MATTINGLY, LLC

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC AND TELECOMMUNICATIONS EASEMENTS

The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunication Easement, "Gas Easement" or "Electric and Telecommunication Easement" are hereby reserved and easements for gas, 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 easements; (2) the right to trim or cut down 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 said 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 gas, electric and/or telecommunication lines to serve this subdivision.

(A) All property owners gas and 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. Gas and Electric service lines, as installed, shall determine the exact location of said easements.

(B) The gas, 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 off 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: BROWN, NOLTEMEYER & MATTINGLY, LLC

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) herein granted for storage and movement of excavated earth, rock, construction materials, tools, and equipment during construction of said water lines.

OWNERS: N/A

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. Two 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 title.

OWNERS: N/A

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 Comprehe Drainage Plan for the subdivision and all drainage from the lot is directed to a public drainage facility in easement or right-of-way.

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.

LOT AREAS			
LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
158	10,980	190	11,595
159	11,121	191	12,997
160	11,071	192	14,209
175	11,114	220	15,014
176	11,176	221	14,084
177	11,483	222	12,725
178	13,108	223	10,660
179	14,928	235	17,836
180	14,792	236	11,263
181	13,202	255	11,763
182	12,510	256	11,084
183	13,641	257	11,402
184	10,667	258	13,547
185	12,705	259	15,654
186	13,121	260	10,841
187	10,105	261	14,318
188	10,824	262	17,644
189	10,688		

℄ CURVE DATA

A: R = 880.00' Δ = 23°30'30" T = 183.11' A = 361.06'	B: R = 600.00' Δ = 26°02'13" T = 138.72' A = 272.66'	C: R = 450.00' Δ = 57°56'19" T = 249.12' A = 455.05'
D: R = 1000.00' Δ = 17°42'55" T = 155.84' A = 309.19'	E: R = 150.00' Δ = 57°42'30" T = 82.65' A = 151.06'	F: R = 350.00' Δ = 34°55'33" T = 110.11' A = 213.35'

LITTLE SPRING FARM SECTION 1A P.B. 49 P. 83
LITTLE SPRING FARM SECTION 1B P.B. 49 P. 3
LITTLE SPRING FARM SECTION 1C P.B. 49 P. 44
LITTLE SPRING FARM SECTION 1B P.B. 49 P. 3
LITTLE SPRING BOULEVARD
EXPEDITION TRAIL
EXPEDITION WAY
VISTA HILLS BOULEVARD 60' R/W
N 217984.041
E 1262205.053
N 218340.778
E 1261048.157
BROWN, NOLTEMEYER & MATTINGLY, INC. D.B. 7793 P. 408
BROWN, NOLTEMEYER & MATTINGLY, INC. D.B. 7748 P. 909
LOT 76 STEPHEN & ANGELA RUDOLPH D.B. 8291 P. 66
LOT 75 RICKY & SARAH TURBEVILLE D.B. 8270 P. 163
LOT 74 K&D BUILDERS, INC. D.B. 8274 P. 720
LOT 73 BROWN, NOLTEMEYER & MATTINGLY, LLC D.B. 7747 P. 453
LOT 72 TED SCHICKEL HOME BUILDER D.B. 8245 P. 682
LOT 71 BROWN, NOLTEMEYER & MATTINGLY, LLC D.B. 7747 P. 453
LOT 77 BROWN, NOLTEMEYER & MATTINGLY, LLC D.B. 7747 P. 453
LOT 78 BROWN, NOLTEMEYER & MATTINGLY, LLC D.B. 7747 P. 453
LOT 87 BROWN, NOLTEMEYER & MATTINGLY, LLC D.B. 7747 P. 453
LOT 80 JOHN PULLMAN D.B. 8337 P. 140
LOT 86 JOHN PULLMAN D.B. 8337 P. 143
LOT 89 BROWN, NOLTEMEYER & MATTINGLY, LLC D.B. 7747 P. 453
LOT 90 BROWN, NOLTEMEYER & MATTINGLY, LLC D.B. 7747 P. 453
LOT 91 BROWN, NOLTEMEYER & MATTINGLY, LLC D.B. 7747 P. 453
LOT 92 BROWN, NOLTEMEYER & MATTINGLY, LLC D.B. 7747 P. 453
LOT 93 BROWN, NOLTEMEYER & MATTINGLY, LLC D.B. 7747 P. 453
LOT 94
LOT 156 BROWN, NOLTEMEYER & MATTINGLY, LLC D.B. 7747 P. 453
LOT 155 BROWN, NOLTEMEYER & MATTINGLY, LLC D.B. 7747 P. 453
LOT 53 BROWN, NOLTEMEYER & MATTINGLY, LLC D.B. 7747 P. 453
EX. 15' GAS, ELEC. & TELECOM. ESM'T. P.B. 49 P. 44
EX. 10' SAN. SEWER & DRAIN ESM'T. P.B. 49 P. 3
EX. 15' GAS, ELEC. & TELECOM. ESM'T. P.B. 49 P. 3
EX. EXPEDITION TRAIL 50' R/W P.B. 49 P. 3
EX. LITTLE SPRING BOULEVARD 60' R/W P.B. 49 P. 3
EX. VISTA HILLS BOULEVARD 60' R/W P.B. 49 P. 44
EX. VAR. SAN. SEWER & DRAIN ESM'T. P.B. 49 P. 44
EX. 15' SAN. SEWER & DRAIN ESM'T. P.B. 49 P. 3
EX. BLADE CREST WAY 50' R/W P.B. 49 P. 3
60' R/W
50' R/W
S 59°35'35" E 160.00'
S 58°39'27" E 95.07'
S 20°06'14" E 343.58'
N 21°88'26"E 1262585.882
N 60°28'26" W 98.86'
N 50°33'51" W 130.00'
N 09°15'46" E 35.07'
N 87°30'21" W 127.40'
N 84°18'05" W 126.50'
S 05°08'55" W 20.42'
S 61°02'49" E 136.38'
N 60°53'54" W 290.70'
S 33°37'30" W 115.42'
N 87°11'24" W 160.73'
S 77°34'07" E 149.83'
S 26°04'08" W 119.70'
S 87°02'38" E 129.37'
S 87°13'15" W 79.67'
S 87°13'15" E 79.67'
S 87°13'15" E 79.67'
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