BK 40 X 79

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 WYNFIELD (AN INNOVATIVE SUBDIVISION) and does hereby dedicate to private use the WYNFIELD CLOSE COURT & WYNFIELD MEWS LANE shown thereon.

ZORN CLUSTER HOMES, INC.

OWNERS: Henry M. Potter - President

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, Terisa L. Thurman, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of WYNFIELD (AN INNOVATIVE SUBDIVISION) was this day presented to me by Henry M. Potter, President, 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 29th day of March, 19 94.
My commission expires 31st day of March, 1998.

Terisa L. Thurman
Notary Public

CERTIFICATE OF RESERVATION OF ELECTRIC, TELEPHONE & LICENSEE EASEMENTS

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 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 prevent 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 obstructions 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 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 & 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) The electric and telephone easements shown on this plat shall be maintained and preserved in their present condition and no encroachment therein and no change in the grade or elevation thereof shall be made by any person or lot owner without the consent in writing of the Louisville Gas and Electric Company and South Central Bell Telephone Company.

(C) Easements for overhead electric transmission and distribution feeder line poles and equipment appropriate 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 further extensions of its 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.

NOTE

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

ZORN CLUSTER HOMES, INC.

OWNERS: Henry M. Potter - President

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

Easements for sanitary sewer and drainage purposes are 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, maintenance of sewers and drains over said land. No permanent structure of any kind shall be placed on, over or under the land which is subject to said easements. The easements 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 by any other public agency having legal authority for such construction, or by others subject to the approval by the aforesaid Sewer District.

ZORN CLUSTER HOMES, INC.

OWNERS: Henry M. Potter - President

CERTIFICATE OF RESERVATION OF GAS EASEMENT

The spaces outlined by dashed lines and marked "Gas Easement" are hereby reserved as easements for underground gas lines and appurtenances thereof, 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 at option may remove permanent structure or obstruction within the easement. Fences, shrubbery, and garden may occupy easement area at the property owner's risk.

(A) 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 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 gas lines 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.

ZORN CLUSTER HOMES, INC.

OWNERS: Henry M. Potter - President

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT

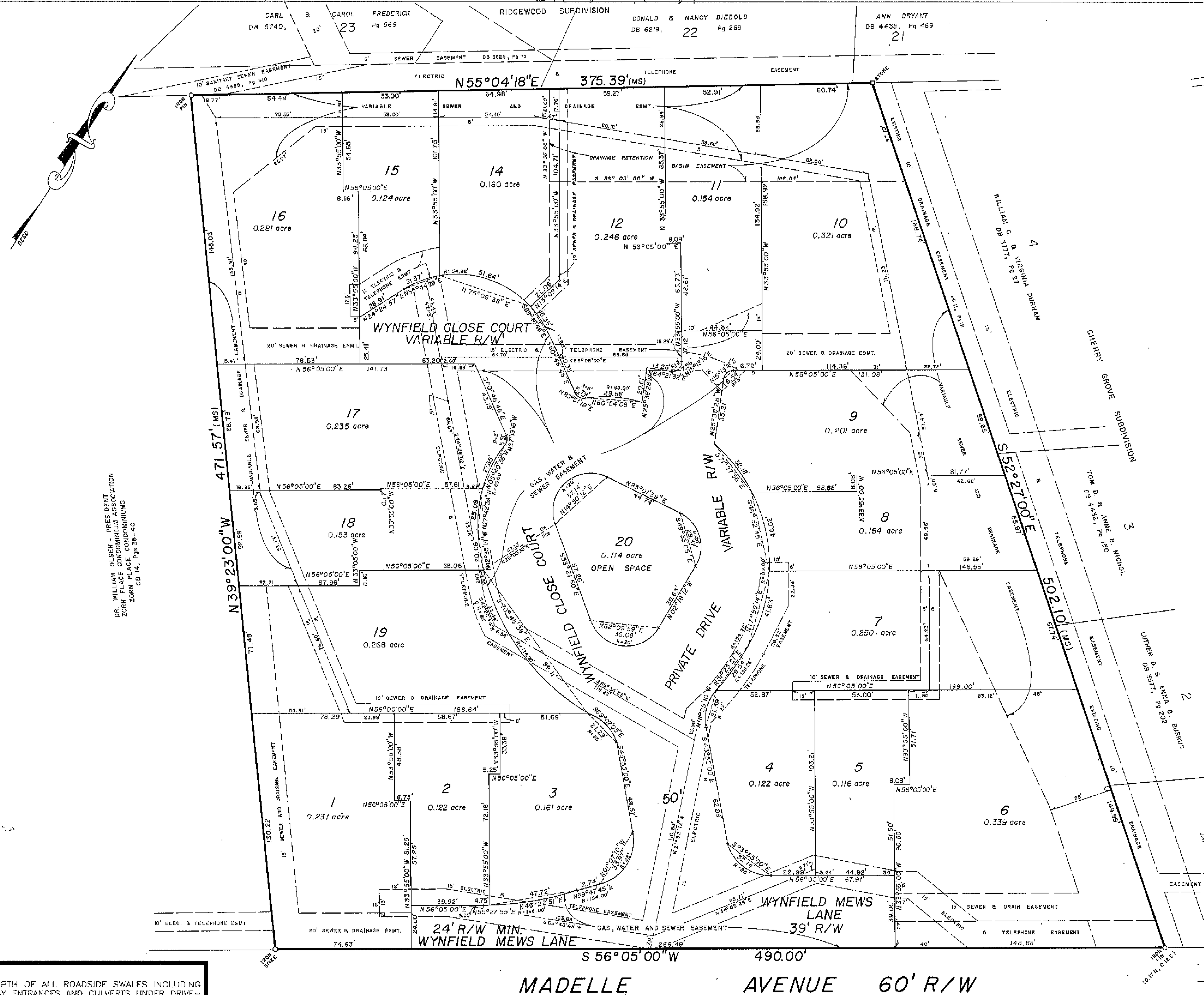
Easements for drainage and ponding purposes are hereby reserved on and over the land and spaces as defined and bounded by dashed lines, marked "Drainage Retention Basin Easement", together with the right of ingress and egress over all lots to and from the easements, for construction, operation, maintenance, 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 & 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 Works Department. Until 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 owners of the underlying fee simple title.

ZORN CLUSTER HOMES, INC.

OWNERS: Henry M. Potter - President

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.



THE DEPTH OF ALL ROADSIDE SWALES INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS SHALL BE * INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.
*NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easements(s) for water lines and appurtenances are hereby reserved on, over, under, and through the strips 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 construction, 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 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 water lines.

ZORN CLUSTER HOMES, INC.

OWNERS: Henry M. Potter - President

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 in the amount of $1000.00 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.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this survey and plat were made under my supervision by the method of random traversing. The angular and linear measurements witnessed by monuments shown hereon have been adjusted for closure and are true and correct to the best of my knowledge and belief. This survey and plat meets or exceeds the minimum standards of governing authorities.

Al L. Matherly 12/10/93
AL L. MATHERLY P.L.S. # 2179 DATE

BELVAR AVENUE 60' R/W

STATE OF KENTUCKY
Al L. Matherly
2179
REGISTERED
LAND SURVEYOR

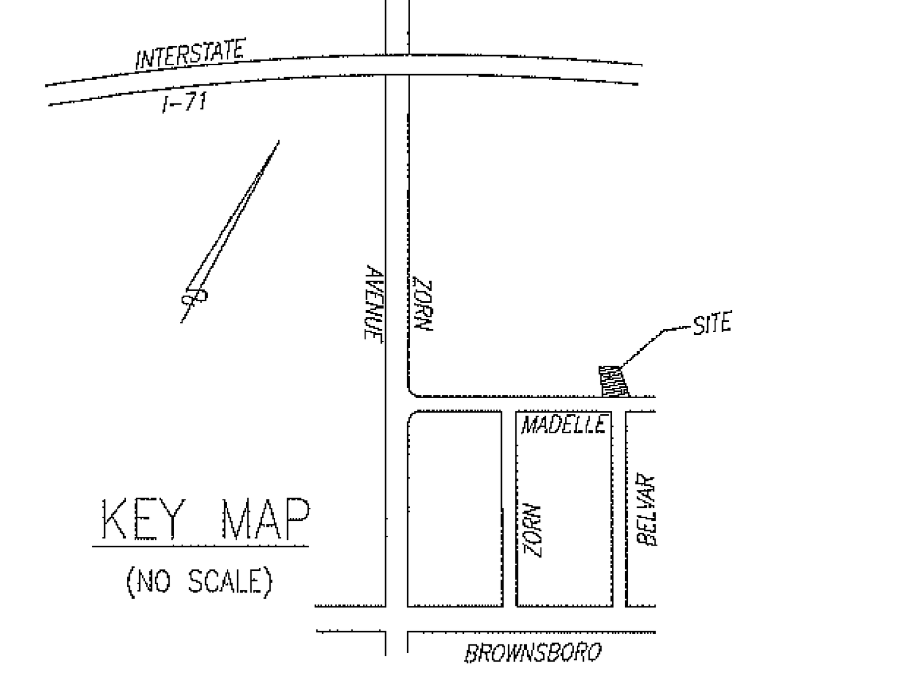
CERTIFICATE OF APPROVAL

Approved this 19th day of May, 19 94.

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

David M. Hufford [signature]

SCALE: 1" = 30'
0 5 10 15 20 30 40 50 100 150



KEY MAP
(NO SCALE)

5/19/94 6455 825

NOTES

- THERE IS NO LOT 13.
- ALL INTERNAL ROADS ARE PRIVATE.
- PROPERTY SUBJECT TO A DEED OF RESTRICTIONS RECORDED IN DEED BOOK 6455, PAGE 825, IN THE OFFICE OF THE JEFFERSON COUNTY COURT CLERK.
- NO DIRECT ACCESS TO MADELLE AVENUE FROM LOTS 1 THRU 6.
- NO FURTHER SUBDIVISION INTO A GREATER NUMBER OF LOTS.
- 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.
- WAIVERS GRANTED IN MINUTES OF DKT 10-30-93, DATED OCTOBER 7, 1993:
- LOT SIZE REDUCED FROM 6000 TO 4616 SQUARE FEET.
- FRONT AND STREET SIDE YARD SETBACKS REDUCED FROM 25 TO 5 FEET.
- SIDE YARD SETBACKS REDUCED FROM 5 TO 0 FEET AND A TOTAL FOR BOTH REDUCED FROM 10 TO 0 FEET.
- REQUIRED REAR YARD SETBACK REDUCED FROM 25 TO 15 FEET.
- REDUCTION OF THE RIGHT-OF-WAY FROM 50 TO 20 MINIMUM.
- SECTION 3.40(2) WAIVER TO ALLOW THE CREATION OF A PRIVATE ROAD AND SINGLE FAMILY HOUSE LOTS FRONTING ON A PRIVATE ROAD.

Wynfield

(AN INNOVATIVE SUBDIVISION)

OWNER & DEVELOPER
ZORN CLUSTER HOMES, INC.
800 MEIDINGER TOWER
FOURTH AVENUE
LOUISVILLE, KENTUCKY 40202

NOVEMBER 1993

BLOCK 72-K, LOT 124 MLS JOB NO.: 93048

66456
Document No 1994066456
Lodged By: planning & zoning
Recorded On: May 19, 1994 10:05:17 A.M.
Total Fees: 110.00
County Clerk: Rebecca Jackson
Deputy Clerk: TERI

MATHERLY LAND SURVEYING INC.
P.O. BOX 36486
LOUISVILLE, KENTUCKY 40233-6486
(502) 452-1213

BK 40 P 79

10-30-93