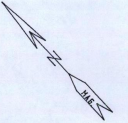
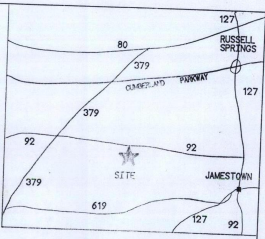


'96 AUG 3 AM 8 38

STATE OF KENTUCKY
 COUNTY OF RUSSELL SCT
 I, Brigetta Popplewell, Clerk of Russell County, certify that on this 3rd day of August, 1996, the above and foregoing plat was presented to me and certified as above and lodged for record at 8:38 AM. Whereupon I have recorded the same together with this certificate the 3rd day of August, 1996.
 Book: _____ Page: 434
 Attest: Brigetta Popplewell, Clerk
 By: *John R. Barnes* D.C.

PHELPS ACRES ESTATES

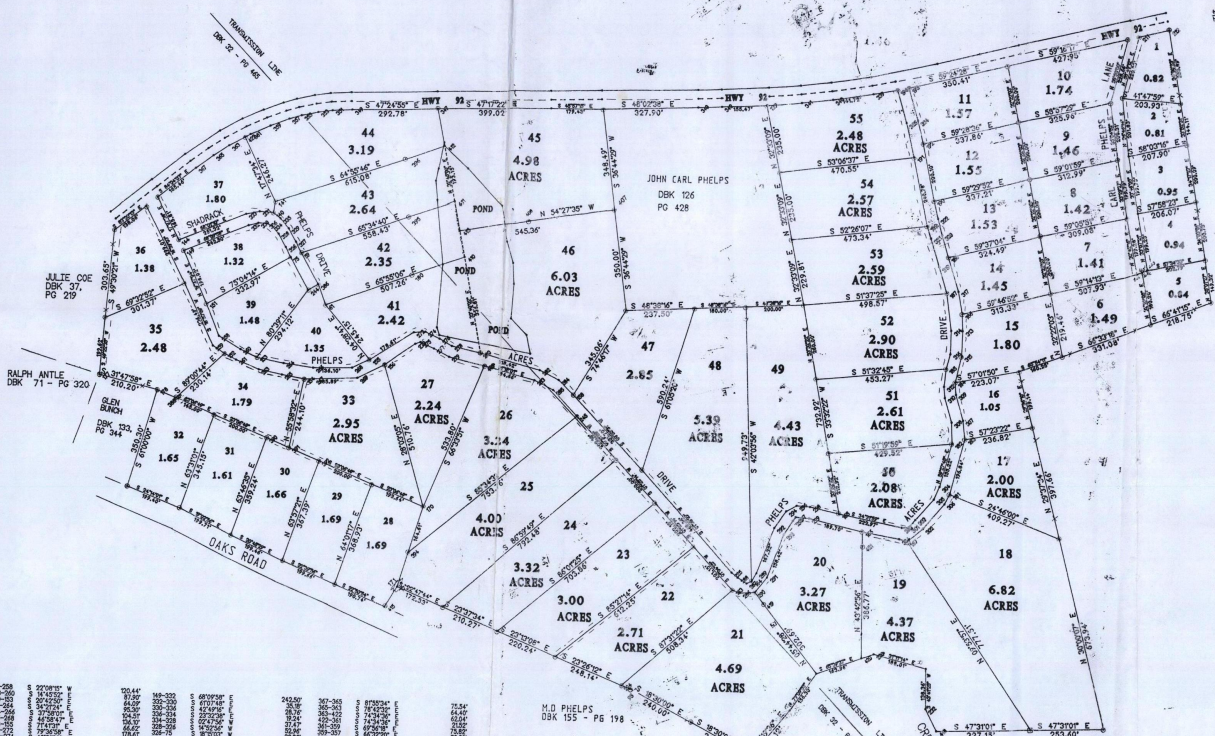


LEGEND

- 3/8" REBAR (YELLOW TO CAP, BARNES 2677) SET.
- WOOD POST, WITNESSED BY A 3/8" REBAR (YELLOW TO CAP, BARNES 2677) SET AT SOUTH BASE.
- WILD CHERRY, WITNESSED BY A 3/8" REBAR (YELLOW TO CAP, BARNES 2677) SET AT NORTH BASE.
- PIPE (EXISTING)

RESTRICTIONS

1. A committee consisting of five elected members, two developers selected by developers and three landowners selected by landowners, shall be formed to coordinate and oversee the development of the project. The committee shall have four consecutive votes for planning recommendations. Amendments must be approved by a majority vote of the committee. Committee members will be elected every five years. Minutes will be filed by appointment of the committee every five years. Minutes will be deemed single residential only, except by approval of the committee.
2. All lots and tracts shall be deemed single residential only, except by approval of the committee.
3. No mobile or modular homes allowed.
4. All dwellings shall contain at least 1000 square feet of heated floor space, including porches, patios, screened porches, decks, and terraces. All dwellings shall contain at least 200 square feet of finished floor space on the main level and at least 500 square feet of finished floor space on the second level. All dwellings shall contain at least 100 square feet of finished floor space on the main level and at least 500 square feet of finished floor space on the second level. The committee shall review any building plans prior to construction for their approval.
5. All buildings shall have at least a 75 feet setback from the road. All buildings shall be constructed on lots no larger than 10 acres. All buildings shall be constructed on lots no larger than 10 acres. All buildings shall be constructed on lots no larger than 10 acres. All buildings shall be constructed on lots no larger than 10 acres.
6. All lots and tracts shall be mowed to at least twice yearly, first time between June and July, and second time between August 1st and September 1st. If the lots and tracts are not mowed by the owner or his agent, the committee shall have the authority to pay for the mowing. All mowing shall be done in a manner that will not damage the soil or the vegetation on the lot or tract.
7. Developed lots and tracts will provide off-street parking. No on-street parking will be permitted.
8. Developed lots and tracts will comply with all state and local health and sanitation laws.
9. Public utility assessments shall be 15 feet wide along all right-of-ways and on both sides. No construction shall be permitted within these assessments. Maintenance of assessments shall be the duty of the lot or tract owner.
10. Any fence erected shall be made of wood or chain link. No woven wire or barbed wire or electric fence shall be erected without approval of the committee.
11. All utilities shall be underground from the back-up to the dwelling and outbuildings.
12. No agricultural purposes will be permitted on any lot or tract except for personal gardens, personal horses or cattle.
13. No buildings shall be built less than 10 feet from the property line.
14. Installation of any one of these restrictive by-laws or court order and in no way constitute the final judgment or court order and shall remain in full force and effect.



NORMAN PHELPS, ET. AL
 WB # PG 404
 # 434

NOTES:
 3/8" REBAR (YELLOW TO CAP, BARNES 2677) SET AT SOUTH BASE.
 3/8" REBAR (YELLOW TO CAP, BARNES 2677) SET AT NORTH BASE.
 ALL LOTS ARE LISTED WITH LOT NUMBER AND ACREAGE.

UTILITY EASEMENT
 10' (WIDTH) ALONG BOTH SIDES OF:
 PHILIPS DRIVE
 DAKS PHILIPS DRIVE
 DAKS PHILIPS DRIVE
 LOTS 24 THRU 34
 LOTS 35 & 36 BOUNDARY
 LOTS 37 & 38 BOUNDARY
 W BOUNDARY OF LOTS 36 & 38

SOUTH CENTRAL SURVEYING, INC
 675 HELM LANDING ROAD
 JAMESTOWN, KENTUCKY 40620
OFFICE & FAX PHONE:
 (502) 343-3777

SOUTH CENTRAL SURVEYING, INC.
 SCALE: 1" = 200'
 DATE: 7/26/96
 DRAWN BY: PFB
 CHECKED BY: PFB
 PHELPS ACRES ESTATES / JOHN A. PHELPS AND JERRY JONES
 PLAT BOOK NO. PAGE 23
 DRAWING NUMBER: D-9 PHELPS

267-268	269-270	271-272	273-274	275-276	277-278	279-280	281-282	283-284	285-286	287-288	289-290	291-292	293-294	295-296	297-298	299-300	301-302	303-304	305-306	307-308	309-310	311-312	313-314	315-316	317-318	319-320	321-322	323-324	325-326	327-328	329-330	331-332	333-334	335-336	337-338	339-340	341-342	343-344	345-346	347-348	349-350	351-352	353-354	355-356	357-358	359-360	361-362	363-364	365-366	367-368	369-370	371-372	373-374	375-376	377-378	379-380	381-382	383-384	385-386	387-388	389-390	391-392	393-394	395-396	397-398	399-400	401-402	403-404	405-406	407-408	409-410	411-412	413-414	415-416	417-418	419-420	421-422	423-424	425-426	427-428	429-430	431-432	433-434	435-436	437-438	439-440	441-442	443-444	445-446	447-448	449-450	451-452	453-454	455-456	457-458	459-460	461-462	463-464	465-466	467-468	469-470	471-472	473-474	475-476	477-478	479-480	481-482	483-484	485-486	487-488	489-490	491-492	493-494	495-496	497-498	499-500	501-502	503-504	505-506	507-508	509-510	511-512	513-514	515-516	517-518	519-520	521-522	523-524	525-526	527-528	529-530	531-532	533-534	535-536	537-538	539-540	541-542	543-544	545-546	547-548	549-550	551-552	553-554	555-556	557-558	559-560	561-562	563-564	565-566	567-568	569-570	571-572	573-574	575-576	577-578	579-580	581-582	583-584	585-586	587-588	589-590	591-592	593-594	595-596	597-598	599-600	601-602	603-604	605-606	607-608	609-610	611-612	613-614	615-616	617-618	619-620	621-622	623-624	625-626	627-628	629-630	631-632	633-634	635-636	637-638	639-640	641-642	643-644	645-646	647-648	649-650	651-652	653-654	655-656	657-658	659-660	661-662	663-664	665-666	667-668	669-670	671-672	673-674	675-676	677-678	679-680	681-682	683-684	685-686	687-688	689-690	691-692	693-694	695-696	697-698	699-700	701-702	703-704	705-706	707-708	709-710	711-712	713-714	715-716	717-718	719-720	721-722	723-724	725-726	727-728	729-730	731-732	733-734	735-736	737-738	739-740	741-742	743-744	745-746	747-748	749-750	751-752	753-754	755-756	757-758	759-760	761-762	763-764	765-766	767-768	769-770	771-772	773-774	775-776	777-778	779-780	781-782	783-784	785-786	787-788	789-790	791-792	793-794	795-796	797-798	799-800	801-802	803-804	805-806	807-808	809-810	811-812	813-814	815-816	817-818	819-820	821-822	823-824	825-826	827-828	829-830	831-832	833-834	835-836	837-838	839-840	841-842	843-844	845-846	847-848	849-850	851-852	853-854	855-856	857-858	859-860	861-862	863-864	865-866	867-868	869-870	871-872	873-874	875-876	877-878	879-880	881-882	883-884	885-886	887-888	889-890	891-892	893-894	895-896	897-898	899-900	901-902	903-904	905-906	907-908	909-910	911-912	913-914	915-916	917-918	919-920	921-922	923-924	925-926	927-928	929-930	931-932	933-934	935-936	937-938	939-940	941-942	943-944	945-946	947-948	949-950	951-952	953-954	955-956	957-958	959-960	961-962	963-964	965-966	967-968	969-970	971-972	973-974	975-976	977-978	979-980	981-982	983-984	985-986	987-988	989-990	991-992	993-994	995-996	997-998	999-1000
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B.B. Barnes
 8-2-96