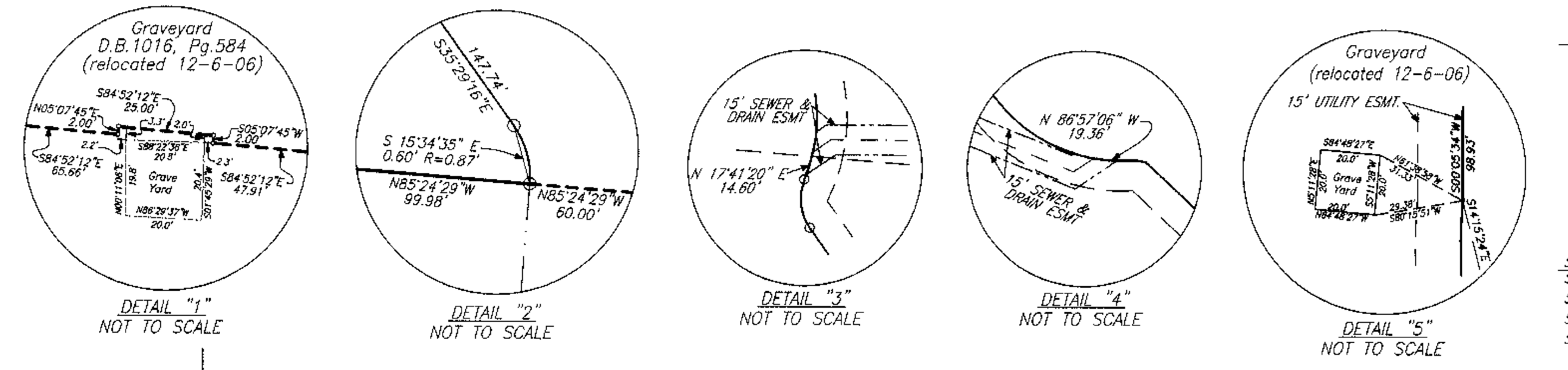
52x22

STATE PLANE COORDINATES

point	northing	easting
1	242250.8718	1231791.7613
2	242189.9512	1232537.0858
3	242174.4342	1232718.0617
4	242107.5198	1233463.6551
5	242109.5118	1233463.8339
6	242107.2772	1233488.7337
7	242105.2852	1233488.5550
8	242081.1782	1233757.1654
9	242061.7946	1234025.7168
10	242060.2328	1234054.2942
11	242049.8520	1234354.1845
12	242048.0636	1234386.9057
13	242029.1690	1234649.0356
14	242002.5579	1234946.1964
15	241998.3360	1234970.9186
16	241966.8212	1234993.7397
17	241948.1161	1234997.1861
18	241716.9615	1235002.6884
19	241315.7722	1235023.7156
20	241434.1783	1233548.9253
21	241464.5770	1233193.2142
22	241394.3931	1233186.8471
23	241424.1687	1232858.9270
24	241494.9759	1232857.7120
25	241613.1242	1231549.2654
26	241628.5579	1231560.5601
27	241699.9014	1231606.1574
28	241951.8571	1231738.0728
29	242161.3085	1231740.8646



SEWER & DRAIN EASEMENT BEARING TABLE

E1 N 86°35'20" W 3.64' R=3.00'	E6 N 55°14'37" E 59.01'
E2 S 56°04'49" W 9.59'	E7 N 79°48'39" W 11.30' R=8.00'
E3 N 79°42'15" W 11.16' R=8.00'	E8 N 34°51'40" W 38.38'
E4 N 35°29'19" W 8.24'	E9 N 80°34'46" W 7.16' R=5.00'
E5 N 80°07'21" W 4.22' R=3.00'	

SIDEWALK EASEMENT BEARING TABLE

SW1	S 69°53'53" E 38.48'	
SW2	S 84°55'49" E 18.75'	
SW3	S 85°35'26" E 194.25'	R=7,723.44'
SW4	N 69°37'01" E 24.60'	

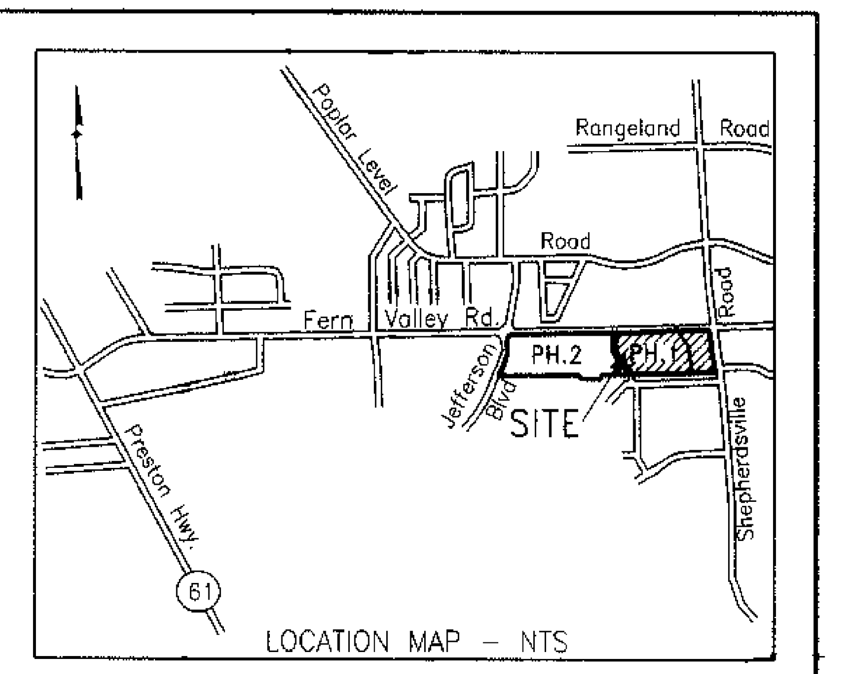
ACCESS EASEMENT BEARING TABLE (Poplar Park Blvd.)

AE1	N 85°28'59" W 283.76'	
AE2	N 62°54'05" W 49.92'	R=65.00'
AE3	N 40°19'11" W 71.73'	

LEGEND
- EXISTING FENCE LINE
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJACENT PROPERTY LINE\RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE\RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE\RIGHT-OF-WAY LINE
- 100 YEAR FLOOD PLAIN
- LOCAL FLOOD PLAIN
- PROPOSED LWC EASEMENT LINE
- PRPOSED SEWER & DRAINAGE EASEMENT LINE
- PROPOSED EASEMENT CENTER LINE
- EXISTING FACE OF CURB & GUTTER
- R/W MONUMENT FOUND
- MONUMENT FOUND AS NOTED
- MEANDER POINTS
- 1/2" x 18" REBAR W/CAP LS 2206 SET

ADJACENT OWNERS
Sunshine Acres, Sections 3 and 5-B

A	Mc/D Land Development Corp	D.B.7195, Pg.68
B	Sunshine Acres, Incorporated	D.B.4063, Pg.371
C	Tina L. Thomas	D.B.7847, Pg.291
D	John W. & Teresa E. Becker	D.B.7110, Pg.212
E	Charles R. & Bonnie J. Reece	D.B.8372, Pg.284
F	Richard L. & Sharron Brentzel	D.B.7866, Pg.821
G	Nicole Ortense	D.B.7824, Pg.605
H	Robert E. & Norma Greenwell	D.B.6193, Pg.934
J	Brenda J. & Gary M. Runyan	D.B.5358, Pg.653
K	William H. & Christine Harned	D.B.6464, Pg.470
L	Jackie L. Geneva Bradley	D.B.4135, Pg.100
M	Betty Jo Thomas	D.B.5704, Pg.859
N	Robert & Barbara Pool	D.B.6171, Pg.407
O	Deborah Seebold	D.B.7737, Pg.480
P	Robert M. & Mary Jane Hook	D.B.4734, Pg.078
Q	Frank Robinson & Dorothy Smith	D.B.6771, Pg.814
R	Maverick & Rhonda F. Conley	D.B.7433, Pg.72
S	Eddie L. & Mary L. Logsdon	D.B.6472, Pg.306
T	Wathen & Susan Spalding	D.B.8058, Pg.821
U	Charles W. & Carol Dinwiddie	D.B.4800, Pg.663



CERTIFICATE OF RESERVATION OF GAS EASEMENT

The spaces outlined by dashed lines and marked PRIVATE ROADWAY & UTILITY EASEMENT are hereby reserved as easements for underground gas lines and appurtenances thereof, including the right to construct, operate, maintain, repair and remove such underground gas lines and appurtenances, and the right of ingress and egress over all lots, to and from the easements and the right to cut down any trees within the easement that may interfere with the installation or operation of the lines. No permanent structure shall be erected within the easement. Any gas utility using said easement may remove any permanent structure or obstruction within the easement. Fences, shrubbery, and garden may occupy easement areas at the property owner's sole risk.

(A) All property owners gas utility supply lines shall be at locations designated by Louisville Gas and Electric Company (from LG&E's termination point throughout length of service and house lines and through customer's buildings), and title thereto shall remain in, and the cost of installation and maintenance thereof shall be borne individually by the respective lot owner upon which the said gas line serves.

Easements are hereby dedicated and reserved to each property owner, together with the right of ingress and egress over abutting lots or properties as may be necessary to install, operate and maintain gas lines to LG&E's termination points. Gas lines, as installed, shall determine the exact location of said easements.

OWNERS: [signature]

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easement(s) for water lines and appurtenances are hereby reserved on, over, under, and through the strips of land as defined and bounded by dashed lines, marked LOUISVILLE WATER COMPANY EASEMENT, together with the right of ingress and egress over all lots to and from the easement(s) for constructing, repairing, removing, replacing, relocating, reconstructing, maintaining and enlarging of water mains. No permanent structure of any kind shall be erected or the grade of the surface of the land changed within the said easement(s) without prior written consent of Louisville Water Company. Fences, shrubbery, and gardens may occupy easement area at the owner's risk. Temporary rights are hereby reserved to use land adjacent to the permanent easements(s) herein granted for storage and movement of excavated earth, rock, construction materials, tools, and equipment during construction of said water lines.

OWNERS: [signature]

CERTIFICATE OF RESERVATION OF PRIVATE ROADWAY, GAS, ELECTRIC, TELEPHONE, AND PUBLIC UTILITY EASEMENTS

An easement for access and utility purposes to include the right and easement to construct, reconstruct, operate, and maintain an electric line or lines and telephone lines, together with all poles, conduits, cables, wires, and other equipment is hereby reserved on, over, and under the strips of land and spaces as defined and marked PRIVATE ROADWAY & UTILITY EASEMENT together with the right of ingress and egress over Grantor's property to and from the easement for construction, operation, maintenance, and reconstruction of public utilities both within and outside said spaces.

Also, is further granted the right to do all trimming and removal of trees, shrubs, and branches for the proper clearance of said utilities.

No permanent structures of any kind shall be placed on, over, or under the land within the perpetual easement.

Access easements, to the extent they are not occupied by a public utility, shall be maintained by the developer and / or his assigns until said easements are accepted for maintenance by Jefferson County Public Works & Transportation.

OWNERS: [signature]

CERTIFICATE OF RESERVATION OF ELECTRIC, TELEPHONE AND LICENSEE EASEMENTS

The spaces outlined by dashed lines and marked ?electric and telephone easement are hereby reserved as easements for electric and telephone utility purposes, which include: (1) the rights 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 easement area within 10' of the closest conductor within the easement or a public way; (4) the right to cut down or trim any trees on private property that may be so defective as to 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 obstructions within the easement. No permanent structures shall be erected within the easement. Fences, shrubbery and gardens may occupy easement areas at property owner's sole risk. The developer is to remove all trees that may interfere with the original construction of the electric lines and telephone lines to serve this subdivision.

(A) All property owner's electric utility service lines shall be underground at locations designated by Louisville Gas & Electric Company (from LG&E's termination point throughout length of service lines to customer's building), and title thereto shall remain in, and the cost of installation and maintenance thereof shall be borne individually by the respective lot owner upon which the said service line is located.

Appropriate easements are hereby dedicated and reserved to each property owner, together with the right to ingress and egress over abutting lots or properties to install, operate and maintain electric service lines to LG&E's termination points. Electric service lines, as installed, shall determine the exact location of said easements.

(B) The electric and telephone easements shown on this plat shall be maintained and preserved in their present condition and no encroachment therein and no change in the grade or elevation thereof shall be made by any person or lot owner without the prior consent in writing of the Louisville Gas & Electric Company and Bell South Telephone Company.

(C) Easements for overhead electric transmission and distribution feeder lines poles and related equipment are reserved over, across and under all spaces (including park, open and drainage space areas), outlined by dash lines and designated for underground and overhead facilities.

As necessary to provide service, above ground electric transformers and pedestals may be installed in any electric easement.

In consideration of LG&E 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) As necessary to provide service, above ground telephone facilities and pedestals may be installed in any telephone easement.

NOTE. Also, the right to overhang lots with service wires to serve adjoining lots.

OWNERS: [signature]

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT

Easements for drainage and ponding purposes are hereby reserved on and over the land and spaces as defined and bounded by dashed lines, marked Drainage Retention Basin Easement, together with the right of ingress and egress over all lots to and from the easements, for construction, operation, maintenance and reconstruction of retention basins and other drainage improvements. No permanent structure of any kind shall be placed on or over the land within said easements, except for drainage structures, pavements and landscape planting. The easements shall be for the benefit of the land in the subdivision and additional drainage improvements may be constructed by Louisville and Jefferson County Metropolitan Sewer District, Jefferson County, or by any other public agency having legal authority for such construction, or by others subject to approval of the aforesaid sewer district or Jefferson County Works Department. Until said easement areas are accepted for maintenance by said sewer district, Jefferson County, or another responsible public agency, said areas shall be maintained by the owners of the underlying fee simple title.

OWNERS: [signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledges the same to be the plat of Clearwater Farm Phase I and does hereby dedicate to public use FERN VALLEY WAY shown thereon.

[signature]
Owner(s) Signature
122 North Peterson Ave 40206
Address
Partner
Title

CERTIFICATE OF ACKNOWLEDGMENT

Commonwealth of Kentucky
County of Jefferson

I, Billie S. PFanmoeller, a Notary Public in and for the County aforesaid, do hereby certify that the foregoing plat of Clearwater Farm, Phase I was this day presented to me by Norman Noltemeyer, known to me, who executed these Certificates in my presence and acknowledges it to be his free act and deed.

Witness my hand and seal this 26th day of February, 2007
My commission expires: 30 day of August, 2007 9

[signature]
Notary Public

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENT

Easements for sanitary sewer and drainage purposes are hereby reserved on, over and under the strips of land and spaces as defined and bounded by dashed lines, marked Sanitary Sewer and Drainage Easement, together with the right of ingress and egress over all lots to and from the easements, for construction, operation, maintenance of sewers and drains over, under and across 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 by the Louisville and Jefferson County Metropolitan Sewer District, or any other public agency having the legal authority for such construction, or by others subject to approval by the aforesaid sewer district.

OWNERS: [signature]

CERTIFICATE OF APPROVAL

Approved this 14th day of March 2007

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION [signature] 9-25-05 10-40-05 DOCKET

STATE of KENTUCKY
G.L. DABNEY
2206
LICENSED PROFESSIONAL LAND SURVEYOR

#	AREA	ZONING, FORM DISTRICT
LOT 1 & 2 FUTURE	27.5510 ACRES	EZ-1 & R-6, SW
LOT 3	16.3145 ACRES	R-6, SW
LOT 4	6.1910 ACRES	C-1, SW
TOTAL	50.0565 ACRES	
FERN VALLEY WAY	1.3565 ACRES	PUBLIC RIGHT-OF-WAY
GRAND TOTAL	51.4130 ACRES	

NOTICE OF LEGAL REQUIREMENTS

PROPERTY OWNER'S OBLIGATION

Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved construction plan on file in the office of the Director of Works. It is the obligation of every property owner in the subdivision not to damage, alter or destroy those improvements and not to allow any condition or activity on his property that will impair the proper functioning of those improvements. For violation of this provision, the property shall be subject to the imposition of a lien for the amount necessary to remedy the violation which may be enforced in the same manner that mortgages are enforced, and persons responsible shall be subject to fine.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivider's bond by the Louisville and Jefferson County Planning Commission, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 2.70 of the Metropolitan Subdivision Regulations.

BUILDERS OBLIGATION

The builder of each lot in this subdivision is required to grade the lot so that cross-lot drainage is in conformation with the approved Composite Drainage Plan for the subdivision and all drainage from the lot is directed to a public drainage facility in easement or right-of-way.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. The distances and bearings have not been adjusted for closure. This survey is a class A survey and meets or exceeds the minimum requirements of its class.

[signature] Signature — 2206 RLS# — 2/27/07 Date
Gary Dabney Print Name

NOTES :

1. A PORTION OF THIS SITE IS LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NO 21111C0170 D.

2. THE REFERENCE MERIDIAN FOR THIS SITE IS THE BEARING OF N 85°24'29" W ALONG SUNSHINE ACRES SECTION 3 RECORDED IN P.B. 24, PG. 18 & SUNSHINE ACRES SECTION 5-B RECORDED IN P.B. 24, PG. 62.

3. SUBJECT TO BINDING ELEMENTS IN DOCKET NO. 10-40-05/9-25-05 IN THE OFFICES OF THE PLANNING COMMISSION.

4. CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THIER ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREA.

5. BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

6. THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE LANDSCAPE PLAN FOR THIS SITE UNDER DOCKET NO. L-197-06.

7. MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

8. ANY ADDITIONAL EASEMENTS REQUIRED FOR MAIN EXTENSIONS UPON DEVELOPMENT OF THE SITE BY LOUISVILLE WATER COMPANY SHALL BE GRANTED.

9. ACCESS TO FERN VALLEY ROAD & SHEPHERDSVILLE ROAD FROM LOT 3 & 4 BY PERMIT ONLY.

10. THE PORTION OF FERN VALLEY WAY SOUTH OF THE ROUNDABOUT TO BAHAMA LANE RIGHT-OF-WAY TO BE USED FOR BIKE\PEDESTRIAN PATH PER BINDING ELEMENT #20 DOCKET #9-25-05

PROPERTY NOTES:

OWNER. BROWN NOLTEMEYER CO
2424 EAGLES EYRIE COURT
LOUISVILLE, KY 40206
D.B. 8921, PG. 586
TAX BLOCK 634, LOT 225
TRACT 2 OF D.B. 6852, PG. 458
51.4140 ACRES
PROPERTY ADDRESS:
4700 FERN VALLEY ROAD
LOUISVILLE, KY. 40219

NO.	REVISION	DATE
1.	PER METRO PLANNING & DESIGN SERVICES	12-21-06
2.	PER LOUISVILLE WATER COMPANY	1-16-07
3.	PER METRO PLANNING & DESIGN SERVICES	2-07-07
4.	PER METRO PLANNING & DESIGN SERVICES	2-19-07
5.	PER METRO PLANNING & DESIGN SERVICES	2-23-07

0 100 200 300
SCALE: 1" = 100'

RECORD PLAT
OF
CLEARWATER FARM PHASE I
4700 FERN VALLEY ROAD
LOUISVILLE, KY. 40219
FOR
BROWN, NOLTEMEYER, CO.
2424 EAGLES EYRIE COURT
LOUISVILLE, KY. 40206
DATE: DECEMBER 13, 2006 SCALE: 1" = 100'

KEAL & ASSOCIATES, Inc.
Consulting Engineers
410 West Chestnut Street
Suite 524
Louisville, Kentucky 40202
(502) 583-1984

Document No.: DN2007040508
Lodged By: BROWN NOLTEMEYER CO
Recorded On: 03/14/2007 03:36:17
Total Fees: 20.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: EVEMAY

Recorded in Plat Book
No. 52 Page 22
Part No.

CF 2/28/07
OK for PI S. Tench 3/19/07
YB 2/28/07
52x22