

44X33

STATE OF KENTUCKY
COUNTY OF BOONE
PLAT NO. 1988-001
RECORD BOOK 100, PAGE 100

THOMAS L. COPELAND, JR.
D.B. 6704, PG. 221
D.B. 6531, PG. 682
D.B. 6531, PG. 682
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GENERAL & SEPARATE OF RESTRICTIONS
This plat is subject to the following restrictions:
1. ALL LOTS SHALL BE 60 FEET WIDE AT THE FRONT AND 120 FEET WIDE AT THE REAR.
2. ALL LOTS SHALL BE 150 FEET DEEP.
3. ALL LOTS SHALL BE 10 FEET WIDE AT THE REAR.
4. ALL LOTS SHALL BE 10 FEET WIDE AT THE FRONT.
5. ALL LOTS SHALL BE 10 FEET WIDE AT THE REAR.
6. ALL LOTS SHALL BE 10 FEET WIDE AT THE FRONT.
7. ALL LOTS SHALL BE 10 FEET WIDE AT THE REAR.
8. ALL LOTS SHALL BE 10 FEET WIDE AT THE FRONT.
9. ALL LOTS SHALL BE 10 FEET WIDE AT THE REAR.
10. ALL LOTS SHALL BE 10 FEET WIDE AT THE FRONT.

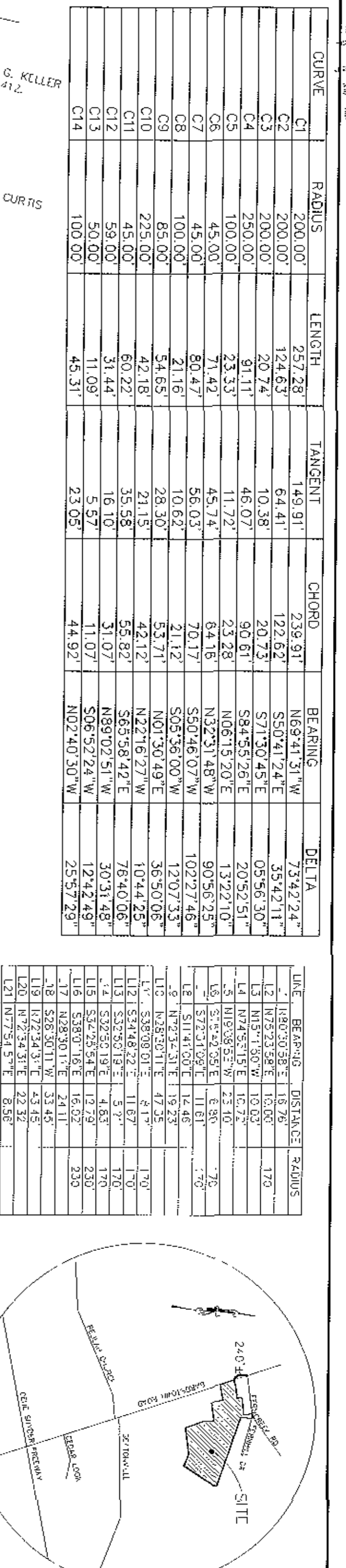
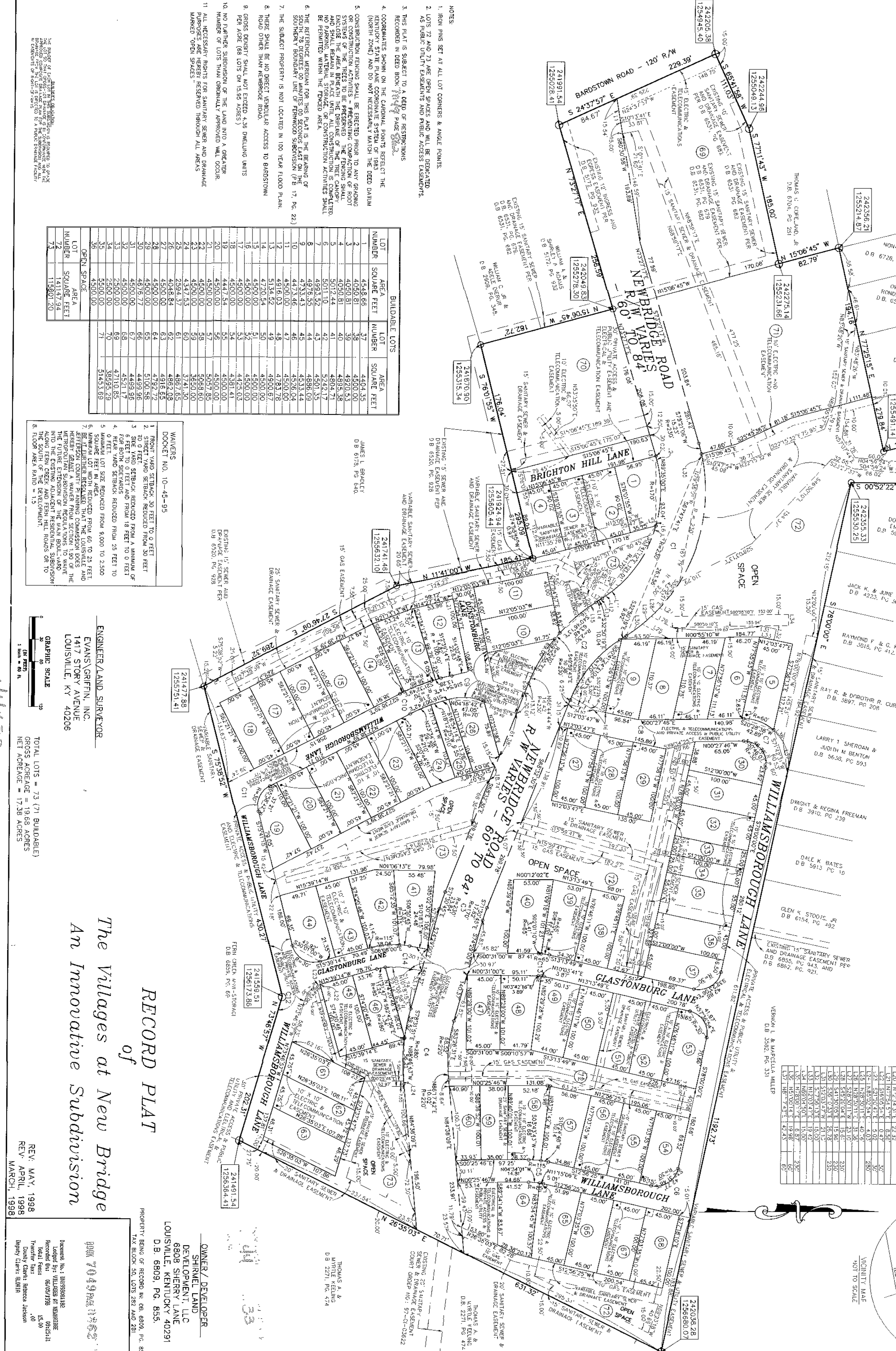
NOTES
1. IRON PINS SET AT ALL LOT CORNERS & ANGLE POINTS.
2. LOTS 19 AND 20 ARE OPEN SPACES AND WILL BE DEDICATED AS PUBLIC UTILITY easements AND PUBLIC ACCESS easements.
3. THIS PLAT IS SUBJECT TO A DEED OF RESTRICTIONS RECORDED IN DEED BOOK 125531.54 PAGE 28.
4. COORNATES SHOWN ON THE ORIGINAL PLAT OF THIS DEED DATED 11/17/78 AND DO NOT NECESSARILY MATCH THIS PLAT.
5. CONSTRUCTION FINISHES SHALL BE EFFECTIVE PRIOR TO ANY GRADING OR CONSTRUCTION OF THE LOTS. THE FINISH GRADE SHALL BE THE GRADE OF THE EXISTING GROUND SURFACE.
6. THE REFERENCE HEREIN FOR THIS PLAT IS THE BEARING OF SOUTH 78 DEGREES 00 MINUTES 00 SECONDS EAST ON THE SOUTHERLY BOUNDARY LINE OF PENWOOD SUBDIVISION (P.B. 17, PG. 22).
7. THE SUBJECT PROPERTY IS NOT LOCATED IN 100 YEAR FLOOD PLAIN.
8. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO BARDSTOWN ROAD OTHER THAN MEMORANDUM ROAD.
9. GROSS DENSITY SHALL NOT EXCEED 4.38 DWELLING UNITS PER ACRE (68 LOTS ON 15.86 ACRES).
10. NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR.
11. ALL NECESSARY RIGHTS FOR SANITARY SEWER AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH ALL AREAS MARKED "OPEN SPACES".

OWNER/DEVELOPER
SHIRAZEL LAND DEVELOPMENT, LLC
6808 SHERRY LANE
LOUISVILLE, KENTUCKY 40291
D.B. 6809, PG. 855

RECORD BOOK 100, PAGE 100

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CURVE	CI	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
	C1	200.00	257.28	149.91	238.91	N69°41'51"W	73°42'24"
	C2	200.00	124.63	64.41	122.62	S50°41'24"E	35°42'11"
	C3	200.00	207.74	10.38	207.73	S71°30'45"E	05°56'30"
	C4	200.00	207.74	46.07	90.61	S84°55'56"E	20°52'51"
	C5	200.00	207.74	23.33	45.72	N06°15'20"E	13°22'10"
	C6	200.00	207.74	45.72	63.18	N32°51'48"W	90°55'23"
	C7	200.00	207.74	63.18	80.77	S02°40'07"W	102°27'46"
	C8	200.00	207.74	80.77	98.55	S08°56'03"W	127°01'33"
	C9	200.00	207.74	98.55	117.58	S16°12'42"E	151°59'06"
	C10	200.00	207.74	117.58	137.85	N27°16'47"W	76°40'00"
	C11	200.00	207.74	137.85	159.42	N48°02'51"W	50°31'48"
	C12	200.00	207.74	159.42	182.23	S06°52'24"W	12°42'48"
	C13	200.00	207.74	182.23	207.74	N02°40'30"W	25°52'29"
	C14	200.00	207.74	207.74	207.74		



ENGINEER/LAND SURVEYOR
EVANSYGRFIN, INC.
1417 STORY AVENUE
LOUISVILLE, KY 40206

RECORD PLAT
of
The Villages at New Bridge
An Innovative Subdivision

REV. MAY, 1998
REV. APRIL, 1998
REV. MARCH, 1998

OWNER/DEVELOPER
SHIRAZEL LAND DEVELOPMENT, LLC
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TAX BLOCK 55, LOTS 288 AND 281

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