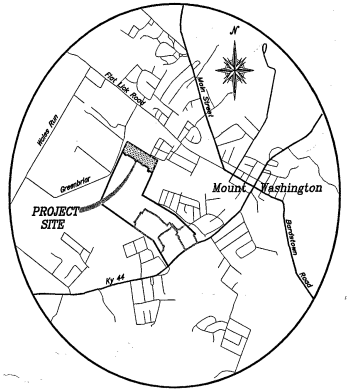

VICINITY MAP – NO SCALE

CERTIFICATE OF RESERVATION
ELECTRIC, TELEPHONE, GAS & WATER EASEMENTS

The spaces outlined by dashed lines and marked "Electric and Telephone Easement" or "Utility Easement" are hereby reserved as easements for electric telephone, gas and water 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 the easement area within 10 feet of the closest conductor within the easement or public way; (4) the right to cut down or trim any trees on private property that may present a hazard to the utility lines after reasonable notice to the property owner; (5) the right of any utility company using said easements to remove permanent structures or constructions 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 utility lines serving this subdivision.
(A) All property owner's electric, telephone, gas & water utility service lines shall be underground at locations designated by the respective utility company (from the Utility Company's termination point throughout the length of the service lines to customer's building); and title thereto shall remain in, and the costs of installation and maintenance thereof shall be borne individually by the respective lot owner upon which the said service line is located.
(B) The utility easements shown on this plat shall be maintained and preserved in their present condition and no encroachment therein and no change in grade or elevation thereof shall be made by any person or lot owner without the consent in writing from the appropriate electric or telephone company.
(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 open spaces) 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 the utility company bringing service to the property shown on this plat, it is granted the right to make further extensions of the utility company's 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.
(E) Above-ground gas facilities may be installed at appropriate points in any gas easement.

Oakbrooke Properties, LLC K.E. Stout, Manager/Member
Owner
Owner

CERTIFICATE OF RESERVATION
SANITARY SEWER AND DRAINAGE EASEMENTS

An easement for sanitary sewer and drainage purposes is hereby reserved on, over and under the strips of land outlined by dashed lines and marked "Sanitary 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 this subdivision and other land which naturally drains therein, and said sewers and drains may be constructed subject to approval by local and state governing authorities.

Oakbrooke Properties, LLC K.E. Stout, Manager/Member
Owner
Owner

Restrictions for this plat are recorded in deed book _____, Page _____ in the _____ County Clerk's office.

This property is not located in a flood hazard according to Bullitt County Flood Hazard Maps.

All lot corners will be marked with eighteen inch iron rods and yellow identifier caps stamped "JAS 1907" unless noted otherwise on plat. Lot Corners will be set following completion of construction.

I hereby certify that this plat and survey was made under my direction by the method of random traverse, the error of closure was 1 part in 10,000 or better. This plat meets or exceeds the minimum standards of governing authorities and conforms to current planning and zoning regulations.

John A. St. Clair Aug 11, 2003
John A. St. Clair
P.L.S. #1907
138 Willow Wood Drive
Mt. Washington, Kentucky 40047
(502) 538-6616
Date:

STATE of KENTUCKY
JOHN A. ST. CLAIR 1907
LICENSED PROFESSIONAL LAND SURVEYOR

CERTIFICATE FOR DIMENSIONAL VARIANCE

A dimensional variance has been granted for Lots 113-114 and 117-118, and is described in Book _____, Page _____

All Radii at Roadway Intersections are 25.00' Unless Noted Otherwise.

Temporary turnaround easements (if any) are to be vacated when roadways are extended in the future.

All streets or roads dedicated for public use on this plat shall conform to the specifications of the City of Mt. Washington, Kentucky, as recorded in City Ordinance No. 9422, implemented November 28, 1994. City of Mt. Washington shall be governing authority on road construction requirements.

All new roads in this development are in compliance with the minimum requirements of Section 402 of the Bullitt County Subdivision Regulations.

Sewer and water service connections are available through the City of Mount Washington, Kentucky.

Approved this 19 day of Sept 2003
Bullitt County Planning and Zoning.
Daryl Lee
Administrative official

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF BULLITT

I, Ginny Whitt, Notary Public in and for the County aforesaid do hereby certify that the forgoing plat of Stone Meadow – Section I was this day presented to me by Kenny Stout, known to me, who executed the Certificates in my presence and acknowledge it to be their free act and deed.

Witness my hand and seal this 18th day of September 2003

My Commission expires on the 6th day of November, 2004

Ginny Whitt
Notary Public

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are the owners of the property shown hereon and recorded in Deed Book 488, Page 095 in the Bullitt County Clerk's office and do hereby adopt this plat of STONE MEADOW – SECTION I and dedicate to public use the roadways and easements as shown hereon.

Oakbrooke Properties, LLC K.E. Stout, Manager/Member
Owner
Owner

N

50 0 50 100
GRAPHIC SCALE
SCALE: 1" = 50'

LEGEND
• Set Iron Pin
○ Existing Iron Pin

CLEAR VIEW ACRES SECTION 1 PC 1, Slide 697

PROPOSED WILCHAR ESTATES – SECTION 2 D.B. 394, Pg. 178

NOTE:
THERE SHALL BE NO DIRECT ACCESS TO GREENBRIAR ROAD FROM LOTS 100-105

MEADOW PARK COURT 50' R/W
STONE CREEK COURT 50' R/W
STONE MEADOW DRIVE 50' R/W
WILLOW CREEK COURT 50' R/W
WILLOW CREEK DR. 50' R/W
GREENBRIAR ROAD 54' R/W
GREENBRIAR ROAD 30' EXISTING R/W
STONEHURST DRIVE (FUTURE) 50' R/W
MARBLE WAY (FUTURE) 50' R/W
GRANITE WAY (FUTURE) 50' R/W

AREA SCHEDULE:

Area of Section I :	11.38 Ac
Area of 43 Lots:	8.31 Ac
Area of Roadways:	3.07 Ac
Minimum Lot Size: Single Family Homes	7,200.0 Sq. Ft.
Minimum Lot Size: Patio Homes (Lots 100-105, 113-118)	4,410.0 Sq. Ft.
Maximum Lot Size:	17159.1 Sq. Ft.

CURVE DATA:
1 Delta=6°04'50" Tangent=7.97' Radius=150.00' Curve Length=15.92'
2 Delta=65°26'26" Tangent=64.25' Radius=100.00' Curve Length=114.22'

TYPICAL EASEMENT DETAIL

OAKBROOKE PROPERTIES L.L.C. D.B. 488, PG. 96

44251

03 SEP 19 AM 10:17
NORA HICKS MALEY
BULLITT COUNTY CLERK

Cabinet 2 Slide 683-684

DESCRIPTION | REV # | DATE | NAME
DRAWN BY: CDC 08/11/03
DESIGNED BY: JAS
CHECKED BY:

C:\Drawing Files\STONE MEADOW\Stone-RecPlat-PH1.dwg, OBJ LAS OBJ, 15:28 AM, CDC

JOHN A. ST. CLAIR, P.L.S.
138 WILLOW WOOD DRIVE
MT. WASHINGTON, KENTUCKY 40047
(502) 538-6616 FAX 538-9113

OAKBROOKE PROPERTIES L.L.C.
337 NORTH BARDSTOWN ROAD
MT. WASHINGTON, KENTUCKY 40047
(502) 955-1212 (502) 955-7516

STONE MEADOW – SECTION I
RECORD PLAT
A KDK DEVELOPMENT

DATE: 11 August 2003
SHEET: 1 of 1