



VICINITY MAP N SCALE: 1"=2000'

39. N12°00'00" W	43.43'
40. S28°37'12" E	30.00'
41. S32°12'00" E	74.33'
42. N12°00'00" W	42.43'
43. N12°00'00" W	42.43'
44. N12°00'00" W	42.43'
45. N12°00'00" W	42.43'
46. N12°00'00" W	42.43'
47. N12°00'00" W	42.43'
48. N12°00'00" W	42.43'
49. N12°00'00" W	42.43'

EASEMENT FOR ELECTRIC & TELEPHONE UTILITIES.
 THE SPACES SET ASIDE BY THESE LINES & MARKS & E.T. EASEMENTS ARE HEREBY RESERVED FOR THE INSTALLATION OF ELECTRIC & TELEPHONE LINES INCLUDING THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR & REMOVE SUCH UNDERGROUND & OVERHEAD LINES AND APPURTENANCES, AND THE RIGHT TO INSTALL & OPERATE SUCH LINES WITHIN THE EASEMENT AND THE RIGHT TO CUT DOWN ANY TREES WITHIN THE EASEMENT, BUT NOT INTERFERE WITH THE INSTALLATION OR OPERATION OF SUCH LINES. NO PERMANENT STRUCTURES SHALL BE ERECTED WITHIN THE EASEMENT. NO REMOVAL OF STRUCTURES OR RESTRICTIONS WITHIN THE EASEMENT MAY BE REMOVED BY THE AFFECTED UTILITY, FENCED, DAMAGED OR CARELESSLY OCCUPY THE EASEMENT AREA AT ANY RISK.
 ON ALL LOTS AND PROPERTY OWNERS ELECTRIC & TELEPHONE SERVICE LINES SHALL BE LINED UNDERGROUND AT LOCATIONS DESIGNATED BY THE UTILITY COMPANY, & THE COSTS OF INSTALLATION, MAINTENANCE AND THEREAFTER SHALL BE BORNE INDIVIDUALLY BY THE RESPECTIVE LOT OWNER UPON WHICH THE SAID SERVICE LINE IS LOCATED.
 THE ELECTRIC & TELEPHONE EASEMENTS SHOWN ON THIS PLAN SHALL BE PERMANENT & RESTRICTIONS THEREIN SHALL BE REMOVED IN THE EVENT OF AN ELEVATION THEREOF SHALL BE MADE BY THE OWNER OF SAID UTILITY COMPANY.
 NOTE: THE ABOVE REQUIREMENTS & RESTRICTIONS ALSO APPLY TO SEWER, WATER & GAS EASEMENTS.

William C. Blair
 Surveyor
 11-3-1997

DATE: _____
 THE DEVELOPER HEREBY RESERVES THE RIGHT TO GRANT ADDITIONAL EASEMENTS IF NEEDED.
 ALL LOTS SHOWN HEREIN ARE SUBJECT TO RESTRICTIONS RECORDED IN S.B. BULLITT CO. 87.
 TRAIL 10 FT. DRAIN EASEMENT ON ALL SIDE LOT LINES 10 FT. UNLESS INDICATED OTHERWISE.
 STATE OF KENTUCKY
 COUNTY OF BELL
 I, _____, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAN OF TWELVE OAKS SECTION 3 WAS THIS DAY PRESENTED TO ME AND I HAVE REVIEWED THE CERTIFICATIONS AND AFFIDAVITS AND ACKNOWLEDGED IT TO BE TRUE AND CORRECT.
 WITNESS MY HAND & SEAL THIS _____ DAY OF _____, 1997.
 (SEAL)
 NOTARY PUBLIC

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 WITNESS MY HAND & SEAL THIS _____ DAY OF _____, 1997.
 (SEAL)
 NOTARY PUBLIC

JILLY COUCH
 1242 S. BARDTOWN PL.
 MT. WASHINGTON, KY.
 SEWER & WATER SERVICE FROM THE CITY OF MT. WASHINGTON, KY.
 THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONING DISTRICT. ALL ROADWAYS SHOWN HEREIN SHALL CONFORM TO CITY OF MT. WASHINGTON SPECIFICATIONS.
 I HEREBY CERTIFY THAT THIS PLAN & SURVEY WAS PREPARED UNDER MY DIRECTION & CONFORMANCE TO ALL APPLICABLE PLANNING & ZONING REGULATIONS. THIS PLAN MEETS ALL EXISTING & MINIMUM STANDARDS OF GOVERNING AUTHORITIES.
 Wm. A. St. Clair, 238-6616
 P.L.S. #1507

CURVE DATA

A	Δ 34°14'58"	E	Δ 05°44'57"	I	Δ 32°00'00"
B	Δ 32°00'00"	F	Δ 04°35'00"	J	Δ 28°00'00"
C	Δ 15°00'00"	G	Δ 02°00'00"	K	Δ 10°00'00"
D	Δ 30°00'00"	H	Δ 01°00'00"	L	Δ 05°00'00"
E	Δ 55°00'00"	I	Δ 01°00'00"	M	Δ 02°00'00"
F	Δ 74°21'00"	J	Δ 01°00'00"	N	Δ 01°00'00"
G	Δ 30°00'00"	K	Δ 01°00'00"	O	Δ 01°00'00"
H	Δ 126°21'00"	L	Δ 01°00'00"	P	Δ 01°00'00"
I	Δ 19°00'00"	M	Δ 01°00'00"	Q	Δ 01°00'00"
J	Δ 07°30'00"	N	Δ 01°00'00"	R	Δ 01°00'00"
K	Δ 200°00'00"	O	Δ 01°00'00"	S	Δ 01°00'00"
L	Δ 148°00'00"	P	Δ 01°00'00"	T	Δ 01°00'00"
M	Δ 48°00'00"	Q	Δ 01°00'00"	U	Δ 01°00'00"

APPROVED FOR RECORDING THIS 3 DAY OF _____, 1997.
 Wm. A. St. Clair
 ADMINISTRATIVE OFFICIAL

AREA SCHEDULE:
 TOTAL ACRES IN SECTION 3A SEANTON
 (INCLUDES RECEIVED TRACTS)
 3.0000 ACRES
 37 LOTS IN SECTION 3
 1 APPLIED TRACTS
 3.0000 ACRES
 MINIMUM LOT SIZE
 0.2400 ACRES
 MINIMUM LOT SIZE
 0.2400 ACRES
 A NOTE: LOTS 75, 76 & 77 MAY BE RE-SPICED FOR RECREATIONAL PURPOSES.

TWELVE OAKS SECTION THREE
 OWNER & DEVELOPER
 TWELVE OAKS DEVELOPMENT CO.
 P.O. BOX 176, MT. WASHINGTON, KY.
 BY
 Wm. A. St. Clair
 124 WILLOW WOOD DRIVE
 MT. WASHINGTON, KY.
 40057