

CERTIFICATE OF RESERVATION
ELEC. TELEPHONE, GAS & WATER EASEMENTS

The spaces outlined by dashed lines and marked "Electric and Telephone Easement", "Gas (or Water) 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. Aboveground 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) Aboveground telephone facilities and pedestals may be installed at appropriate points in any telephone easement.

(E) Aboveground gas facilities may be installed at appropriate points in any gas easement.

EAGLE EXPRESS TRUCKING, INC.
By Kenneth Stout (Signature)
KENNETH STOUT
Title: VICE PRESIDENT

This is to certify that the undersigned are the owners of the property shown hereon, being the property recorded in Deed Book 863, Page 833 in the BULLITT County Clerk's office and do hereby adopt this plat of SPRING PLACE DEVELOPMENT and dedicate to public use the roadways and easements as shown hereon.

EAGLE EXPRESS TRUCKING, INC.
By Kenneth Stout (Signature)
KENNETH STOUT
Title: Vice President

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 Drainage Easement", "Sanitary Sewer Easement", or "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 subject to approval by local and state governing authorities.

EAGLE EXPRESS TRUCKING, INC.
By Kenneth Stout (Signature)
KENNETH STOUT
Title: Vice President

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF BULLITT
I, Rebecca A. Drake, Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of SPRING PLACE DEVELOPMENT was this day presented to me by Kenneth Stout, acting in his capacity as Vice President of EAGLE EXPRESS TRUCKING, INC. and executed the Certificates in my presence and acknowledge it to be his free act and deed.

Witness my hand and seal this 22nd day of October, 2020.

My Commission expires on the 8th day of March, 2024
Rebecca A. Drake Notary Public

Water service will be provided by the City of Mt. Washington, Ky.
Temporary turnaround easements (if any) are to be vacated when roadways are extended in the future.
Sewer service connections shall be available from the City of Mt. Washington.

All new roads in this development are in compliance with the minimum requirements of Section 402 of the Bullitt County Subdivision Regulations.
The city of GMT Washington is the governing authority on new road construction.

SPRING PLACE DEVELOPMENT IS HEREBY
Approved this 22nd day of October, 2020.

Bullitt County Planning and Zoning
Felicia Harper
Administrative official

SURVEYOR'S CERTIFICATION

Restrictions for this plat are recorded in Deed Book _____ Page _____ in the Bullitt County Clerk's office.

This property is not located in a the 100 year flood plain according to Flood Insurance Rate Maps (FIRM) number 21029C0091F dated April 05, 2016.

All lot corners will be marked with eighteen inch iron rods and yellow identifier caps stamped "JAS 1907", unless noted otherwise.

This survey represents a boundary survey and complies with CAR 18:150.

I hereby certify that this plat and survey was made under my direction by the method of random traverses with side shots and has not been adjusted. The error of closure was 1 part in 10,000 or better. The survey as shown hereon is an "Urban" survey and meets all the specifications of the class, and conforms to current planning and zoning regulations.

John A. St. Clair 10/29/20
John A. St. Clair, PLS # 1907
562-538-6616

FINAL PLAT CERTIFICATION NOTE:

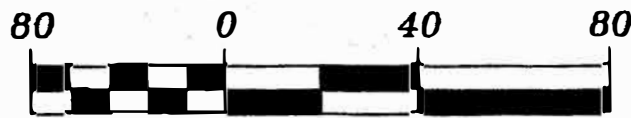
I, John A. St. Clair certify that all lots within SPRING PLACE DEVELOPMENT have been planned prior to the recording of the record plat.
John A. St. Clair 10/29/20
John A. St. Clair, PLS #1907 Date

DOCUMENT NO: 642589
RECORDED: October 23, 2020 03:46:00 PM
TOTAL FEES: \$50.00
COUNTY CLERK: KEVIN MOONEY
DEPUTY CLERK: RITA PARSONS
COUNTY BULLITT COUNTY CLERK
BOOK CAB4 PAGES: 237 - 237

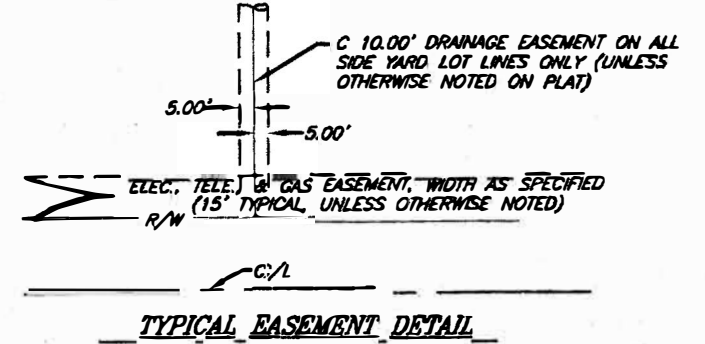
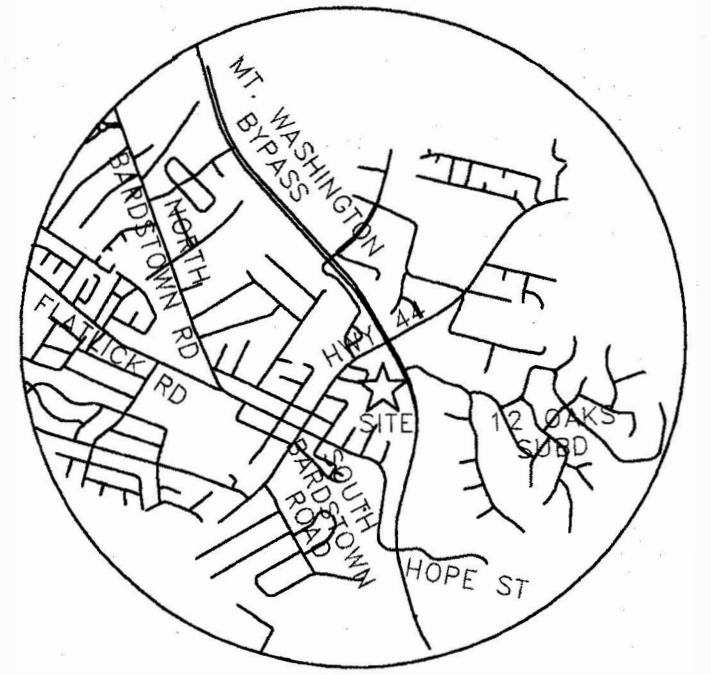
EAGLE EXPRESS TRUCKING, INC.
P.O.E. BOX 750
SHEPHERDS, KY. 40165

SPRING PLACE DEVELOPMENT

JOHN A. ST. CLAIR, PLS
138 WILLOW WOOD DRIVE
MT. WASHINGTON, KY. 40047
(502) 538-6616



GRAPHIC SCALE
SCALE: 1" = 80'



CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	25.00'	32.88'	S 21°55'02" W
C2	250.00'	48.25'	N 26°37'48" E

LINE	BEARING	DISTANCE
L1	S 19°12'03" E	16.83'
L2	S 63°02'07" W	57.15'
L3	S 63°02'07" W	20.02'
L4	S 63°02'07" W	77.17'
L5	S 26°57'53" E	5.00'
L6	S 26°57'53" E	5.00'
L7	N 63°02'07" E	68.99'
L8	N 55°16'58" E	68.13'
L9	N 61°47'13" E	41.82'

MT. WASHINGTON CEMETERY
C/O TRUSTEES OF THE
METHODIST & BAPTIST CHURCHES
OF MT. WASHINGTON, KY.
D.B. 062, PG. 617
077-000-00-034

TRACT 5
5.6883 ACRES
REMAINDER OF
EAGLE EXPRESS TRUCKING, INC.
D.B. 863, PG. 833
BULLITT COUNTY, KY.
077-000-00-036A

COMMONWEALTH
OF KENTUCKY
PARCEL No. 56
D.B. 582, PG. 117

AREA SCHEDULE	
Area of Boundary	10.2920 Acre
Area of 5 Building Lots	9.6775 Acre
Area of Roadways	0.4949 Acre
Minimum Lot Size	0.1195 Acre
Maximum Lot Size	5.6883 Acre

- LEGEND
- Set Iron Pin Stamped JAS 1907, Unless Noted Otherwise
 - Existing Iron Pin Stamped JAS 1907, Unless Noted Otherwise
 - Proposed Fire Hydrant

THIS PROPERTY IS ZONED B-2

DEVELOPER RESERVES THE RIGHT TO ADD
ADDITIONAL EASEMENTS AS DEEMED NECESSARY.