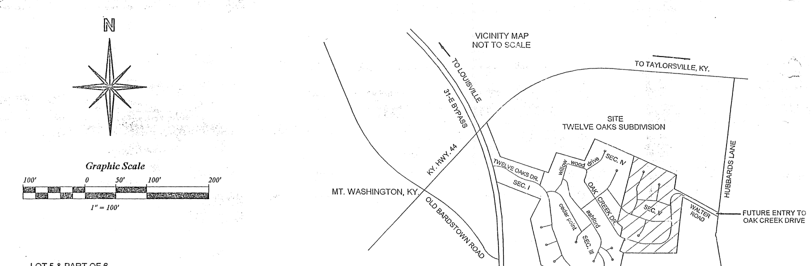
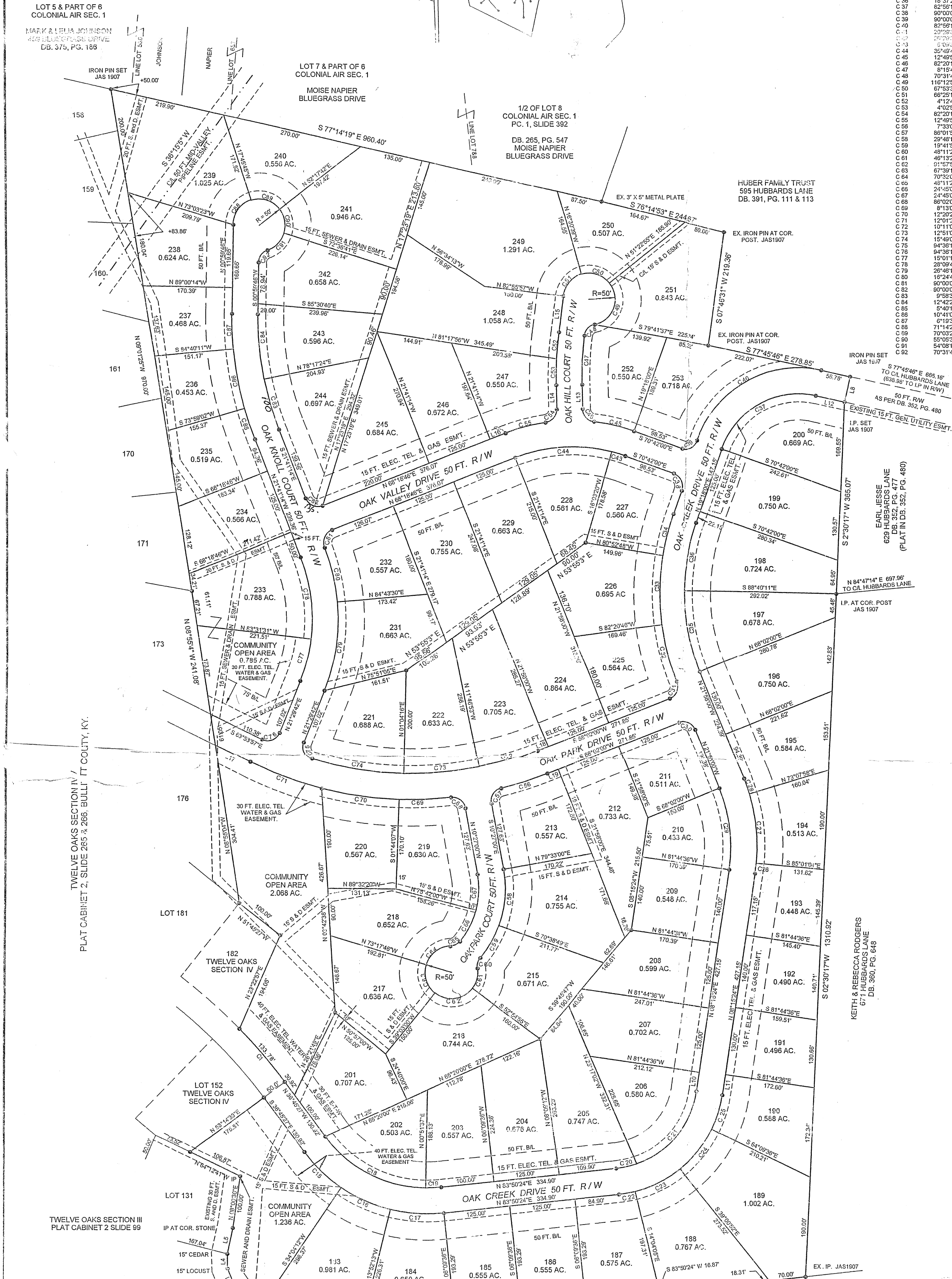
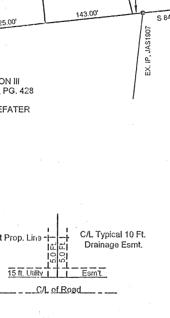


LINE	BEARING	DISTANCE
L 1	N 16°09'02"E	47.53'
L 2	N 31°35'49"W	67.55'
L 3	N 22°57'57"W	38.09'
L 4	N 01°55'39"W	27.69'
L 5	N 11°56'51"E	49.95'
L 6	N 08°00'36"E	100.00'
L 7	S 77°14'19"E	87.50'
L 8	S 12°14'14"W	50.00'
L 9	S 80°29'04"W	52.86'
L 10	N 08°15'24"E	37.15'
L 11	N 08°15'24"E	40.00'
L 12	S 77°45'46"E	56.78'
L 13	N 01°11'37"W	46.02'
L 14	N 01°11'37"W	46.02'
L 15	N 07°04'03"E	70.71'
L 16	S 68°18'46"W	31.07'
L 17	N 63°53'56"W	75.35'
L 18	S 68°02'00"W	21.85'
L 19	S 68°02'00"W	21.85'
L 20	S 89°00'14"E	25.00'
L 21	N 01°11'37"W	92.67'
L 22	N 01°11'37"W	49.29'
L 23	N 07°04'03"E	49.29'
L 24	N 07°04'03"E	70.71'
L 25	S 82°55'57"E	25.00'
L 26	S 77°45'46"E	56.78'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	59°24'09"	270.00'	279.93'	154.01'	267.56'	S 66°27'31"E
C 2	75°35'00"	200.00'	263.84'	155.09'	245.12'	N 46°02'54"E
C 3	30°13'24"	325.00'	171.44'	87.76'	169.46'	N 06°51'18"W
C 4	41°16'00"	432.49'	311.50'	162.85'	304.81'	N 01°20'00"W
C 5	82°56'18"	181.52'	262.76'	160.42'	240.41'	N 60°46'07"E
C 6	11°31'00"	672.76'	135.23'	67.84'	135.00'	S 73°47'26"W
C 7	31°56'42"	672.76'	375.09'	192.56'	370.25'	N 84°28'39"W
C 8	4°36'18"	672.76'	54.07'	27.05'	54.06'	N 66°12'00"W
C 9	43°10'57"	350.17'	263.91'	138.58'	257.71'	N 00°05'46"W
C 10	22°41'00"	600.00'	237.54'	120.35'	235.99'	N 10°20'44"W
C 11	20°29'37"	325.00'	116.25'	58.75'	115.63'	N 78°33'34"E
C 12	20°29'37"	325.00'	116.25'	58.75'	115.63'	S 80°56'48"E
C 13	8°15'40"	682.53'	98.41'	49.29'	98.32'	N 02°56'13"E
C 14	49°30'04"	182.42'	157.60'	84.10'	152.75'	S 14°18'00"W
C 15	19°10'20"	295.00'	98.71'	49.82'	98.25'	S 46°20'37"E
C 16	20°11'59"	295.00'	104.00'	52.55'	103.46'	S 66°01'47"E
C 17	20°01'50"	295.00'	103.13'	52.10'	102.61'	S 86°08'41"E
C 18	52°22'56"	245.00'	223.99'	120.51'	216.27'	S 62°56'55"E
C 19	7°01'13"	245.00'	30.02'	15.03'	30.00'	N 87°21'00"E
C 20	13°07'29"	175.00'	40.09'	20.13'	40.00'	N 77°16'39"E
C 21	62°27'30"	175.00'	190.77'	106.11'	181.46'	N 39°29'09"E
C 22	7°54'29"	225.00'	31.05'	15.55'	31.03'	N 79°53'10"E
C 23	24°56'47"	225.00'	97.96'	49.77'	97.19'	N 63°27'31"E
C 24	25°08'44"	225.00'	98.75'	50.18'	97.96'	N 38°24'46"E
C 25	17°35'00"	225.00'	69.05'	34.80'	68.78'	N 17°02'54"E
C 26	3°16'28"	350.00'	20.00'	10.00'	20.00'	N 06°37'10"E
C 27	21°50'58"	350.00'	133.47'	67.56'	132.66'	N 05°56'33"W
C 28	5°05'58"	350.00'	31.15'	15.59'	31.14'	N 19°25'01"W
C 29	30°13'24"	300.00'	158.25'	81.01'	156.42'	N 06°51'18"W
C 30	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 66°58'00"W
C 31	90°00'30"	25.00'	39.27'	25.00'	35.36'	N 23°01'45"E
C 32	14°18'48"	457.49'	114.29'	57.44'	113.99'	N 14°48'36"W
C 33	16°46'26"	457.49'	133.93'	67.45'	133.46'	N 00°44'01"E
C 34	10°10'46"	457.49'	81.28'	40.75'	81.17'	N 14°12'37"E
C 35	22°38'39"	407.49'	161.05'	81.59'	160.00'	N 10°38'41"W
C 36	18°37'21"	407.49'	132.44'	66.81'	131.86'	N 09°59'19"E
C 37	82°56'14"	156.52'	226.57'	138.32'	207.30'	N 60°46'07"E
C 38	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 25°42'00"W
C 39	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 64°18'00"E
C 40	82°56'15"	206.52'	298.94'	182.51'	273.52'	N 60°46'06"E
C 41	20°29'37"	325.00'	116.25'	58.75'	115.63'	N 80°56'48"W
C 42	20°29'37"	325.00'	116.25'	58.75'	115.63'	[illegible]
C 43	[illegible]	300.00'	27.01'	13.51'	27.00'	N 79°10'45"W
C 44	35°49'44"	300.00'	187.60'	96.98'	184.56'	S 56°13'38"W
C 45	12°49'53"	350.00'	78.38'	39.36'	78.22'	N 77°06'56"W
C 46	82°20'16"	25.00'	35.93'	21.86'	32.91'	N 42°21'45"W
C 47	8°15'40"	657.53'	94.80'	47.48'	94.72'	N 02°56'13"E
C 48	70°31'44"	25.00'	30.77'	17.68'	28.87'	N 42°19'55"E
C 49	116°12'51"	50.00'	101.42'	80.35'	84.90'	N 19°29'21"E
C 50	67°53'35"	50.00'	59.25'	33.66'	55.84'	N 72°33'52"W
C 51	66°25'18"	50.00'	57.96'	32.73'	54.77'	S 40°16'42"W
C 52	4°12'41"	707.53'	52.00'	26.01'	51.99'	S 04°57'43"W
C 53	4°02'59"	707.53'	50.01'	25.02'	50.00'	S 00°49'53"W
C 54	82°20'16"	25.00'	35.93'	21.86'	32.91'	S 39°58'31"W
C 55	12°49'53"	350.00'	78.38'	39.36'	78.22'	S 74°43'42"W
C 56	7°33'00"	697.76'	91.94'	46.04'	91.88'	S 71°48'23"W
C 57	86°01'59"	25.00'	37.54'	23.33'	34.11'	S 32°33'59"W
C 58	29°48'12"	207.42'	107.89'	55.20'	106.68'	S 04°27'06"W
C 59	19°41'50"	207.42'	71.31'	36.01'	70.96'	S 29°12'07"W
C 60	48°11'23"	25.00'	21.03'	11.18'	20.41'	S 14°57'19"W
C 61	46°13'28"	50.00'	40.34'	21.34'	39.25'	S 13°58'21"W
C 62	91°57'55"	50.00'	80.25'	51.75'	71.01'	S 83°04'02"W
C 63	67°39'14"	50.00'	59.04'	33.51'	55.67'	N 17°07'23"W
C 64	70°32'09"	50.00'	61.55'	35.36'	57.74'	N 51°58'18"E
C 65	48°11'23"	25.00'	21.03'	11.18'	20.41'	N 63°08'41"E
C 66	24°45'02"	157.42'	68.00'	34.54'	67.47'	N 26°40'31"E
C 67	24°45'00"	157.42'	68.00'	34.54'	67.47'	N 01°55'30"E
C 68	86°02'00"	25.00'	37.54'	23.33'	34.11'	N 53°28'00"W
C 69	8°13'06"	697.76'	100.09'	50.13'	100.00'	S 87°37'34"W
C 70	12°20'27"	697.76'	150.29'	75.44'	150.00'	N 82°05'40"W
C 71	12°01'26"	697.76'	146.43'	73.48'	146.16'	N 69°54'43"W
C 72	10°11'08"	647.76'	115.15'	57.73'	115.00'	S 73°07'29"W
C 73	12°51'09"	647.76'	145.30'	72.96'	145.00'	S 84°38'42"W
C 74	15°49'07"	647.76'	178.84'	89.99'	178.27'	N 81°01'10"W
C 75	94°36'19"	25.00'	41.28'	27.09'	36.75'	N 25°48'27"W
C 76	94°36'17"	25.00'	41.28'	27.09'	36.75'	N 68°47'50"E
C 77	15°01'13"	325.17'	85.24'	42.87'	85.00'	N 13°59'06"E
C 78	28°09'43"	325.17'	159.83'	81.56'	158.22'	N 07°36'22"W
C 79	26°46'12"	375.17'	175.29'	89.27'	173.70'	N 08°06'36"E
C 80	16°24'43"	375.17'	107.46'	54.10'	107.10'	N 13°28'51"W
C 81	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 23°18'46"E
C 82	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 66°41'14"W
C 83	9°58'38"	575.00'	100.13'	50.19'	100.00'	N 16°41'55"W
C 84	12°42'22"	575.00'	127.52'	64.02'	127.25'	N 05°21'25"W
C 85	5°40'14"	625.00'	61.86'	30.95'	61.83'	N 18°51'07"W
C 86	10°41'09"	625.00'	116.56'	58.45'	116.40'	N 10°40'26"W
C 87	6°19'37"	625.00'	69.02'	34.54'	68.98'	N 02°10'02"W
C 88	71°14'29"	50.00'	62.17'	35.82'	58.24'	N 36°37'01"E
C 89	70°03'28"	50.00'	61.14'	35.05'	57.40'	S 72°44'01"E
C 90	55°05'36"	50.00'	48.08'	26.08'	46.25'	S 10°09'29"E
C 91	54°08'11"	50.00'	47.24'	25.55'	45.50'	S 44°27'24"W
C 92	70°31'44"	25.00'	30.77'	17.68'	28.87'	S 36°15'38"W





NOTE; THE LIMITS OF THE 15 FOOT SEWER AND DRAIN EASEMENTS SHOWN ON THIS PLAT ARE DETERMINED BY THE "AS BUILT" CENTERLINE LOCATION OF THE SANITARY SEWER.

Restrictions for this plat are recorded in deed book _____, Page _____ in the __________ County Clerk's office.

Building lots in Section V are not located in a flood hazard according to Bullitt County Flood Hazard Maps. Basement floors on lots 183, 201 & 202 shall be at or above elevation 598.00 feet.

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

I hereby certify that this plat and survey was made under my direction by the method of random traverse, the error of closure was 1 part in 10,000 or better. This plat meets or exceeds the minimum standards of governing authorities and conforms to current planning and zoning regulations.

John St. Clair 07/05/00

John A. St. Clair date
P.L.S. #1907
[illegible]-538-6616

STATE of KENTUCKY
JOHN A.
ST. CLAIR
1907
LICENSED
PROFESSIONAL
LAND SURVEYOR

AREA SCHEDULE

TOTAL ACRES IN SECTION V = 58.231 ACRES

TOTAL OF 71 LOTS = 47.667 ACRES
ACREAGE IN ROADWAYS = 6.475 ACRES
TOTAL OPEN AREA = 4.089 ACRES

MINIMUM LOT SIZE = 0.433 ACRES
MAXIMUM LOT SIZE = 1.291 ACRES

UTILITY INFORMATION

ELECTRIC SERVICE;	SALT RIVER R.E.C.C
TELEPHONE SERVICE;	ALLTEL
GAS SERVICE;	LOUISVILLE GAS & ELECTRIC
WATER SERVICE;	CITY OF MT. WASHINGTON, KY
SANITARY SEWER;	CITY OF MT. WASHINGTON, KY.

Approved this 7 day of July, ~~199~~ 2000
Bullitt County Planning and Zoning.

Darryl Lee
Administrative official

FEE PD. ST. ______ CLK ______

DEED TAX ______
LODGED AND RECORDED THIS
00 JUL -7 PM 3:22
NORA MCCAWLEY
BULLITT COUNTY CLERK
BY ______________ D.C.

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 Drain Easement", together with the right of ingress and egress over all lots to and from the easements, for construction, operation and maintainance 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.

Twelve Oaks Development, Corp.
K.E. Stout, Pres.
Owner(s)

CERTIFICATE OF RESERVATION
ELECTRIC & TELEPHONE & GAS EASEMENTS

The spaces outlined by dashed lines and marked "electric and telephone easement" or "gas easements" are hereby reserved as easements for electric, telephone and gas 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 owners electric, telephone and gas 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 costomers 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.

Above ground 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 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.

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

Twelve Oaks Development, Corp.
K.E. Stout, Pres.
owner(s)

This is to certify that the undersigned is the owner of the property shown hereon as recorded in deed book 360 page 61 and deed book 320, page 257 in the Bullitt County Clerk's office and does hereby adopt this plat of TWELVE OAKS SECTION V and dedicate to public use the streets and roadways as shown.

Twelve Oaks Development Corp.
K.E. Stout, Pres.
OWNER(s)

All streets or roads dedicated for public use on this plat shall conform to the specifications of the City of Mt. Washington, Kentucky as recorded in City Ordinance No. 9422 implemented November 28, 1994.

All new roads in this development shall be in compliance with the minimum requirements of Section 402 of the Bullitt County Subdivision Regulations.

Sewer and water service connections are available through the City of Mt. Washington, Ky.

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF Bullitt

I, Katrina Terrell Notary Public in and for the County aforesaid do hereby certify that the forgoing plat of Twelve Oaks Dev. Corp. was this day presented to me by K.E. Stout 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 7th day of July, ~~199~~ 2000
My Commission expires on the 9th day of Sept., ~~19~~ 2002

Katrina Terrell
Notary Public

TWELVE OAKS SECTION V

owner and developer
TWELVE OAKS DEVELOPMENT CORP.
P.O. BOX 170
MT. WASHINGTON, KY. 40047

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

MAY 23, 2000 SCALE 1" = 100FT.