OAKBROOKE PROPERTIES, L.L.C. HEREBY RELEASES THE TYPICAL 10 FOOT DRAINAGE EASEMENT ON THE LOT LINES BETWEEN LOTS 1 AND 2 AND BETWEEN LOTS 2 AND 3 IN OAKBROOKE EAST, SECTION 1, REVISED AS RECORDED IN PLAT CABINET 3, SLIDE 60 IN THE BULLITT COUNTY CLERKS OFFICE

OAKBROOKE PROPERTIES, L.L.C. DATE

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF LOT 1, LOT 2, AND LOT 3 AS SHOWN HEREON AND RECORDED IN DEED BOOK 842, PAGE 381 IN THE BULLITT COUNTY CLERKS OFFICE AND I DO HEREBY ADOPT THIS PLAT AND SURVEY.

OWNERS DATE

SANITARY SEWER & DRAIN EASEMENT RELEASE

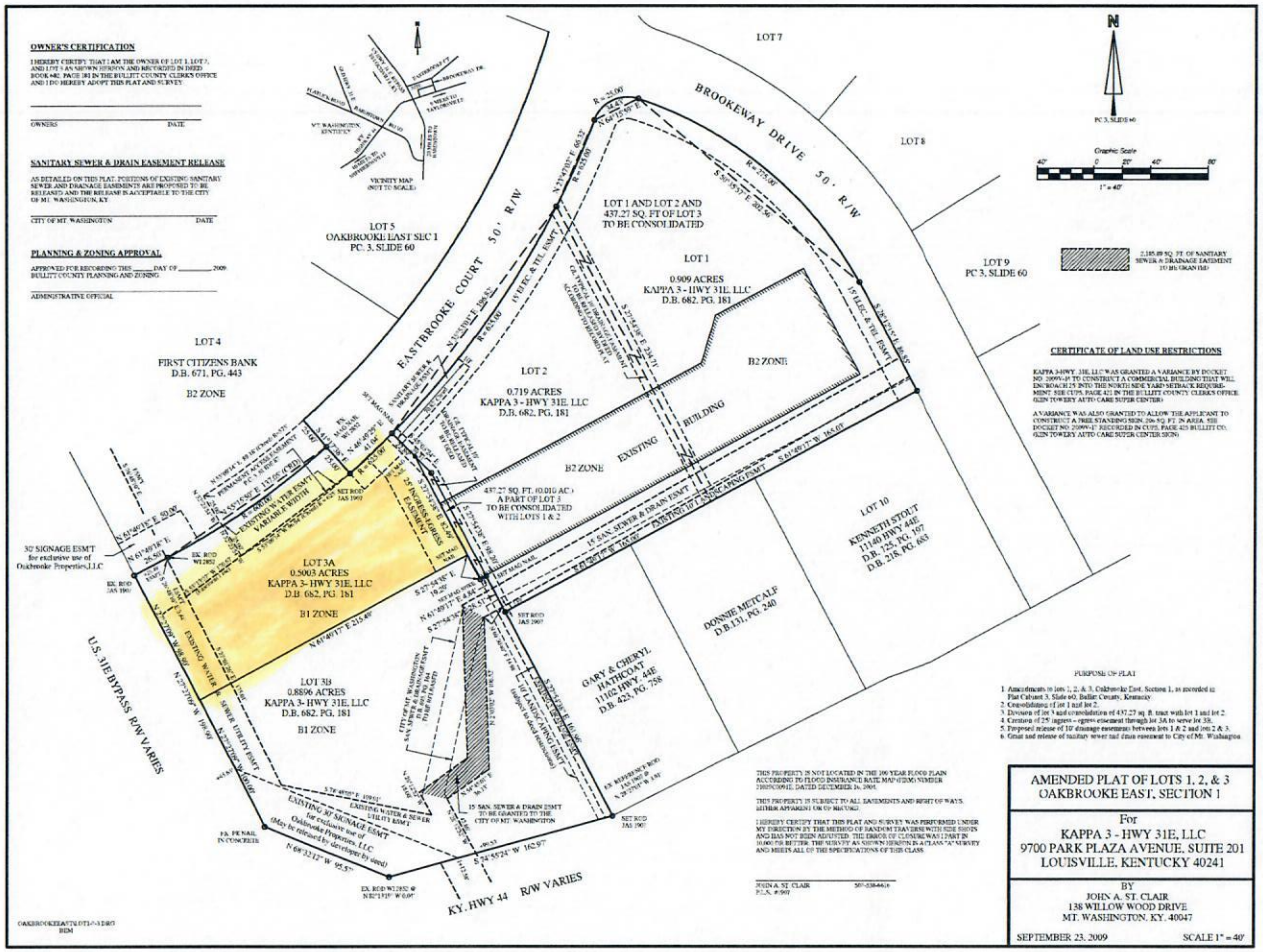
AS DETAILED ON THIS PLAT, PORTIONS OF EXISTING SANITARY SEWER AND DRAINAGE EASEMENTS ARE PROPOSED TO BE RELEASED AND THE RELEASE IS ACCEPTABLE TO THE CITY OF MT. WASHINGTON, KY.

CITY OF MT. WASHINGTON DATE

PLANNING & ZONING APPROVAL

APPROVED FOR RECORDING THIS _____ DAY OF _____, 2009
BULLITT COUNTY PLANNING AND ZONING

ADMINISTRATIVE OFFICIAL



CERTIFICATE OF LAND USE RESTRICTIONS

KAPPA 3-HWY 31E, LLC WAS GRANTED A VARIANCE BY DOCKET NO. 2009-18 TO CONSTRUCT A COMMERCIAL BUILDING THAT WILL ENCROACH 25' INTO THE NORTH SIDE YARD SETBACK REQUIREMENT (SEE CUTS, PAGE 42) IN THE BULLITT COUNTY CLERKS OFFICE (GIN TOWERY AUTO CARE SUPER CENTER)

A VARIANCE WAS ALSO GRANTED TO ALLOW THE APPLICANT TO CONSTRUCT A FREE STANDING SIGN, 266 SQ. FT. IN AREA. SEE DOCKET NO. 2009-17 RECORDED IN CUTS, PAGE 425 BULLITT CO. (GIN TOWERY AUTO CARE SUPER CENTER SIGN)

PURPOSE OF PLAT

1. Amendment to lots 1, 2, & 3, Oakbrooke East, Section 1, as recorded in Plat Cabinet 3, Slide 60, Bullitt County, Kentucky.
2. Consolidating of lot 1 and lot 2.
3. Division of lot 3 and consolidation of 437.27 sq. ft. tract with lot 1 and lot 2.
4. Creation of 25' ingress - egress easement through lot 3A to serve lot 3B.
5. Proposed release of 10' drainage easements between lots 1 & 2 and lots 2 & 3.
6. Grant and release of sanitary sewer and drain easement to City of Mt. Washington.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1905700011E, DATED DECEMBER 16, 2008.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT OF WAYS, (EITHER APPARENT OR OF RECORD).

I HEREBY CERTIFY THAT THIS PLAT AND SURVEY WAS PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE 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 A CLASS "A" SURVEY AND MEETS ALL OF THE SPECIFICATIONS OF THIS CLASS.

JOHN A. ST. CLAIR 502-538-6616
P.L.S. #-969

AMENDED PLAT OF LOTS 1, 2, & 3
OAKBROOKE EAST, SECTION 1

For
KAPPA 3 - HWY 31E, LLC
9700 PARK PLAZA AVENUE, SUITE 201
LOUISVILLE, KENTUCKY 40241

BY
JOHN A. ST. CLAIR
138 WILLOW WOOD DRIVE
MT. WASHINGTON, KY. 40047

SEPTEMBER 23, 2009 SCALE 1" = 40'

OAKBROOKEEAST1FDTL-V-12803
BEM