

RESTRICTIONS

1. All lots are to be used for residential purposes only.
2. Any dwelling constructed on any lot herein conveyed shall have a minimum of 720 sq. feet of lot area and shall be built on one level. Two story houses must have a minimum of 700 sq. feet of floor space on first floor exclusive of garages, porches, and carports and finished basements.
3. No swing can be kept on any lot.
4. This lot is not to be used for any agricultural production under the supervision and control of the Dept. of Agriculture and shall not include gardens.
5. No tin siding, asbestos, or other hazardous materials shall be exposed on the outside of the upper portion of the house.
6. Each mobile home shall be set on a permanent foundation with poured concrete footer and foundation walls must be enclosed with concrete, concrete block or brick.
7. Any homes or outbuildings or storage buildings must be constructed with new material.
8. This property is sold subject to any and all existing utility easements.
9. At least two (2) off street parking spaces shall be provided on each lot.
10. No house or mobile home shall be constructed closer than ten (10) feet from any side lot line or property line.
11. Only one additional mobile home shall be permitted on each lot.
12. Each mobile home shall set on a concrete pad as large as or larger than the mobile home.
13. Each mobile home shall be underpinned within forty-five (45) days of placement.
14. Electrical service shall be underground from meter to mobile home.
15. No mobile home smaller than a two (2) bedroom unit shall be allowed, size to be determined by developer.
16. All mobile homes are to be anchored.
17. Mobile homes shall be permitted on these lots if the above restrictions are adhered to.
18. The owner shall be responsible for providing another satisfactory percolation test to the proper authority.

NOTE: A valid percolation test has been completed on each lot based on the subdividers' opinion as to where the disposal field should be located. In the event the owner does not locate the disposal field in the disposal area of the percolation test, then the owner shall be responsible for providing another satisfactory percolation test to the proper authority.

UTILITY EASEMENT RESTRICTIONS

The undersigned hereby grants unto the below named utility companies, an easement over the spaces indicated by dashed lines and marked "UTILITY EASEMENT" to the BLUEGRASS RURAL ELECTRIC CO-OP CORPORATION for electric utility purposes and SOUTH CENTRAL BELL TELEPHONE COMPANY for telephone construction, maintain, operate, replace, upgrade or rebuild pole lines and/or underground cable systems and all appurtenances thereto.

1. the right of ingress or egress over all lots to and from said easements indicated.
2. the right to trim or remove any tree necessary to maintain proper service.
3. the right to keep said easements free of any structure or obstacles the company deems a hazard to the said pole lines or cables.
4. the right to install any overhead pole lines.
5. the right to prohibit any excavation which interferes with overhead pole lines.

The undersigned hereby grants the further right to said electric utility company, to install either overhead or underground, necessary wiring for street lighting that is requested and/or required, but in no case shall wiring be installed more than five (5) feet from any lot line.

Lot owners are to use and enjoy said lands including easements shown hereon, but such use shall not interfere with the rights herein granted.

Date: 9/11/80 Owner: Tom Fox Sr. Heirs
Approved: W.E. Nelson

CERTIFICATION OF WATER SUPPLY

I hereby certify that the proposed plans for water distribution are adequate and that the water system has sufficient capacity to meet the needs of the proposed development.

Date: 9/11/80 Water Utility Agent: W.E. Nelson

CERTIFICATION OF FIRE PROTECTION

I hereby certify that the fire hydrant plan is adequate for fire protection.

Date: 9/11/80 Fire Hydrant Plan: W.E. Nelson

CERTIFICATE OF STREET APPROVAL DESIGN

I hereby certify that the street design shown on this plat meets the requirement of the City of Richmond, Kentucky.

Date: 9-12-80 City Engineer: W.E. Nelson

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that the plan shown and described hereon and that the easements shown hereon are the property shown and described hereon and that the easements shown hereon are the property shown and described hereon and that the easements shown hereon are the property shown and described hereon.

Date: 9/11/80 Owner: Tom Fox Sr. Heirs

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the best of my knowledge and belief and that the monuments have been placed as shown on the final plat to the specifications of the County Engineer or the City Engineer.

Date: 9/11/80 Registered Engineer: W.E. Nelson

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Richmond, Kentucky with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Clerk.

Date: 9-11-80 Chairman or Secretary: W.E. Nelson

CERTIFICATE OF ACCEPTANCE

I hereby certify that the final subdivision plat for the subdivision entitled Jacks Creek Homes is accepted for filing and recording.

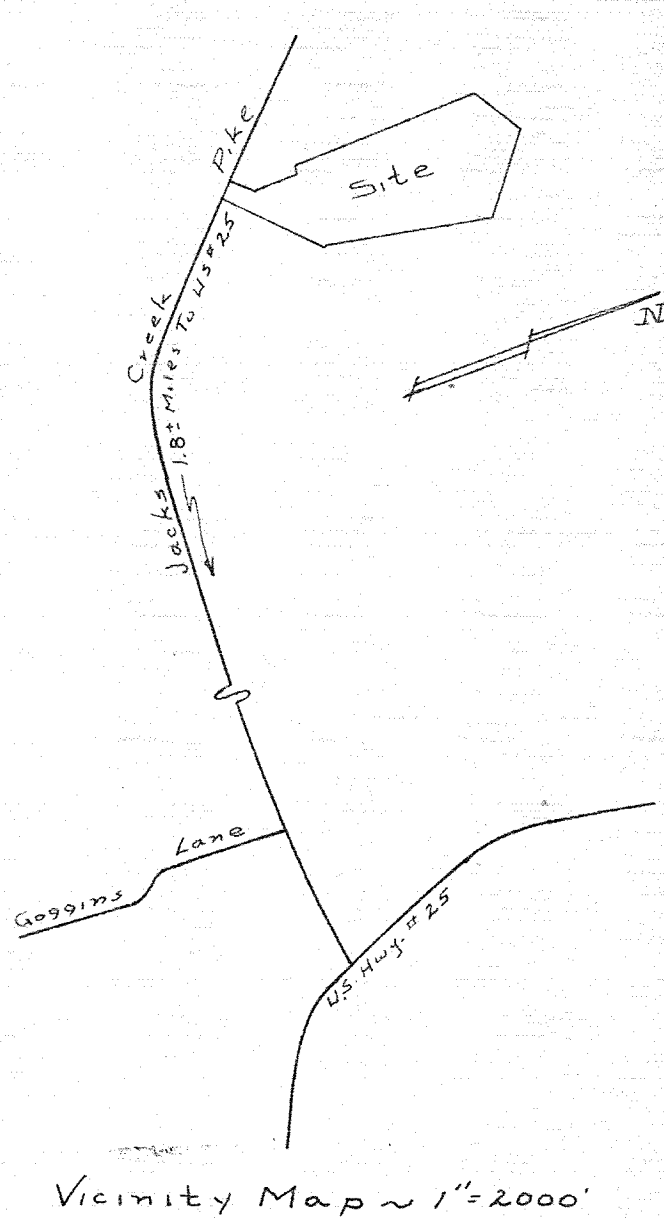
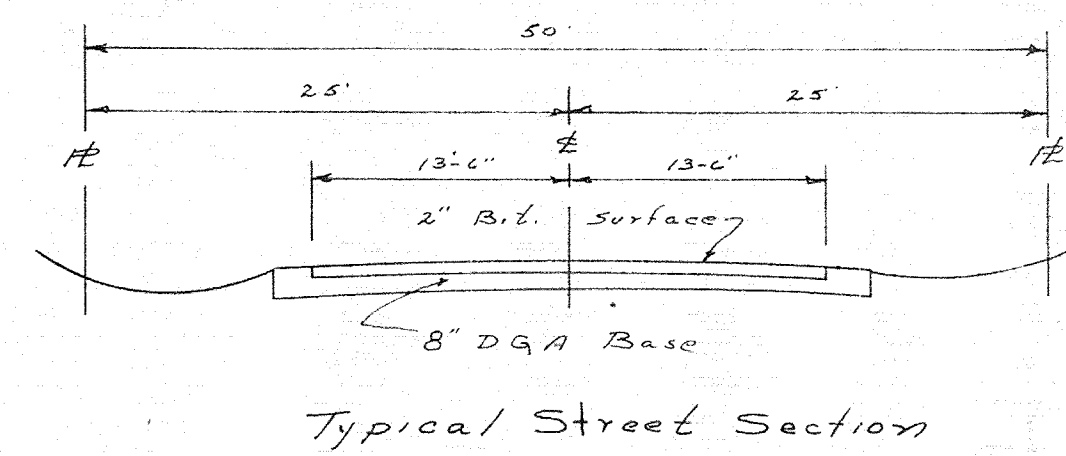
Date: _____ County Clerk or Recorder: _____

NOTES:

- W- denotes water main - 6"
- F.H. - denotes fire hydrant
- 60' - denotes subdivided
- Iron posts on all corners

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RECEIVED
C.S. WAGERS, CLERK
SEP 23 3 25 PM '80
MADISON COUNTY COURT
KENTUCKY



PLAT BOOK 6 PAGE 221
FINAL PLAT

Jacks Creek Homes
Jacks Creek Pike
Madison County, Kentucky
B.H. Luxon III ~ Civil Engineers
Richmond, Kentucky
July 1980 1"=1000' Dwg# B07-D2

Revised: 9/10/80