

CERTIFICATE OF OWNERSHIP AND INDICATION:
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 RICHARD P. ROETHKE, D.B. 6942, PG. 143 & MARGARET F. SCHROCK FAMILY TRUST, DEED BOOK 7750, PAGE 529, AND JOSEPH TRUST, DEED BOOK PUBLIC USE TRACT 3 SHOWN THEREON.

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SURVEY NOTES:
1. MOBILE HOME LOCATIONS AND SIZES ARE TAKEN FROM AERIAL PHOTOGRAPHY BY M.A.N. MAPPING.
2. THE ONLY PERMANENT STRUCTURE SHOWN HEREON IS HATCHED AND ALL OTHER STRUCTURES ARE MOBILE HOMES AND ARE NOT PERMANENT

DEDICATION OF PUBLIC UTILITY, SEWER AND DRAINAGE EASEMENTS AND PRIVATE ACCESS EASEMENTS
THIS INSTRUMENT MADE AND ENTERED INTO ON THIS DAY OF SUITE 100, INDIANAPOLIS, INDIANA 46280-1813 & MARGARET F. SCHROCK FAMILY TRUST, 31425 ANDERSON DRIVE, TAVARES FLORIDA 32778 (HEREINAFTER REFERRED TO AS "GRANTOR"), CONVEY THE RIGHTS AND OBLIGATIONS REGARDING CERTAIN REAL PROPERTY AS FOLLOWS:

WHEREAS, GRANTOR IS THE OWNER OF THE LAND SHOWN ON THE MINOR SUBDIVISION PLAT ATTACHED HERETO AND MADE A HAY HEDDER BY DEED RECORDED IN DEED BOOK 6942, PAGE 143 & DEED BOOK 7750, PAGE 529, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY;

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENTLY IS HEREBY ACKNOWLEDGED, GRANTOR HEREBY GRANTS, COVENANTS, AND AGREES AS FOLLOWS:

1. PUBLIC UTILITY, SEWER AND DRAINAGE EASEMENT. GRANTOR HEREBY GRANTS A PERPETUAL EASEMENT FOR PUBLIC UTILITIES, INCLUDING BUT NOT NECESSARILY LIMITED TO, WATER, ELECTRIC, GAS, TELEPHONE, CABLE, SEWERS AND DRAINAGE, OVER AND UNDER THE SPACES DESIGNATED ON THE ATTACHED PLAT AS "PUBLIC UTILITY, SEWER, DRAINAGE AND PRIVATE ACCESS EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S PROPERTY TO AND FROM THE EASEMENT FOR CONSTRUCTION, OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE FORESAID PUBLIC UTILITIES, SEWERS AND DRAINAGE. PERMANENT STRUCTURE OF ANY KIND, OTHER THAN A PAVED ROADWAY, SHALL BE PLACED ON, OVER OR UNDER THE LAND WITHIN THE FORESAID PUBLIC UTILITY, SEWER, AND DRAINAGE EASEMENT(S). THE PUBLIC UTILITY, SEWER AND DRAINAGE EASEMENT(S) SHALL RUN WITH THE LAND AND SHALL BE FOR THE BENEFIT AND USE OF THE GRANTOR'S PROPERTY AND ALL LANDS ADJUTING THE FORESAID EASEMENTS. ALL COSTS OR EXPENSES INCIDENTAL TO THE MAINTENANCE OR REPAIR OF THE EASEMENTS GRANTED BY THIS PARAGRAPH, TO THE EXTENT THEY ARE NOT OCCUPIED BY A PUBLIC UTILITY, SHALL BE BORNE (INITIALLY) BY THE OWNERS OF THE LOTS/PLOTS 1 & 2 ON THE ATTACHED MINOR SUBDIVISION PLAT. [ANY OTHER WHO FAILS TO PAY HIS SHARE OF SAID EXPENSES PROMPTLY UPON DEMAND BY THE PERSON WHO HAS INITIALLY BORNE IT SHALL BE SUBJECT TO A LIEN UPON FILING OF AN APPROPRIATE NOTICE IN THE COUNTY CLERK'S OFFICE. SAID LIEN MAY BE ENFORCED AGAINST THE PROPERTY IN THE SAME MANNER AS MORTGAGES ARE FORECLOSED UPON REAL PROPERTY.]

2. PRIVATE ACCESS EASEMENT. GRANTOR HEREBY GRANTS TO THE OWNERS AND OCCUPANTS OF TRACT 1 ON THE ATTACHED MINOR SUBDIVISION PLAT PRIVATE ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, UNDER AND ACROSS THE PROPERTY DESIGNATED AS "PUBLIC UTILITY, SEWER, DRAINAGE AND PRIVATE ACCESS EASEMENT" ON THE ATTACHED MINOR SUBDIVISION PLAT SAID EASEMENT SHALL BE FOR THE BENEFIT OF THE OWNERS AND OCCUPANTS OF TRACT 1, THEIR GUESTS AND INVITEES. THE RIGHTS CONVEYED BY SAID PRIVATE ACCESS EASEMENT SHALL BE LIMITED TO SUCH AS IS CUSTOMARILY INCIDENTAL TO THE USE OF THE LOT.

ALL COSTS OR EXPENSES INCIDENTAL TO THE MAINTENANCE, REPAIR, OR REBUILDING OF SAID ROAD SO AS TO KEEP IT IN A GOOD AND PASSEABLE CONDITION AS AN ASPHALT ROAD SHALL BE BORNE [INITIALLY] BY THE OWNERS OF TRACTS 1 & 2. [ANY OTHER WHO FAILS TO PAY HIS SHARE OF SAID EXPENSES PROMPTLY UPON DEMAND BY THE PERSON WHO HAS INITIALLY BORNE IT SHALL BE SUBJECT TO A LIEN UPON FILING OF AN APPROPRIATE NOTICE IN THE COUNTY CLERK'S OFFICE. SAID LIEN MAY BE ENFORCED AGAINST THE PROPERTY IN THE SAME MANNER AS MORTGAGES ARE FORECLOSED UPON REAL PROPERTY.]

THE PRIVATE ACCESS EASEMENT SHALL NOT BE DEDICATED TO OR MAINTAINED BY THE PUBLIC EXCEPT BY AGREEMENT OF THE OWNERS OF ALL THE TRACTS AND ONLY WITH THE APPROVAL OF THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION AFTER FINDING THAT IT MEETS ALL STANDARDS REQUIRED FOR A NEWLY CREATED PUBLIC ROAD.

3. AMENDMENT. THE PROVISIONS OF THIS DOCUMENT MAY NOT BE MODIFIED EXCEPT BY AGREEMENT OF THE OWNERS OF ALL THE TRACTS AND THE APPROVAL OF THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION.

4. BINDING EFFECT. THE PROVISIONS OF THIS DOCUMENT SHALL BE CONSIDERED A CONTINUING EASEMENT WITH THE LAND, SHALL BE BINDING ON THE PARTIES HERETO AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS, AND MAY BE ENFORCED BY ANY ONE OR MORE OF THE OWNERS OF THE TRACTS SUBJECT TO THE ATTACHED MINOR SUBDIVISION PLAT IN A CIVIL ACTION AT LAW OR IN EQUITY.

5. SEVERABILITY. THE PROVISIONS HERETO ARE SEVERABLE, AND IF ONE OR MORE OF SAID PROVISIONS ARE HELD INVALID, THE REMAINING PROVISIONS SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, WITNESSES THE SIGNATURE OF THE GRANTOR AS OF THIS DAY AND YEAR SET OUT ABOVE.

RICHARD P. ROETHKE
D.B. 6942, PG. 143
MARGARET F. SCHROCK FAMILY TRUST
D.B. 7750, PG. 529
DAVID D. DULZIGOR & TONY EVES CO-TRUSTEES
D.B. 6648, PG. 424

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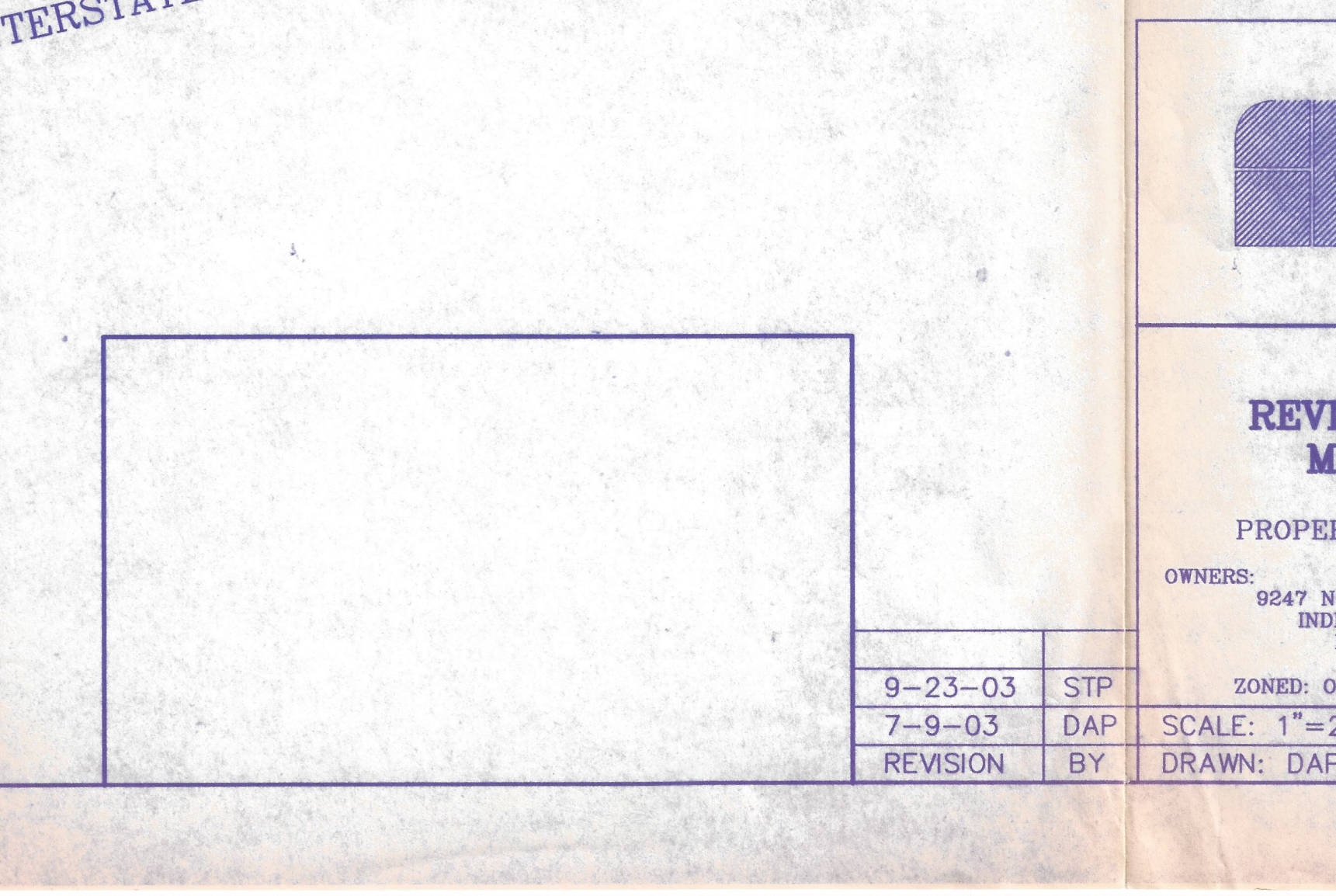
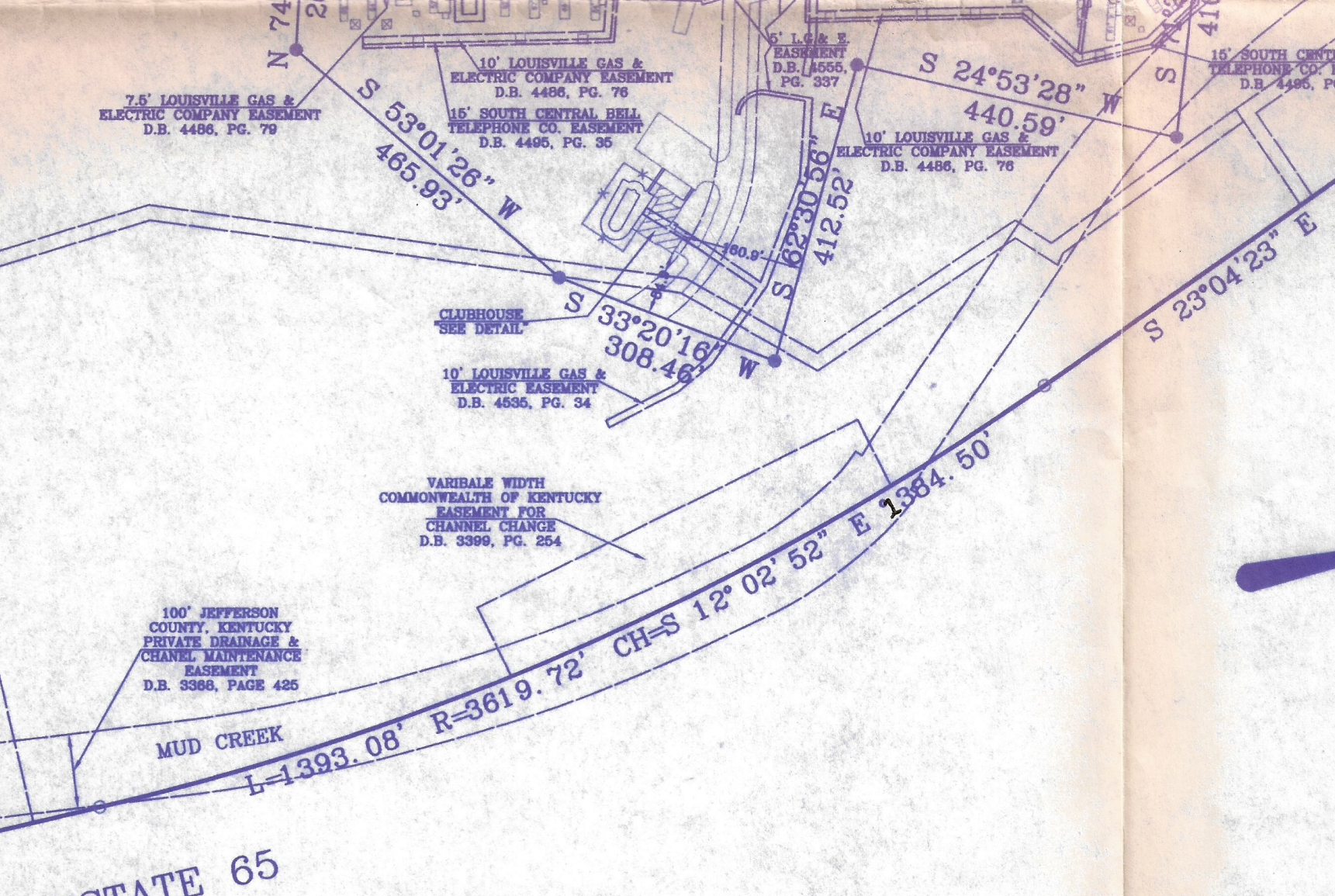
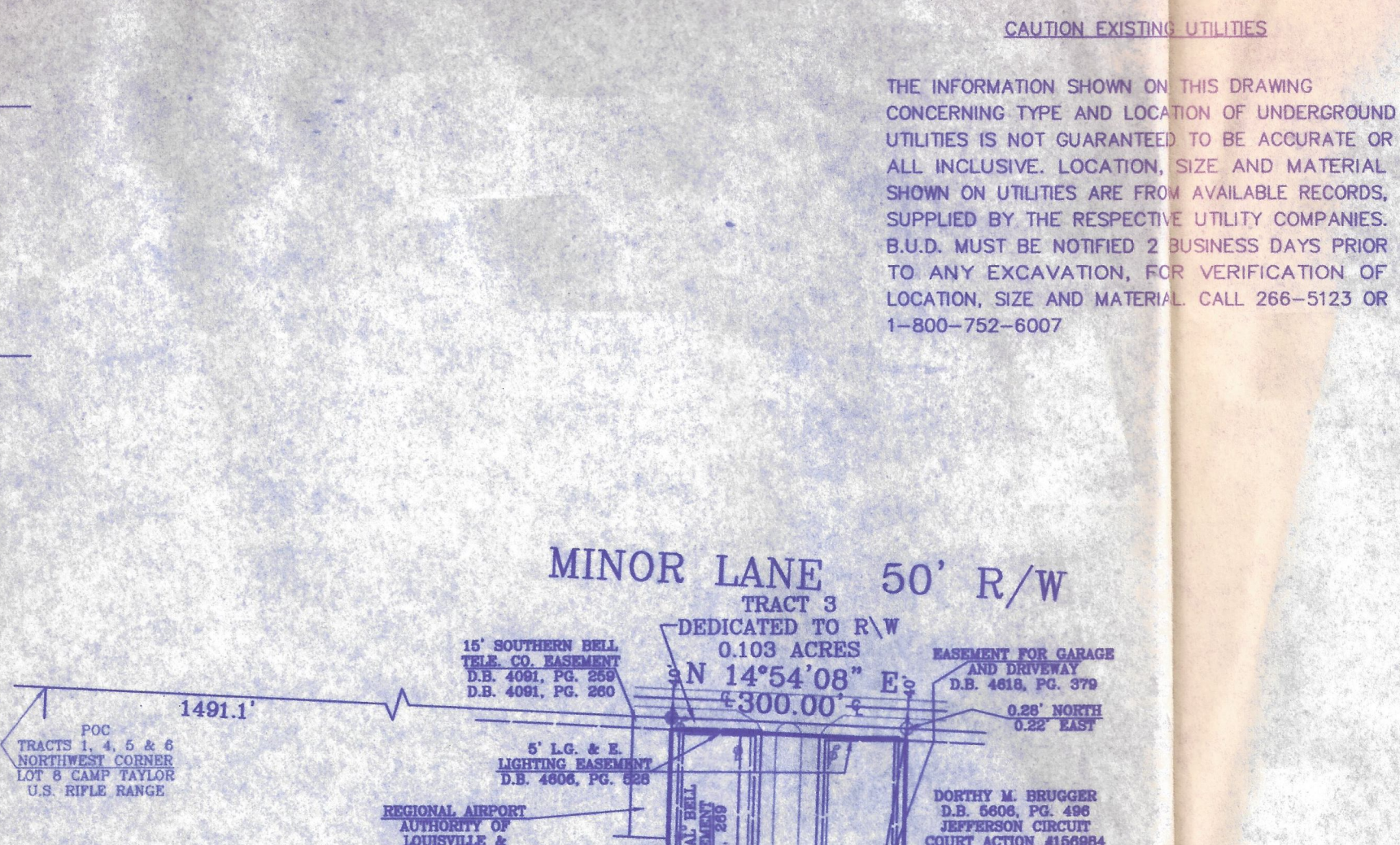
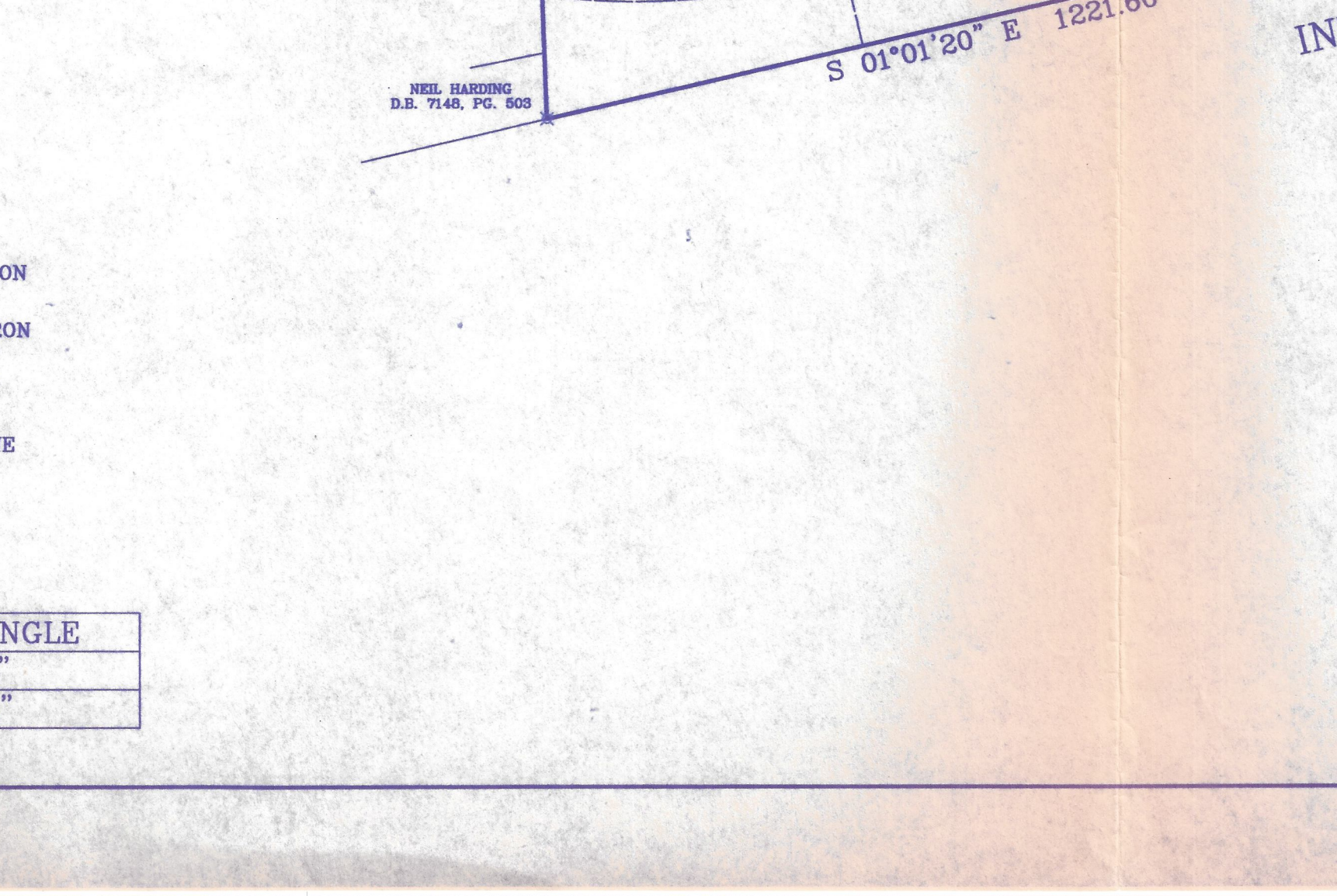
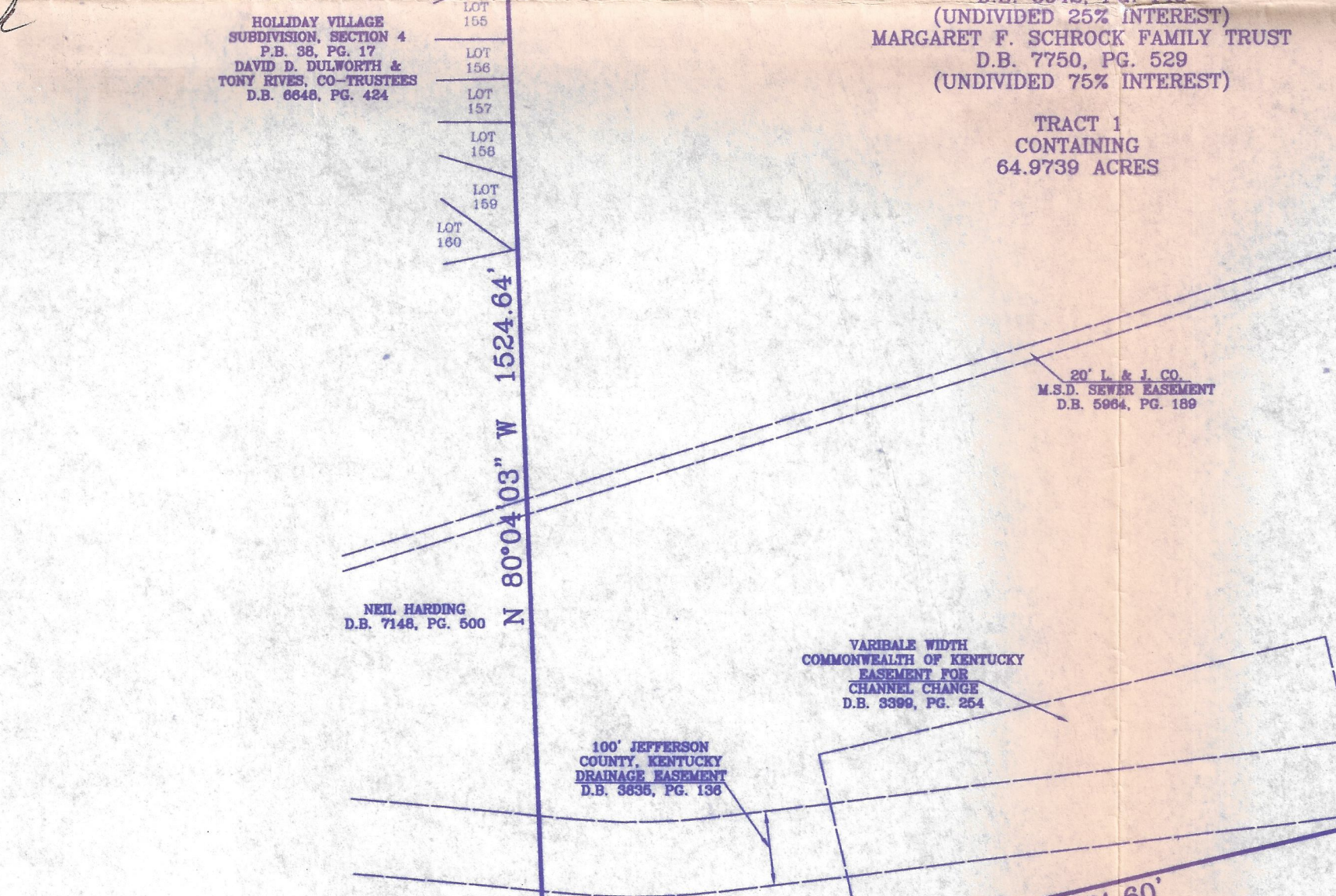
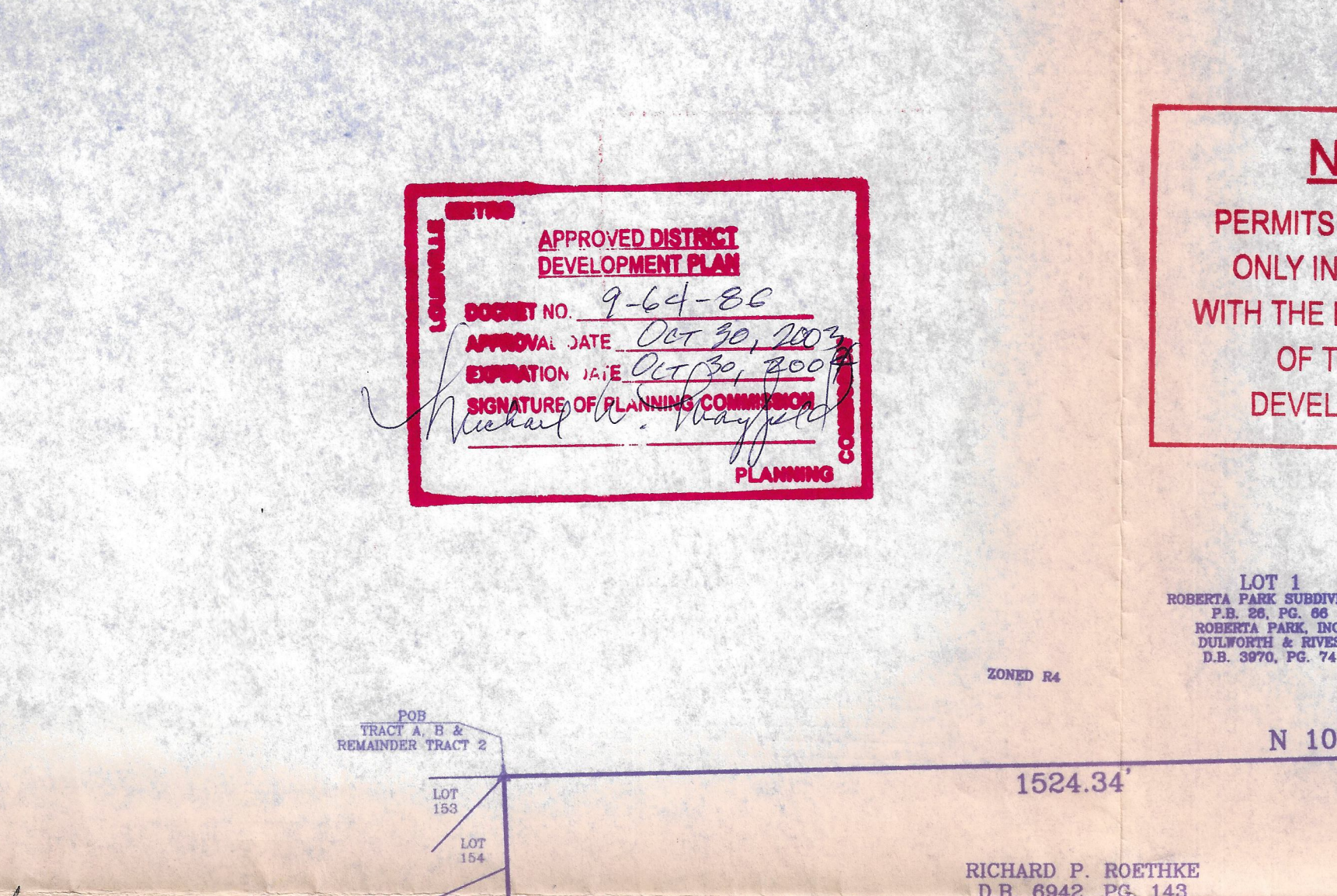
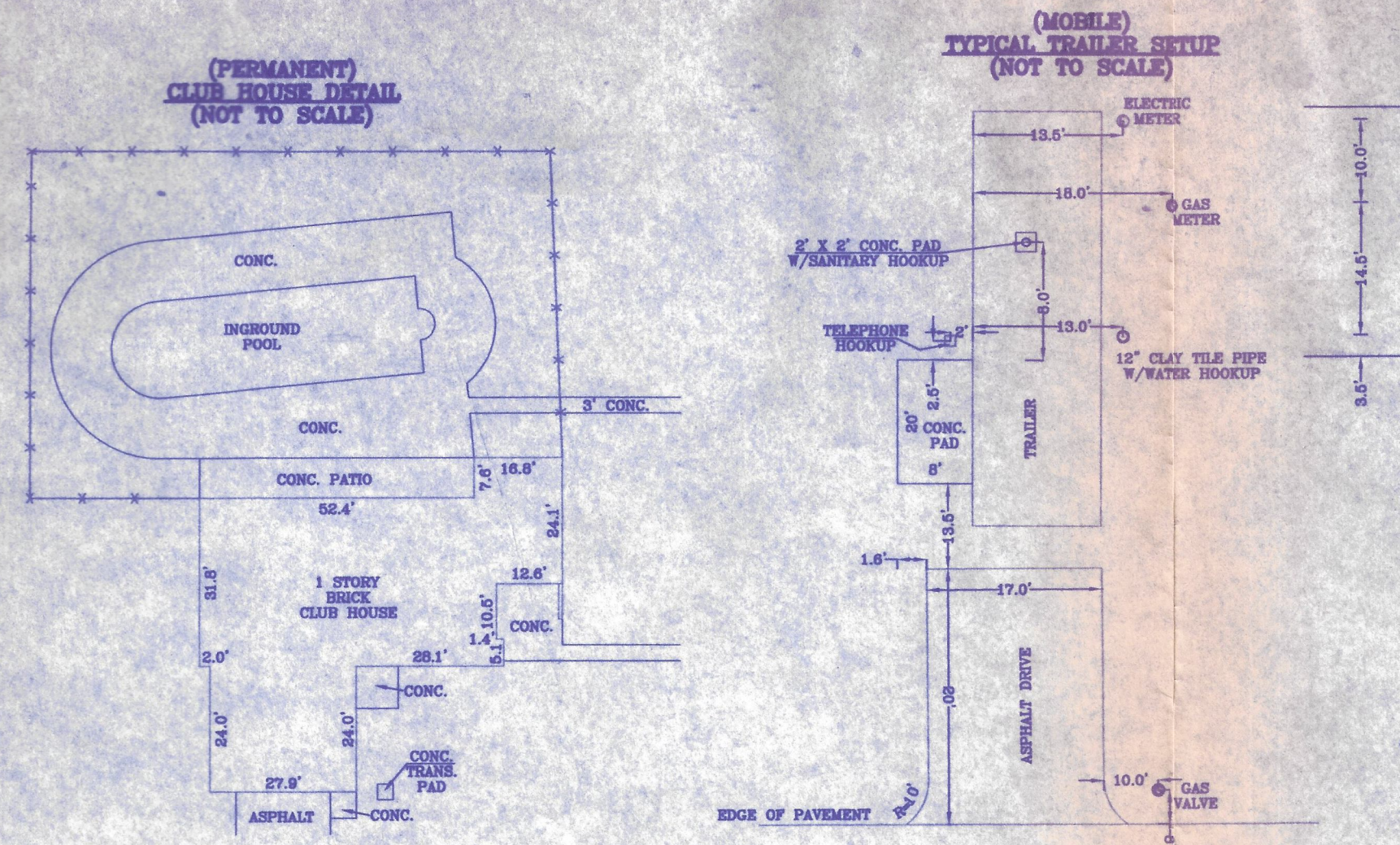
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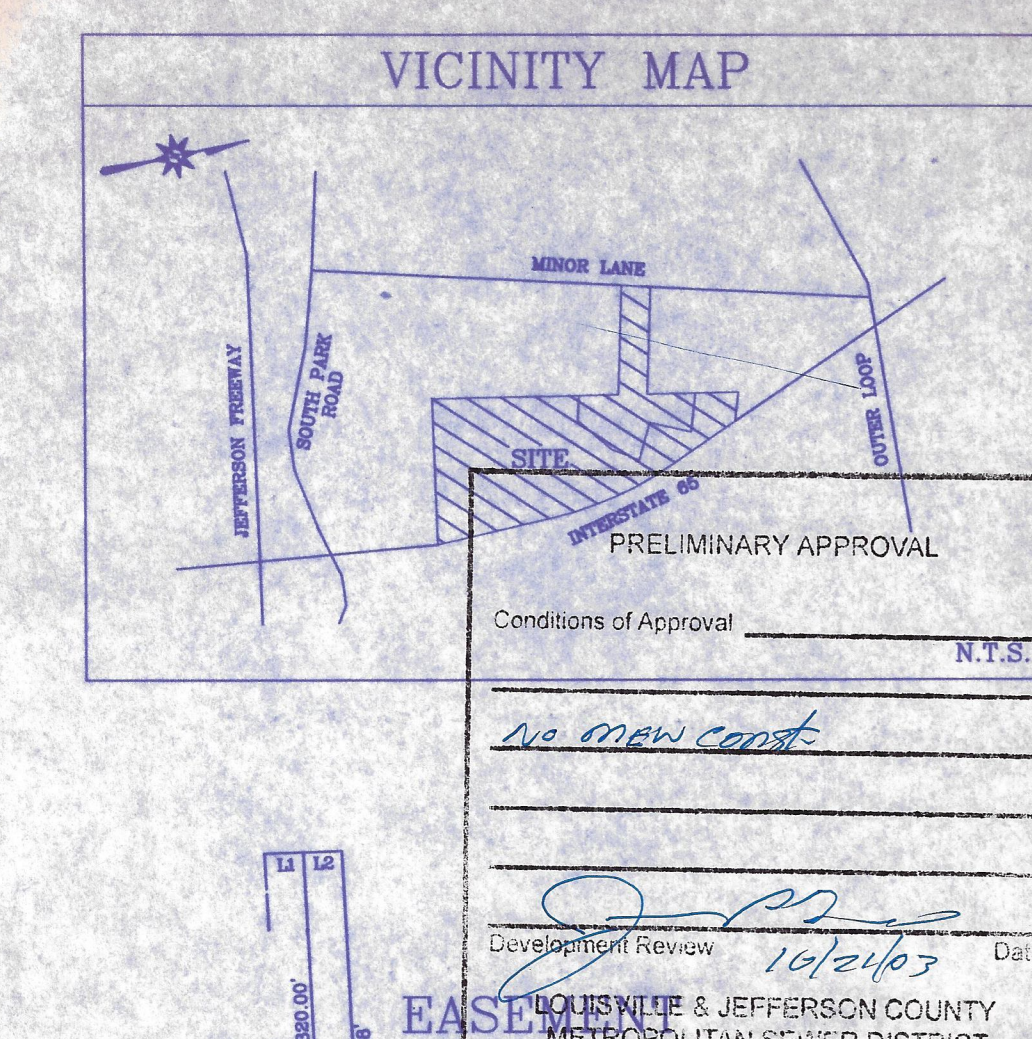
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NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

APPROVED DISTRICT DEVELOPMENT PLAN
SUBMIT NO. 9-64-86
APPROVAL DATE Oct 30, 2003
EXPIRATION DATE Oct 30, 2004
SIGNATURE OF PLANNING COMMISSION
Michael W. Mayfield



PRELIMINARY APPROVAL
Conditions of Approval
Development Review
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS
BY: T. Miller
DATE: 10/2/03
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

METROPOLITAN SEWER DISTRICT REVIEW

This plat has been reviewed for storm drainage and sanitary sewer related considerations and Metropolitan Sewer District has no objection to this plat. However, this review does not constitute any form of construction approval for work on this site.

Storm Drainage Review
Sanitary Sewer Review
Date

MINOR PLAT APPROVAL
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS
BY: T. Miller
DATE: 10/2/03

RECEIVED
OCT 22 2003

PLANNING & DESIGN SERVICES

AMERICAN LAND SURVEYS
2008 GLENN PARKWAY
SUITE A
BATAVIA, OHIO 45103
(513) 735-4200

MINOR SUBDIVISION PLAT
REVISED DISTRICT DEVELOPMENT PLAN & MODIFIED CONDITIONAL USE PERMIT
PURPOSE: TO CREATE TWO TRACTS
PROPERTY ADDRESS: 8201 MINOR LANE LOUISVILLE, KY 40219
OWNERS: RICHARD P. ROETHKE, MARGARET F. SCHROCK FAMILY TRUST
ZONED: OR&C2, FORM DISTRICT: SUBURBAN WORKPLACE, INTERSTATE RIGHT OF WAY
SCALE: 1"=200'
JOB NO: 5019.02
DATE: 6-10-03

LINE	BEARING	DISTANCE
L1	N 14°54'08" E	100.82'
L2	N 14°54'08" E	100.02'
L3	S 33°20'16" W	155.14'
L4	S 33°20'16" W	61.10'
L5	N 76°07'25" W	223.08'
L6	S 13°52'35" W	50.00'



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LEN	DELTA ANGLE
C1	300.00'	267.24'	S 50°36'13" E	258.49'	51°02'23"
C2	250.00'	254.79'	N 46°55'37" W	243.90'	58°23'36"

LEGEND:
SET 5/8" IRON PIN W/CAP
FOUND 1" IRON PIPE W/CAP
FOUND 5/8" IRON PIN
FOUND STONE W/X-NOTCH

BEARINGS ARE BASED ON A BEARING OF N 14°40'00" E ALONG THE SOUTHERLY RIGHT-OF-WAY OF MINOR LANE FROM DEED BOOK 7750, PAGE 529

RECEIVED
OCT 22 2003
PLANNING & DESIGN SERVICES

9-64-86
9-69-86