BK39X89 13

5530

Lodged by Yancy
92 JAN 17 PM 1:23
10.00
M Williamson

Recorded in Plat Book
No. 39 Page 13
Part No.

## 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 FALLS CREEK SECTION 6-A

and does hereby dedicate to public use the COURT & PLACE shown thereon.

OWNERS: _____ President

### CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, DENNIS L. KRAUS, Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of FALLS CREEK SECT. 6-A was this day presented to me by CHRIS J. KNOPF, PRESIDENT, known to me, who executed the Certificates in my presence and acknowledge it to be his free act and deed.

Witness my hand and seal this 23 day of SEPTEMBER, 1991.

My Commission expires: 8 day of JUNE, 1994.

Dennis L. Kraus
Notary Public

### CERTIFICATE OF APPROVAL

Approved this 17th day of January, 1992

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

Charles Davis

### CERTIFICATE OF RESERVATION OF ELECTRIC & TELEPHONE EASEMENTS

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 in a shadow 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 which has easements to remove permanent structures or obstructions within the easement. No permanent structures shall be erected within the easement. Fences, shrubbery and persons may occupy easement area at property owner's risk. The developer is to remove all trees that may interfere with the proposed construction of the electric lines and telephone wires to serve this subdivision.

(A) All property owners electric utility service wires shall be underground at locations designated by Louisville Gas and Electric Company (from L.G.& E.'s termination point underground length of service wires to customer's buildings), 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 rights 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 wires, 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 therein and no change in the grade or elevation thereof shall be made by any person or 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 easements appropriate or connection therewith are reserved over, across and under all spaces (including park, open and drainway 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. providing service to the property shown on this plat it is obtained the right to make further extensions of its lines from all overhead and underground distribution lines.

(D) Above ground telephone facilities and pedestals may be installed at appropriate points in any telephone easement.

NOTE

Also the right to overhang lots with service wires to serve adjacent lots

OWNERS: CANFIELD KNOPF DEV. CO.

_____ President

### 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 right of ingress and egress over all lots so 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 it intends 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: CANFIELD KNOPF DEV. CO.

_____ President

### CERTIFICATE OF RESERVATION OF GAS EASEMENT

The spaces outlined by dashed lines and marked "Gas Easement" are hereby reserved as easements for underground gas lines and appurtenances thereto, 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 which using said easement or person may remove permanent structure or obstruction within the easement. Fences, shrubbery and persons may occupy easement area at the property owner's risk.

(A) All property owners 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 buildings) 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: 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 so and from the easements, for construction, operation, maintenance and reconstruction of retention outlets 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 plantings. 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 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 these improvements and not to allow any condition or activity on his property that will impair the proper functioning of these 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 $100.00 as a condition of obtaining a building permit pursuant to Section 2.70 of the Metropolitan Subdivision Regulations.

### CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Perpetual easements 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 Easement" together with the right of ingress and egress over all lots so and from the easement(s) for constructing, repairing, removing, replacing, reconstructing, maintaining and enlargement of water mains. No permanent structure of any kind shall be erected on the strips of the surface of the land charged within the said easement(s) without written consent of Louisville Water Company. Fences, shrubbery, and persons may occupy easement area at the owner's risk. Temporary rights are hereby reserved to use land adjacent to the perpetual easement(s) herein granted for storage and movement of equipment, earth, rock, construction materials, tools, and equipment during construction of said water lines.

N/A.

OWNERS

### LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision and that the boundary and lineal measurements as indicated 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.

STATE OF KENTUCKY
DENNIS L. KRAUS
2613
REGISTERED
LAND SURVEYOR

Dennis L. Kraus #2613 10/1/91
Signature PLS # Date

EX. FALLS CREEK SECTION 4 P.B. 34 PG. 63

EX. FALLS CREEK SECTION 5 P.B. 38 PG. 38

EX. FALLS CREEK SECTION 3 P.B. 33 PG. 55

EX. TRAIL RIDGE ROAD 60' R/W P.B. 34 PG. 63

CHARTWELL COURT 50' R/W

TRAIL RIDGE COURT 50' R/W

TRAIL CREEK PLACE 50' R/W

EX. TRAIL RIDGE COURT 50' R/W P.B. 38

EX. CHARTWELL COURT 50' R/W P.B. 34 P.63

BUGH, JOHN R. & SUSAN G. D.B. 5056 P. 500

MOORE, JOHN H. & L.

GARST, DANIEL & JENNIFER

EDWARDS, MICHAEL J. & CAROLE H.

ARNOLD, DAVID H. & VIRGINIA F.

JOHNSON, STEPHEN & SUSAN

LESSER, WARREN & LINDA

CANFIELD KNOPF DEV. P.B. 38

TOWN & COUNTRY HOMES, INC.

CANFIELD KNOPF DEVELOPMENT CO.

SCHULER BROTHERS, INC.

BEAVIN C.B. & JANE C.

TOWN & COUNTRY HOMES, INC.

HELEWICZ, JOSEPH S. & LINDA G.

GRUB, KENNETH A. & CYNTHIA

DAVENPORT, SIMS & SALLY H.

CALVERT, SCOTT A. & LUCINDA

MARSHALL, WM. W. & ALICE G.

DAVENPORT, WM. R. & JANET C.

WACHSMAN, JEFFREY G. & SHELA

McKEON, TIMOTHY O. & DEBORAH

NOTE: 1. BEARING DATUM BASED ON FALLS CREEK SECT 3, AS RECORDED IN PLAT BOOK 33, PAGE 55 IN THE OFFICE OF THE COUNTY COURT CLERK OF JEFFERSON COUNTY, KENTUCKY.

NOTE

THE FOLLOWING LOTS WILL NOT BE PROVIDED WITH GRAVITY SANITARY SEWER SERVICE TO BASEMENT LEVEL.

| | | | |
|---|---|---|---|
| LOT | 125 | LOT | 133 |
| | 134 | | 146 |
| | 147 | | 148 |

NOTE: THERE SHALL BE NO FURTHER SUBDIVISION OR RE-SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN AS SHOWN

THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK 6138, PG. 619 IN JEFFERSON COUNTY CLERK'S OFFICE.

#5529 1-17-92

ALL ISLANDS AND LANDSCAPED AREAS SHALL BE MAINTAINED BY CANFIELD KNOPF DEVELOPMENT CO. OR BY NEIGHBORHOOD ASSOCIATION.

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 & GUTTER.

GRAPHIC SCALE
0 10 30 60 120

TOTAL AREA IN SITE: 16.772 Ac
TOTAL NO. BUILDING SITES: 35
—o— DENOTES IRON PIN

INTERSTATE 71 R/W VARIES

LOCATION MAP
NO SCALE

SITE
GALBOUR LANE
US HWY 42
TITTSWORTH

### € CURVE DATA

| | 1 | 2 | 3 |
|---|---|---|---|
| | R = 148.350' | R = 278.000' | R = 360.000' |
| | A = 87.383' | A = 215.165' | A = 132.235' |
| | Δ = 33° 44' 56" | Δ = 44° 20' 44" | Δ = 21° 02' 45" |
| | T = 45.000' | T = 113.296' | T = 66.871' |

| | 4 | 5 | 6 |
|---|---|---|---|
| | R = 960.000' | R = 135.000' | R = 110.000' |
| | A = 426.777' | A = 116.232' | A = 116.071' |
| | Δ = 25° 27' 00" | Δ = 49° 19' 50" | Δ = 60° 28' 05" |
| | T = 217.079' | T = 61.994' | T = 64.109' |

| | | | |
|---|---|---|---|
| 1 | S 62° 45' 43" W | 30.44' | R = 935.00' |
| 2 | S 78° 55' 39" W | 14.47' | R = 60.00' |
| 3 | S 85° 26' 01" W | 54.12' | |
| 4 | S 27° 33' 10" W | 42.44' | |
| 5 | S 22° 40' 37" E | 42.44' | |
| 6 | S 72° 54' 25" E | 42.44' | |
| 7 | N 61° 01' 30" E | 35.76' | |
| 8 | N 63° 28' 12" E | 7.74' | R = 985.00' |
| 9 | S 87° 58' 21" E | 41.26' | R = 30.00' |
| 10 | N 01° 04' 43" W | 41.26' | R = 30.00' |
| 11 | N 37° 42' 59" W | 37.94' | R = 160.00' |
| 12 | N 04° 00' 26" W | 14.22' | R = 160.00' |
| 13 | N 77° 58' 22" W | 33.42' | R = 60.00' |
| 14 | N 57° 24' 08" E | 35.75' | R = 60.00' |
| 15 | N 57° 03' 31" W | 18.06' | |

Recorded in Plat Book
No. 39 Page 13
Part No.

# FALLS CREEK
SECTION 6A
REVISED LOT 34, SECT. 4
OWNER & DEVELOPER
CANFIELD KNOPF DEVELOPMENT CO.
11414 OLD MAIN ST.
MIDDLETOWN, KENTUCKY 40243
SEPTEMBER, 1991 SCALE: 1"=60'

SABAK, WILSON, & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET LOUISVILLE, KENTUCKY

10-3-80

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