BK 32 X Pg 25

194

Planning
Louisville & County
17.80
R. Pair oc

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 2 *and does hereby dedicate to public use the* ROADS, AND COURTS *shown thereon.*

OWNERS: WILLIAM DOHRMAN, INC.
Howard J. Dohrman V. Pres.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON } SS

I, Susan C. Heavrin, a notary public in and for the State and County aforesaid do hereby certify that the foregoing plat of FALLS CREEK, SECTION 2 was this day produced to me in said County by HOWARD J. DOHRMAN and acknowledged by him to be his act and deed.

Witness my hand and seal this 15 day of JUNE 1976

My Commission expires the 20 day of SEPTEMBER 1977

Susan C. Heavrin
Notary Public, Jefferson County, Ky.

CERTIFICATE OF APPROVAL

Approved this ____ day of ____ 19__

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

Chairman

ENGINEER'S CERTIFICATE

I hereby certify that the survey for this plat was made under my supervision and that the angular and linear measurements shown thereon as witnessed by monuments are correct to the best of my knowledge and belief.

John A. Wilson
Registered Land Surveyor

STATE OF KENTUCKY
JOHN A. WILSON
1932
REGISTERED LAND SURVEYOR

*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 at ingress and egress over all lots 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 in 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 structure 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.

OWNERS: WILLIAM DOHRMAN, INC.
Howard J. Dohrman V. President

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 delineated and bounded by dashed lines, marked "Sewer and Drain Easement", together with the right 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 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 to such construction, or by others subject to approval by the aforesaid Sewer District.

OWNERS: WILLIAM DOHRMAN, INC.
Howard J. Dohrman V. President

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 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 utility using said easement as aforesaid may remove permanent structure or obstruction within the easement. Fences, shrubbery and garden may occupy easement area at the owner's risk.

OWNERS: WILLIAM DOHRMAN, INC.
Howard J. Dohrman V. President

Construction Easements for Electric and Telephone Utilities

(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. Termination Point throughout length of service lines 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 service line is located.

(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 express consent in writing of the Louisville Gas and Electric Company and South Central Telephone Company.

OWNERS: WILLIAM DOHRMAN INC.
Howard J. Dohrman V. President

Appropriate easements are hereby dedicated and reserved to each property owner, together with the right of egress and egress over abutting lots or property as 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.

(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 pole, open and drainage space lots), platted by deed lines and designed for underground and overhead facilities.

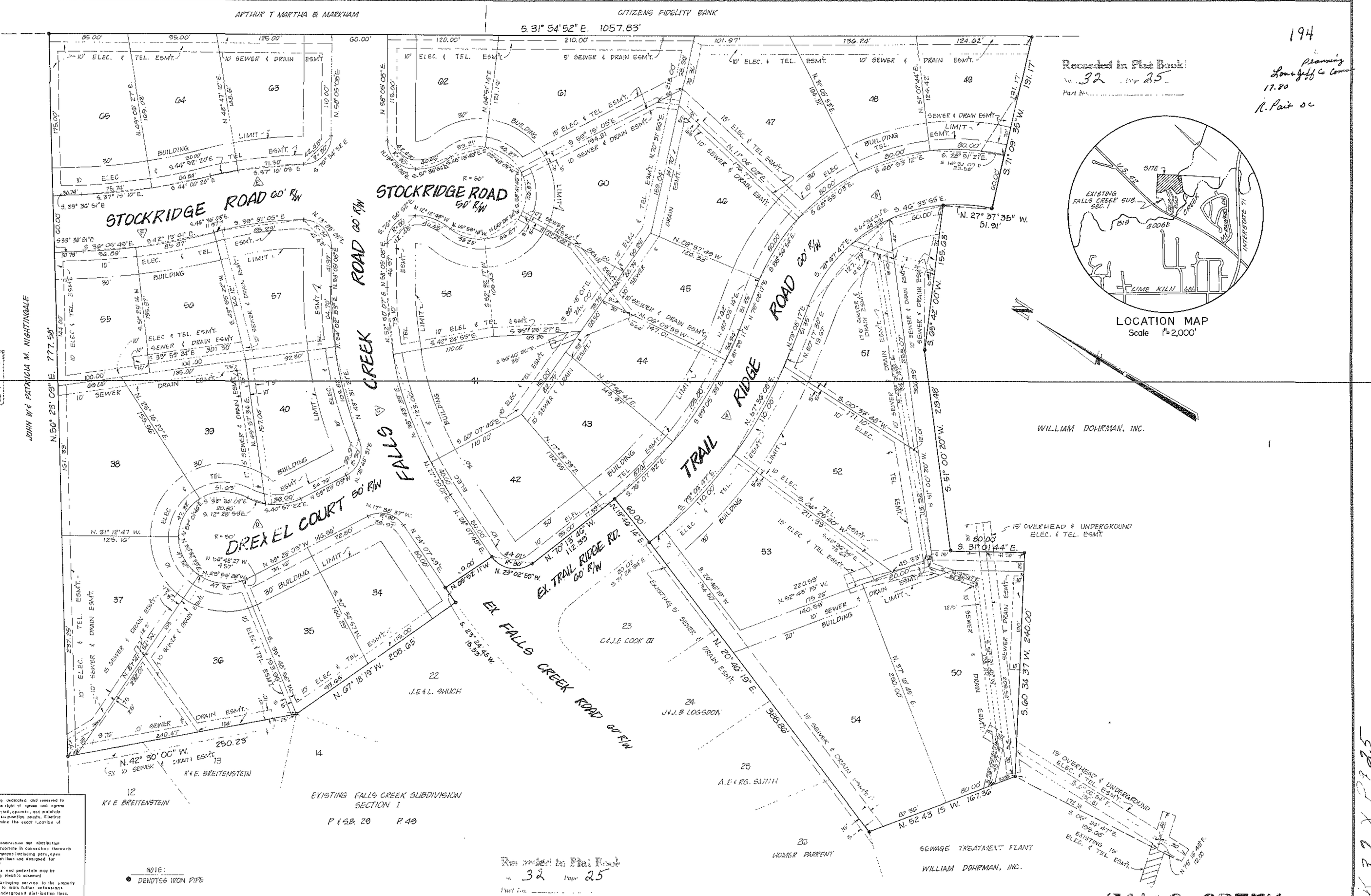
Aboveground electric transformers and pedestals may be installed at appropriate points in any electric easement.

In consideration of L. G. & E. bringing service to the property shown on this plat is granted the right to make further extensions of its lines from all overhead and underground distribution lines.

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 delineated 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 Work Department. Said 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 owner of the underlying fee simple title.

OWNERS: WILLIAM DOHRMAN INC.
Howard J. Dohrman V. President



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NOTE:
● DENOTES IRON PIPE

& CURVE DATA

Ⓐ Δ= 30° 37' 57" T= 126.00' R= 456.41'	Ⓑ Δ= 90°00' 00" T= 200.00' R= 200.00'	Ⓒ Δ= 33° 57' 19" T= 131.11' R= 429.43
Ⓓ Δ= 20° 08' 36" T= 49.78 R= 164.88	Ⓔ Δ= 15° 12' 27" T= 47.00' R= 352.07'	Ⓕ Δ= 13° 30' 28" T= 74.21 R= 626.63

*THE DEPTH OF ALL ROADSIDE SWALES INCLUDING THE SEWAGE DITCHES AND CULVERTS IN CR DRAINAGE SHALL BE THE FOLLOWING NO. OF INCHES BELOW FINISHED SURFACE CENTER LINE ELEVATION UNLESS OTHERWISE NO.

60' R.W. —— 13"
T. R.W. —— 11 3/4"
CULB OF CUL-DE-SAC —— 17 3/4"

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Part No.

FALLS CREEK
SECTION 2

OWNER & DEVELOPER
WILLIAM DOHRMAN, INC.
195 COLONY WAY
LOUISVILLE, KENTUCKY 40207

MAY 1976 SCALE 1" = 50'

CRAWFORD & STILLSON, INC.
ENGINEERS & LANDSCAPE ARCHITECTS
300 WEST MAIN LOUISVILLE, KENTUCKY

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7x25 10-7-66