54 x 39

1/2" FOUND REBAR N288718.7610 E1285361.856 ELEV. 693.97

DARYL & AUDRIS DAVIS WILLIAMS
3512 HEDGEWICK PLACE
LOUISVILLE, KY 40245
DB 8656 x Pg 236

SONYA G STEWARD LIVING TRUST
3510 HEDGEWICK PLACE
LOUISVILLE, KY 40245
DB 9436 x Pg 478

WOODMONT, LLC
500 W JEFFERSON STREET
LOUISVILLE, KY 40202-2823
DB 7656 x Pg 484

JAMES ALTON & RUTH ANN RIDER
3507 STILLBROOKE PLACE
LOUISVILLE, KY 40245
DB 8150 x Pg 158

CHARLES E & JANET R PRICE
3514 HEDGEWICK PLACE
LOUISVILLE, KY 40245
DB 10066 x Pg 682

WOODMONT, LLC
500 W JEFFERSON STREET
LOUISVILLE, KY 40202-2823
DB 7656 x Pg 484

WOODLEDGE PROPERTY, LLC
14411 OLD HENRY ROAD
LOUISVILLE, KY 40245
DB 9641 x Pg 972

THE RIDGE AT OLD HENRY
209 TOWNEPARK CIRCLE
SUITE 10
LOUISVILLE, KY 40243
DB 9483 x Pg 332

BM #1

BM #2

BM #3

BM #4

WATERWAY PROJECTION NOTES:

1. Streamside Zone Buffer: A natural vegetative buffer strip shall be preserved along the first 25 feet on each side of the stream bank "as defined by the stream channel" and detected on this plat. The streamside buffer's use shall be restricted to public flood control structures, pedestrian trails and permitted road corssings.

2. Middle Zone Buffer: The variable middle zone buffer as delineated on this plat shall be restricted to utility rights of way, public strorm water management and sediment control facilities, pedestrian and biking trails, and recreational uses that entail no impervious surfaces unless approved by the planning commission.

3. Outer Zone Buffer: The following uses are prohibited within the variable outer zone buffer as delineated on this plat: septic systems, permanent structures or impervious surfaces with a footprint greater than 100 square feet, with the exception of the existing residence, patios and drive, on lot 16 and any approved recreation trails.

WAIVERS/VARIANCES GRANTED:

1. A VARIANCE HAS BEEN GRANTED FROM 5.3.1.C. TO REDUCE THE REQUIRED FRONT YARD OF LOTS ALONG VALRICO COURT FROM 20FT TO 10FT ON MARCH 21, 2013 PER CASE NO. DP-18533.
2. A WAIVER HAS BEEN GRANTED FROM L.D.C. 4.8.6 TO ALLOW CREATION & USE OF SINGLE FAMILY LOTS IN THE STREAM BUFFER ZONES ON MARCH 21, 2013 PER CASE NO. DP-18533.
3. A WAIVER HAS BEEN GRANTED FROM L.D.C. 7.3.30.B TO ALLOW SINGLE FAMILY LOTS TO ACCESS A PRIVATE STREET ON MARCH 21, 2013 PER CASE NO. DP-18533.

DETAIL

℄ TWIN CREEK DRIVE
50' PRIVATE ACCESS EASEMENT/LOT
REFER TO NOTE 16

℄ TWIN CREEK COURT
30' PRIVATE ACCESS ESMT/LOT

℄ TWIN CREEK DRIVE
50' PRIVATE ACCESS EASEMENT/LOT
REFER TO NOTE 16

VALRICO COURT 30' R/W
'GRANTED PB 54 PG 26'

OLD HENRY ROAD
R/W VARIES

TWIN CREEK DRIVE
R/W VAR.
'GRANTED PB 54 PG 26'

℄ 32' SANITARY SEWER & DRAINAGE EASEMENT "GRANTED PB 54 PG 26"

VAR. OUTER ZONE BUFFER

MIDDLE ZONE BUFFER

25' STREAMSIDE BUFFER

±100 yr Local Regulatory Floodplain

50' PARKWAY BUFFER & SIGNATURE ENTRANCE EASEMENT

50' PARKWAY BUFFER & SIGNATURE ENTRANCE EASEMENT

VAR. SIGNATURE ENTRY ESMT.

VAR. SANITARY SEWER & DRAIN ESMT.

15' GAS, ELECTRIC & TELECOM EASEMENT "BEING GRANTED"

VARIABLE GAS, ELECTRIC & TELECOM EASEMENT "BEING GRANTED"

ACCESS LOT/ESMT 45,942 sq.ft.

NON-BUILDABLE LOT 4,334 sq.ft.

OPEN SPACE 10,599 sq.ft. 0.24 acres

OPEN SPACE 4,626 sq.ft.

OPEN SPACE 3,579 sq.ft.

OPEN SPACE 3,209 sq.ft.

OPEN SPACE 14,344 sq.ft.

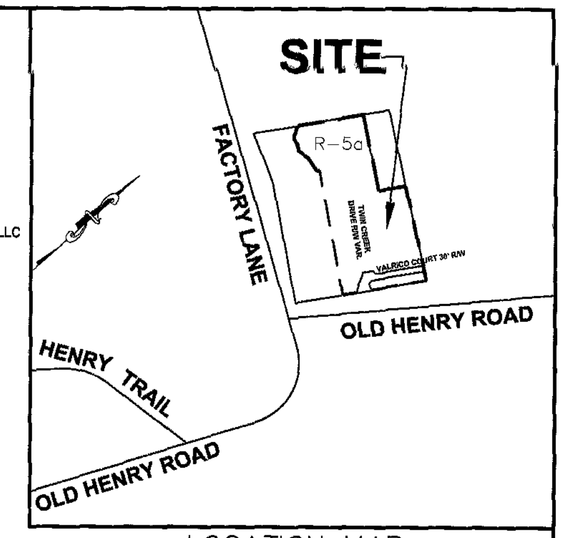
OPEN SPACE 74,610 sq.ft. 1.71 acres

56,485 sq.ft. 1.30 acres

EX. HOME

DED. R/W 14,654 SF 0.336 AC

SITE



LOCATION MAP
NOT TO SCALE

SITE DATA:

GROSS SITE AREA	7.866 ACRES
GROSS SITE IN SF	342,660 S.F.
ROW DEDICATION AREA	0.0 ACRES
ROW DEDICATION SF	0 S.F.
NET SITE AREA	7.866 ACRES
NET SITE IN SF	342,660 S.F.
EXISTING ZONING	R-5A
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	VACANT/CONDOMINIUM
PROPOSED USE	FEE SIMPLE RESIDENTIAL LOTS
PROPOSED ZONING	R-5A
NO. OF LOTS	24 LOTS
PRIVATE ROAD/ACCESS EASEMENT LOT	1 LOTS
NON-BUILDABLE LOT	1 LOTS
OPEN SPACE LOTS (2.59AC)	7 LOTS
BUILDABLE LOTS	15 LOTS
PROPOSED PLAN	15 SINGLE FAMILY LOTS 1.91 DU/A
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM F.A.R.	0.50

LEGEND

- o 1/2" REBAR SET W/CAP STAMPED "2068" UNLESS OTHERWISE NOTED.
- ✲ 5/8" REBAR SET W/CAP STAMPED "2613" UNLESS OTHERWISE NOTED.
- • 1/2" REBAR SET W/CAP STAMPED "ETS 3875" UNLESS OTHERWISE NOTED.
- R/Y REQUIRED YARD SETBACK
- B/L BUILDING LIMIT
- LBA LANDSCAPE BUFFER AREA
- BENCHMARKS

① - ℄ 15' GAS, ELECTRIC & TELECOM EASEMENT "GRANTED DB 8938XPG 001"

② - ℄ 25' GAS, ELECTRIC & TELECOM EASEMENT "GRANTED DB 8938XPG 001"

③ - ℄ 20' L.W.C. EASEMENT "GRANTED DB 8892XPG 518"

④ - ℄ 30' L.W.C. EASEMENT "GRANTED DB 8892XPG 518"

⑤ - ℄ 15' SANITARY SEWER & DRAINAGE EASEMENT "GRANTED PB 54 X PG 26"

⑥ - VARIABLE SANITARY SEWER & DRAINAGE EASEMENT "GRANTED PB 54 X PG 26"

⑦ - 6' SIDEWALK EASEMENT "GRANTED PB 54 X PG 26"

⑧ -VARIABLE LOUISVILLE WATER COMPANY EASEMENT "GRANTED PB 8892XPG 518"

⑨ - VARIABLE GAS, ELECTRIC & TELECOM EASEMENT "GRANTED DB 8938XPG 001"

N 241564.88 E 1258140.00 KENTUCKY STATE PLANE COORDINATES, NORTH ZONE AT PROPERTY CORNERS

NOTES:

664.82'

1. THIS PLAT IS SUBJECT TO THE RESTRICTIONS RECORDED FOR BROOKVIEW ESTATES HOME OWNER ASSOCIATION, INC. DEED BOOK ____ PAGE: ____

2. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES – PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

3. NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A 100 YEAR FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAP NO. 21111C0021E.

4. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN AND AGREED UPON CONDITIONS OF APPROVAL UNLESS AMENDED PURSUANT TO THE ZONING DISTRICT REGULATIONS. NO FURTHER DEVELOPMENT SHALL OCCUR WITHOUT PRIOR APPROVAL FROM THE PLANNING COMMISSION EXCEPT FOR LAND USES PERMITTED IN THE ESTABLISHED ZONING DISTRICT.

5. THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN CASE NO. 18533 ON FILE IN THE OFFICES OF THE LOUISVILLE METRO PLANNING AND DESIGN SERVICES.

6. THERE SHALL BE NO FURTHER DIVISION OF LOTS WITHOUT PLANNING COMMISSION APPROVAL.

7. DISTANCES SHOWN ALONG CURVE RIGHT-OF-WAYS HEREON ARE CHORD DISTANCES.

8. THERE SHALL BE NO DIRECT ACCESS TO OLD HENRY ROAD FROM ANY LOT HEREON.

9. THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 18533.

10. A NATURAL VEGETATION BUFFER STRIP SHALL BE PRESERVED AT LEAST 25' ON EACH SIDE OF THE STREAM BANK (AS DEFINED BY THE HYDROLOGIC MODEL OF THE CHANNEL) THAT CROSSES LOT 22 SHOWN HEREON PER METROPOLITAN FISCAL COURT ORDINANCE NO. 30, SERIES 1997, 157.03.B.2.

11. SANITARY SEWER CAPACITY CHARGES HAVE BEEN PAID.

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

13. STRUCTURES WITH A MINIMUM OPENING & LOWEST FINISH FLOOR ELEVATIONS (M.O.E. & F.F.E.) SHALL RECEIVED INDIVIDUAL APPROVAL BY MSD PRIOR TO ISSUANCE OF A BUILDING PERMIT.

14. LOTS NO. 17, 19, 20, 21, 22, 23 & 24 ARE DESIGNATED OPEN SPACE LOTS. SAID LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.

15. LOT 1 IS DESIGNATED AS A PRIVATE ACCESS EASEMENT IN ITS ENTIRETY.

16. LOTS 1 AND 18 ARE DESIGNATED IN THEIR ENTIRETY AS; SANITARY SEWER AND DRAINAGE EASEMENT, LOUISVILLE WATER COMPANY EASEMENT, ELECTRIC, GAS AND TELECOM EASEMENT.

17. OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPMENT FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.

18. THE VARIABLE OUTER BUFFER ZONE SHOWN HEREON SHALL BE KNOW AS THE LIMITS OF SITE DISTURBANCE FOR ENVIRONMENTAL CONSTRAINTS PER L.D.C. 4.6.3.B.

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC, AND TELECOMMUNICATION EASEMENTS

The spaces outlined by dashed lines and marked "Electric, Gas and Telecom Easement" are hereby reserved as easements for gas, electric and telecommunication 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 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 area at property owner's 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 owners electric utility service lines, both overhead and underground shall be placed at locations designated by Louisville Gas and Electric Company from LG&E E.S. termination point throughout length of service lines to customer's building(s); and title thereto shall remain with and the cost of installation and maintenance thereof shall be borne individually by the owner of the lot upon which the said service line is located.

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

(B) 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 building(s); and title thereto shall remain in and the cost of installation and maintenance thereof shall be borne individually by the respective owner upon which the said gas service line serves.

Appropriate easements are hereby dedicated and reserved to each property owner, together with the right of ingress and egress over abutting lots or properties 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.

(C) The gas, electric and telecommunication easements shown on this plat shall be maintained and preserved in the present condition and no encroachment therein and no change in the grade of elevation thereof shall be made by any person or lot owner without the consent in writing of the Louisville Gas and Electric Company and BellSouth Telecommunications.

(D) 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 exit, open and drainage grass areas), outlined by dash 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 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.

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

(F) Construction fencing shall be erected prior to any grading or construction activities–preventing compaction of root systems of trees to be preserved. This fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities shall be permitted within the fenced area.

NOTE

Also the right to trim any lots with service wires to serve adjoining lots.

OWNERS: _____ 8-13-13 Date

T.S. STILGER COMPANY

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.

BUILDERS OBLIGATION

The builder of each lot in this subdivision is required to grade the lot so that cross-lot drainage is in conformance 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.

CERTIFICATE OF ACKNOWLEDGMENT

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of BROOKVIEW ESTATES SUBDIVISION was this day presented to me by K. Scott Stilger known to me, who executed these Certificates in my presence and acknowledge it to be his free act and deed.

Witness my hand and seal this 13 day of August, 2013
My Commission expires: 26 day of March, 2015

Notary Public

NOTICE OF BOND REQUIREMENT

After construction approval and release of this 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.

ZONING R-5A FORM DISTRICT: NEIGHBORHOOD
MULTI-FAMILY RESIDENTIAL

MINIMUM YARD SETBACK REQUIREMENTS:

20' FRONT YARD SETBACK
5' SIDE YARD SETBACK (TOTAL OF BOTH 10')
25' REAR YARD SETBACK

SIGNATURE ENTRANCE CERTIFICATE

An easement for signature entrance purposes, including walls, fences and landscaping, is hereby reserved on, over and under the strip of land and spaces defined and bounded by dashed lines marked "Signature Easement" for the installation, maintenance and repair of signature walls, fences and landscaping. The easement shall be for the benefit of Brookview Estates Home Owner Association, Inc. and its assigns or agents. Any public agency responsible for maintenance of facilities within the right-of-way may require for any reason the removal of a signature entrance located within the right-of-way. The removal shall be done at the owner's expense and within 30 days from receiving a written notice. (Article 9F4)

OWNERS: _____ 8-13-13 Date

T.S. STILGER COMPANY

FLOOD PLAIN CERTIFICATION

NO PORTION OF THIS LOT ARE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 21111C0021E.

CERTIFICATE OF RESERVATION OF UTILITY LINE EASEMENT

Permanent easement(s) for water lines and appurtenances are hereby reserved on, over, under and through the strip(s) 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 the aforesaid 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 easement(s) herein granted for storage and movement of excavated earth, rock, construction materials, tools, and other equipment during construction of water mains.

OWNERS: _____ 8-13-13 DATE

T.S. STILGER COMPANY

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

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 and maintenance of sewers and drains over, under and across said land. No permanent structure of any kind shall be placed on, over or under the land which is subject to said easements. The easements 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 Metropolitan Sewer District, or by any other public agency having legal authority for such construction or by others subject to the approval of the aforesaid sewer district.

OWNERS: _____ 8-13-13 DATE

T.S. STILGER COMPANY

MINIMUM OPENING & LOWEST FINSHISED FLOOR ELEVATIONS.

Minimum opening elevation (M.O.E.) is as the lowest opening elevation that would not be susceptible to a 100 year storm event with properly operating and clear storm lines. There are multiple M.O.E.(s) for this development derived from sheet 5 of 11, grading plan for Old Henry Place completed by others, with a MSD subdivision number of #8887. Lots with M.O.E.s listed below:

LOT 13 – M.O.E. 664.15 LOT 12 – M.O.E. 663.76
LOT 11 – M.O.E. 663.76 LOT 9 – M.O.E. 663.06
LOT 8 – M.O.E. 662.72 LOT 2 – M.O.E. 670.52

Lowest finished elevation (L.F.E.) is as the lowest finish floor elevation that would not be susceptible to a 100 year storm event with properly operating and clear storm lines. L.F.E(s) for this development derived from sheet 5 of 11, grading plan for Old Henry Place completed by others, with a MSD subdivision number of #8887. Lots with L.F.E.s listed below:

LOT 10 – L.F.F. 663.06

PRIVATE ACCESS CERTIFICATE

Private Access Easement. GRANTOR hereby grants to the owners and occupants of Lots/Tracts 1 hereto plat, a private access easement for vehicular and pedestrian ingress and egress on, over, and across the property designated as "Private Access Easement" hereon. Said easement shall be for the benefit of the owners and occupants of Brookview Estates Subdivision,their guests and invitees. The rights conveyed by said private access easement shall be limited to such as is customarily incidental to ____ usage of the lot. All costs or expenses incidental to the maintenance, repair, or rebuilding of said road so as to keep it in a good and passable condition as a private road shall be borne [equally] by the owners of Lots/Tracts with in Brookview Estates Subdivision and [Any owner who fails to pay his share of said expense promptly upon demand by the person who has initially borne it shall be subject to a lien upon filing of an appropriate notice in the County Clerk's office. Said lien may be enforced against the property in the same manner as mortgages are foreclosed upon real property.]

The private access easement shall not be dedicated to or maintained by the public except by agreement of the owners of all the Lots/Tracts and only with the approval of the Louisville and Jefferson County Planning Commission after finding that it meets all standards required for a newly created public road.

C. Amendment. The provisions of this document may not be modified except by agreement of the owners of all the Lots/Tracts and the approval of the Louisville and Jefferson County Planning Commission.

D. Binding Effect. The provisions of this document shall be considered a covenant running with the land, shall be binding on the parties hereto and their respective successors, heirs, and assigns, and may be enforced by any one or more of the owners of the Lots/Tracts subject to the attached minor subdivision plat in a civil action at law or in equity.

E. Severability. The provisions hereof are severable, and if one or more of said provisions are held invalid or the remaining provisions shall remain in full force and effect.

OWNERS: _____ 8-13-13 Date

T.S. STILGER COMPANY

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft

O.K. Tom 8-15-13

8/8/2013

LINE CHART			
LINE	BEARING	LENGTH	RADIUS
L1	N17°50'43"W	69.49'	–
L2	N65°34'44"W	39.25'	–
L3	N50°08'07"W	37.30'	–
L4	N83°58'40"W	63.61'	–
L5	N69°02'27"W	73.96'	–
L6	S41°50'57"W	15.89'	–
* L7	N10°10'42"E	27.59'	25.00'
L8	N16°17'15"W	48.94'	200.00'
* L9	N18°27'39"W	47.97'	150.00'
L10	S43°40'20"W	54.33'	–
* L11	N82°54'13"E	31.62'	25.00'
* L12	S15°14'33"W	23.80'	25.00'
L13	S74°45'27"E	43.97'	25.00'
* L14	S58°26'32"E	66.73'	187.00'
* L15	S58°26'32"E	84.57'	241.78'
* L16	S38°00'25"E	47.62'	135.00'
* L17	S19°50'25"E	37.62'	135.00'
* L18	S46°40'57"E	22.86'	20.00'
* L19	S75°54'18"E	17.66'	90.00'
L20	S59°13'11"E	34.52'	90.00'
L21	S41°50'08"W	16.50'	–
L22	S41°50'08"W	22.52'	–
* L23	N58°19'32"W	21.17'	60.00'
* L24	S61°12'14"W	30.78'	20.00'
L25	S10°53'41"W	16.10'	–
* L26	N11°25'46"W	47.86'	63.00'
* L27	N11°25'46"W	85.85'	113.00'
* L28	N18°38'05"W	83.79'	85.00'
L29	N48°09'52"W	3.89'	–
* L30	N50°03'43"W	10.81'	187.00'
* L31	N60°03'07"W	56.06'	187.00'
L32	N66°43'17"W	16.53'	237.00'
* L33	N56°26'37"W	68.25'	237.00'
L34	N35°41'29"W	18.43'	–
L35	N41°50'08"E	14.00'	–
L36	S47°01'42"W	6.53'	–
L37	S27°01'44"E	6.47'	–
L38	N31°53'53"W	19.38'	–

* DATA GIVEN IN CURVES ARE CHORD BAD

CERTIFICATE OF APPROVAL

Approved this 15th day of August, 2013
LOUISVILLE METRO PLANNING & DESIGN SERVICES

DOCKET NO. 18533

BENCHMARKS (NAVD 88)

BM #1 NAVD88 ELEVATION 691.90'
RAILROAD SPIKE IN A 12" TREE 27 FEET NORTH OF THE N.E. BOUNDARY LINE OF SUBJECT PROPERTY LOCATED APPROXIMATELY 790 FEET WEST OF THE CENTERLINE OF OLD HENRY ROAD.

BM #2 NAVD88 ELEVATION 670.38'
CHISELED SQUARE CUT ON THE SOUTHWEST CORNER OF A SIDEWALK NEAR A PUMP STATION, LOCATED APPROXIMATELY 441 FEET NORTH OF THE CENTERLINE OF FACTORY LANE.

BM #3 NAVD88 ELEVATION 657.81'
CHISELED SQUARE CUT ON THE CONCRETE HEADWALL CONTAINING 18" PIPE, LOCATED APPROXIMATELY 45' NORTHEAST OF THE INTERSECTION OF FACTORY LANE AND OLD HENRY ROAD.

BM #4 NAVD88 ELEVATION 660.03'
CHISELED SQUARE CUT ON THE CONCRETE HEADWALL ON THE EAST SIDE OF 5' X 10' BOX CULVERT, LOCATED APPROXIMATELY 110' NORTHEAST OF THE INTERSECTION OF FACTORY LANE AND OLD HENRY ROAD.

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. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED CLOSURE OF THE TRAVERSE WAS GREATER THAN 1:10,000 FEET AND WAS ADJUSTED. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A CLASS "A" SURVEY AS ESTABLISHED BY THE STATE OF KENTUCKY, PER 201 KAR 18:150 AND IN EFFECT ON THE DATE OF THIS SURVEY.

Eric J. Sandus 3675 8/13/13
PLS # DATE

E.T.S. Surveying, Inc.
3316 Furman Blvd.
Louisville, Ky 40220
PHONE: (502) 939-2210 FAX: (502) 485-1216
Email: etssurveying@insightbb.com

Job No. 2010-05BE-RP

Updated: 8-12-2013
Date: APRIL 23, 2013 Scale: 1 inch=40 feet

AMENDED RECORD PLAT OF BROOKVIEW ESTATES

AKA OLD HENRY PLACE LOT 2, PB 54 PG 26

THE PURPOSE OF THIS PLAT IS TO AMEND LOT 2 OF PB 54 PG 26, REVISE STREAM BUFFERS LOCATIONS & DEDICATE EASEMENTS

SITE ADDRESS:
2900-3110 TWIN CREEK CT &
14500-14506 VALRICO CT
Louisville, Kentucky 40245
Tax Block 15, Lots 213
Deed Book 10066, Page 0679

OWNER:
T.S. STILGER COMPANY
Address: 2900 Twin Creek Road
Louisville, Kentucky 40213

Site Design - Planning - Landscape Architecture - Project Management
ALPHA OMEGA INNOVATIONS, LLC
2425 Little Union Road Ω Taylorsville, KY 40071
Phone: 502.299.6678 Ω Fax: 877.741.6213
chadw@aobydesign.com Ω www.AObyDesign.com

ERIC JOSEPH SANDUS 3675 LICENSED PROFESSIONAL LAND SURVEYOR STATE OF KENTUCKY

RECORDED
Document No.: DN2013054139
Lodged By: TS STILGER CO
Recorded On: 08/15/2013 03:05:24 PM
Total Fees: 20.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: WASHJO

Recorded In Plat Book No. 54 Page 39
Part No. ____

54 x 39