49x26

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledge the same to be the plan of GLENMARY SUBDIVISION, SECTION 19

and does hereby dedicate to public use the MARTINSIDE DRIVE, FAIRMOUNT FALLS WAY, FAIRMOUNT RIDGE CT. & GLENHOPE DR. *shown therein.*

OWNER: _____

GLENMARY RIDGE, LLC

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON

I, Donna Hindman, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of GLENMARY SUBDIVISION, SECTION 19

was this day presented to me by David W. Nicklies

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 14th day of October, 2003

My Commission expires: 27th day of January, 2005

Donna M. Hindman
Notary Public

CERTIFICATE OF APPROVAL

Approved this 17th day of October, 2003

LOUISVILLE METRO PLANNING COMMISSION

DOCKET NO.'S 10-4-02

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. EASEMENTS

The space outlined by dashed lines and marked "gas, electric and telecomm. easement" are hereby reserved as easements for gas, electric and telecomm. 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 or 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 that after reasonable notice to the property owner; (5) the right of any utility company using said easements to remove permanent structures of contractions 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 gas lines, electric lines and telephone lines to serve this subdivision.

(A) All property owners 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 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 lines, as installed, shall determine the exact location of said easements.

(B) 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 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.

(C) The gas, electric and telecomm. easements shown on this plat shall be maintained and preserved in their present condition and no encroachment therein and no change in the grade of elevation thereof shall be made or any person or lot owner without the consent in writing of the Louisville Gas and Electric Company and BellSouth Telecommunications.

(D) Easements for overhead electric transmission and distribution feeder lines, poles and equipment appurtenant in connection therewith are reserved over, across and under all spaces (including park, open and drainage 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. bringing service to the property shown on this plat it is granted the right to make futher extensions of its lines from all overhead and underground distribution lines.

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

(F) 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.

NOTE

Also the right to overhang lots with service wires to serve adjoining lots.

OWNER: _____

GLENMARY RIDGE, LLC

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 Drainage 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 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 others subject to approval by the aforesaid Sewer District.

OWNER: _____

GLENMARY RIDGE, LLC

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.

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.

NOTES:

1) NO LOTS SHOWN HEREON MAY BE SUBDIVIDED OR RESUBDIVIDED RESULTING IN THE CREATION OF A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION.

2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 8216, PAGE 750.

3) THIS PLAT SUBJECT TO BINDING ELEMENTS IN DOCKET NUMBER 10-4-02 ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

4) 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.

5) 1/2" x 18" IRON PIN W/CAP L.S. #3492 SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

6) A PORTION OF THIS TRACT LIES IN (ZONE A) A FLOOD HAZARD AREA FROM A REVIEW OF F.E.M.A. MAP #21111C0280 D DATED FEBRUARY 2, 1994.

7) THE REFERENCE MERIDIAN FOR THIS SURVEY IS THE NORTH LINE OF TRACT 1 OF MINOR PLAT OF DOCKET NO. 209-02 RECORDED IN D.B. 7994, PG. 976. BEARING BEING S89°31'32"E

8) THE UNADJUSTED CLOSURE FOR THIS TRACT IS 1 PART IN 62,743 FEET. THIS TRACT HAS BEEN ADJUSTED FOR CLOSURE. SURVEY WAS DONE BY RANDOM TRAVERSE METHOD.

9) A SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT AND U.S.D.A. SOIL CONSERVATION SERVICE RECOMMENDATIONS AND A COPY OF SAID PLAN SHALL BE SUBMITTED TO THE LOUISVILLE METRO PLANNING COMMISSION.

10) SIDEWALK WAIVER: A WAIVER WAS GRANTED NOT TO PROVIDE SIDEWALKS ALONG FAIRMONT ROAD.

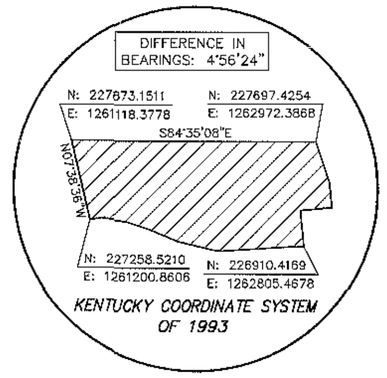
11) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.

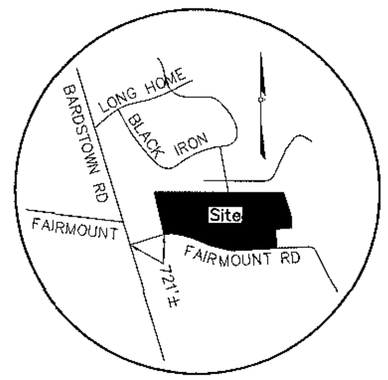
12) NO OVERNIGHT ON-STREET PARKING SHALL BE ALLOWED ON ANY OF THE SUBDIVISION STREETS.

13) A NATURAL VEGETATION BUFFER STRIP SHALL BE PRESERVED AT LEAST 25 FEET ON EACH SIDE OF THE STREAM BANK (AS DEFINED BY THE HYDROLIC MODEL OF THE CHANNEL) THAT CROSSES LOTS 11, 12 AND 18 PER JEFFERSON FISCAL COURT ORDINANCE NO. 30, SERIES 1997, 157.03.B.2. LABELED "NO DISTURBANCE ZONE"

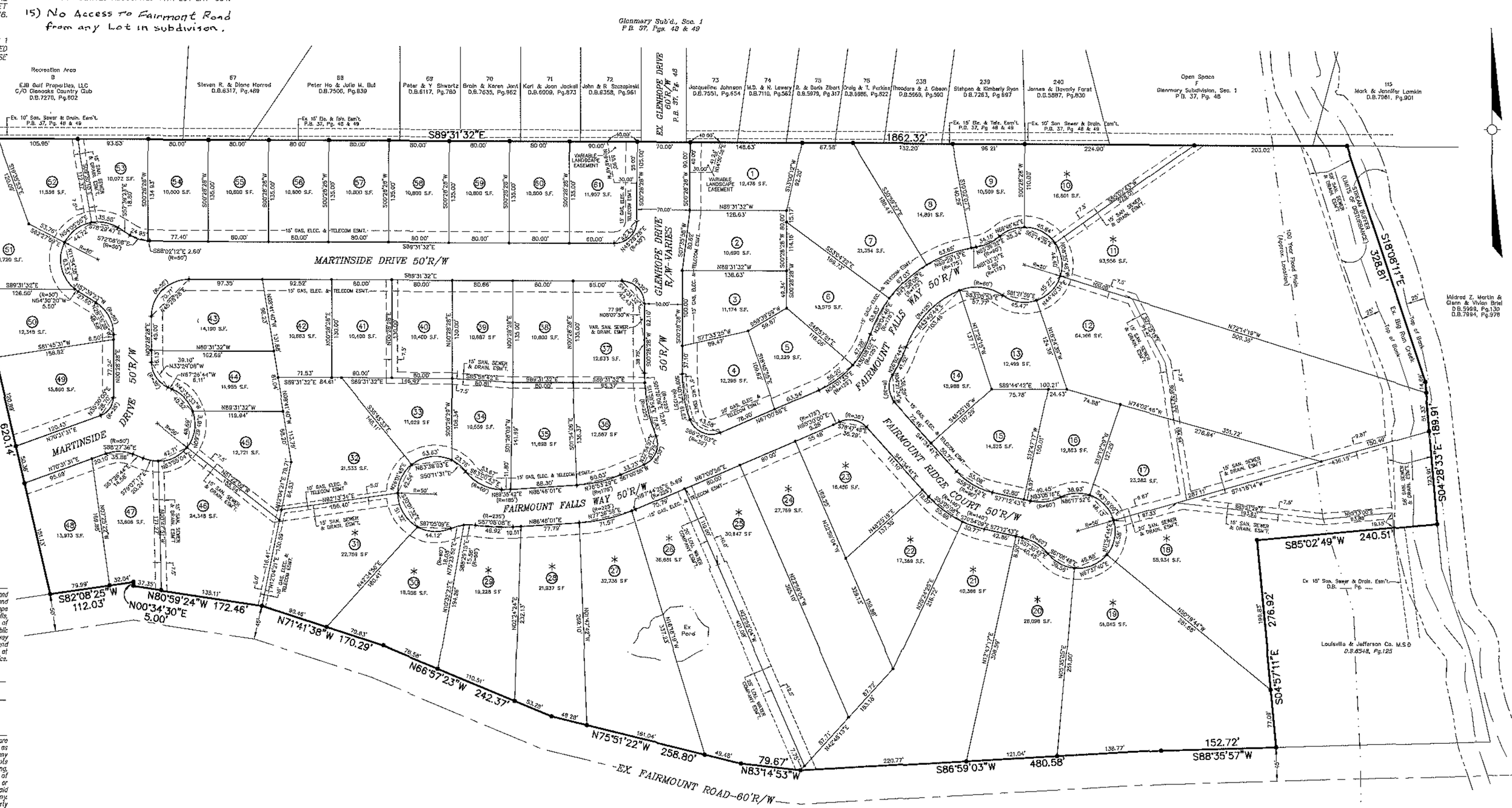
14) A SEPERATE PLAN SHALL BE SUBMITTED TO M.S.D. FOR APPROVAL OF LOTS 10, 11 AND 18 THROUGH 31. THE PLAN SHALL DEPICT THE HOUSE, DRIVEWAY, LOT GRADING (CONTOURS) AND ANY RETAINING/FOUNDATION WALL CONSTRUCTION DETAILS ASSOCIATED WITH LOT LAY-OUT.

15) No Access to Fairmont Road from any Lot in subdivision.





LOCATION MAP
NOT TO SCALE



CERTIFICATE OF LANDSCAPE EASEMENT

An easement for landscaping purposes, including walls, fences, waterfalls and landscaping, is hereby reserved on, over and under the strip of land and spaces defined and bounded by dashed lines marked "Landscape Easement" for the installation, maintenance and repair of waterfalls, fences and landscaping. The easement shall be for the benefit of Glenmary Homeowners Association, Inc and it's assigns or agents. Any public agency responsible for maintenance of facilities within the right-of-way may require for any reason the removal of the waterfalls and landscaping located within the right-of-way. The removal shall be done at the owner's expense and within 30 days from receiving a written notice.

OWNERS: _____

GLENMARY RIDGE, 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 Easement" 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 property 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 waterlines.

OWNER: _____

GLENMARY RIDGE, LLC

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.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This plat meets the requirements of a Class A (Suburban Length) Survey. The unadjusted traverse closure ratio exceeds an accuracy of 1:10000 and an angular closure of 15 seconds per angle.

STATE OF KENTUCKY DAVID W. WINKLER 3492 LICENSED PROFESSIONAL LAND SURVEYOR

David W. Winkler #3492 10-14-03
Signature PLS # Date

PROJECT DATA

TOTAL SITE AREA	= 30.75 ACRES
EXISTING ZONING	= R-4
TOTAL # RESIDENTIAL LOTS	= 61
TOTAL AREA OF R/W	= 3.88 ACRES
NET AREA	= 26.87 ACRES
GROSS DENSITY	= 1.98 DU/AC.
NET DENSITY	= 2.27 DU/AC.
MINIMUM YARD REQUIREMENTS:	
FRONT YARD	= 30 FEET
SIDE YARD:	
Total For Both	= 10 FEET
Minimum	= 5 FEET
STREET SIDE YARD	= 30 FEET
REAR YARD	= 25 FEET

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

ENGINEER/LAND SURVEYOR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
9204 VINEGRESS AVENUE, SUITE B
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374 FAX: (502) 426-9376

RECORD PLAT OF GLENMARY SUBDIVISION, SECTION 19

Formerly
(Glenmary Ridge Subdivision)

OWNER/DEVELOPER

GLENMARY RIDGE, LLC
8401 SHELBYVILLE ROAD, #100
LOUISVILLE, KENTUCKY 40222
TAX BLOCK 56, LOT 116
D.B. 7994, PG. 976

PLAT DATE: 1-31-03

BK 08276 PG 0750

Document No.: DN2003242365
Lodged By: GLENMARY RIDGE LLC
Recorded On: 10/17/2003 02:58:00
Total Fees: 15.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: ERRHAR

Recorded In Plat Book No. 49 Page 310
Page No. _____

49x26

BB 10/15/03 CF 10/15/03