53x78

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:

SHAKES RUN SECTION 2A

and does hereby dedicate to public use the SHAKES CREEK DRIVE, ~~ISABELLA VIEW WAY~~, ISABELLA VIEW PLACE AND PROVIDENT CREEK COURT

shown thereon.

OWNERS: [signature]
CANFIELD–FILIATREAU JOINT VENTURE I, LLC

OWNERS: [signature]
SHAKES RUN, LLC.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, Christa Edwards,

a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Shakes Run Section 2A was this day presented to me by R. Stephen Canfield (CANFIELD–FILIATREAU JOINT VENTURE I, LLC) known to me, who executed the Certificate in my presence and acknowledge it to be His free act and deed.

Witness my hand and seal this 29 day of September 2010.

My Commission expires: 16th day of June 2012.

[signature]
Notary Public

CERTIFICATE OF APPROVAL

Approved this ____ day of ____ 20__.

LOUISVILLE METRO
PLANNING COMMISSION

DOCKET NO. 10–38–05

CERTIFICATE OF RESERVATION OF GAS,ELECTRIC & TELECOMM. EASEMENTS

The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunication Easement, "Gas Easement" or "Electric and Telecommunication Easement" are hereby reserved and easements for gas, electric and telecommunication utility purposes, which include: (1) the right of ingress and egress to and from the easements across all, lots, access areas, ways and other easements: (2) the right to trim or cut down 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 of 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 easement to remove permanent structures or obstructions within said 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 gas, electric and/or telecommunication lines to serve this subdivision.

(A) All property owners gas and electric utility service lines shall be underground at locations designated by Louisville Gas and Electric Company (from L.G. & 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 ingress and egress over abutting lots or properties to install, operate and maintain electric service to L.G. & E.'s termination points. Gas and Electric service lines, as installed, shall determine the exact location of said easements.

(B) The gas, electric and telecommunication 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 consent of the Louisville Gas and Electric Company and Bell South Telecommunications, Inc.

(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 park, open and drainage space areas), 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 L.G. & E.'s 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 telecommunication facilities and pedestals may be installed at appropriate points in any telecommunication easement.

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

OWNERS: [signature]
CANFIELD–FILIATREAU JOINT VENTURE I, LLC

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

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

OWNERS: [signature]
CANFIELD–FILIATREAU JOINT VENTURE I, LLC

OWNERS: [signature]
SHAKES RUN, LLC

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easement(s) for water mains 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 Easements" 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 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 easement(s) herein granted for storage and movement of excavated earth, rock, construction materials, tools, and equipment during construction of said water lines.

OWNERS: [signature]
CANFIELD–FILIATREAU JOINT VENTURE I, LLC

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 Louisville Metro Public 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:
N/A

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 an easement or right-of-way. In addition, the builder shall construct sidewalks and plant trees in accordance with the construction plan, the landscape plan, and all applicable regulations.

The Developer, CANFIELD–FILIATREAU JOINT VENTURE I, LLC., hereby reserves for itself and its successors and assigns, a perpetual easement five feet (5') in width within and along the boundaries of each lot shown hereon, for such uses as Developer determines in its sole discretion, including, but not limited to, utility services, access, drainage, construction, grading and fill and ingress and egress thereto.

OWNERS: [signature]
CANFIELD–FILIATREAU JOINT VENTURE I, LLC

OWNERS: [signature]
SHAKES RUN, LLC.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, Christa Edwards,

a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Shakes Run Section 2A was this day presented to me by R. Stephen Canfield (SHAKES RUN, LLC.) known to me, who executed the Certificate in my presence and acknowledge it to be His free act and deed.

Witness my hand and seal this 29th day of September 2010.

My Commission expires: 16th day of June 2012.

[signature]
Notary Public

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivider's bond by the Louisville Metro 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 7.2.70 of the Metropolitan Subdivision Regulations.

CERTIFICATE OF LANDSCAPE EASEMENT

An easement for landscaping purposes, including fencing, landscaping, tree protection, is hereby reserved on, over and under the strip of land and spaces defined and bounded by dashed lines mark "Landscape Easement" for the installation and maintenance of landscaping, fencing, and tree protection. The easement shall be for the benefit of the Shakes Run Homeowners Association, Inc., and its assigns or agents.

OWNERS: [signature]
CANFIELD–FILIATREAU JOINT VENTURE I, LLC

OWNERS: [signature]
SHAKES RUN, LLC.

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 and plat meets or exceeds the minimum standards of governing authorities.

[signature] 3022 9/29/10
Signature P.L.S. # Date

LOT AREAS

LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
70	12,332	95	14,375
71	12,913	96	15,196
72	12,965	97	12,581
73	15,923	98	11,749
74	15,289	99	15,056
90	16,416	100	14,256
91	12,260	101	14,323
92	17,564	102	14,069
93	16,773	103	21,125
94	15,486	121	16,550

OPEN SPACE AREAS

LOT NO.	SQ. FT.
28B	2,899
28C	3,096
122A	1,561
122C	2,567

NOTES:

1.) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR, UNLESS APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION.

2.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 9244, PAGE 720, AND THE DECLARATION OF ANNEXATION AND AMENDMENTS RECORDED IN DEED BOOK 9635, PAGE 345.

3.) ALL OPEN SPACES, TRAFFIC ISLANDS AND LANDSCAPED AREAS TO BE MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS.

4.) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS, SHALL BE ** INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.
** NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER.

5.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED. ZONE R–4

6.) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983. S 82°09'44" E

7.) 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, MATERIALS STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

8.) THIS IS A CLASS "A" SURVEY AND MEETS OR EXCEEDS THE MINIMUM STANDARDS AS DEFINED UNDER 201 KAR 18.150. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE.

9.) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN CASE NO. 12544 ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

10.) THE BUILDING LIMIT LINES MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE METRO PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

11.) THIS PROPERTY IS NOT LOCATED IN A 100–YEAR FLOOD HAZARD AREA AS DETERMINED FROM REVIEW OF F.I.R.M. FLOOD MAP NO. 21111C067E AND 21111C068E DATED DECEMBER 5, 2006

12.) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 13800.

13.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.

14.) ALL NECESSARY RIGHTS FOR SANITARY SEWER & DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

15.) THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

16.) ON LOTS THAT HAVE CROSS–LOT DRAINAGE, HOMEBUILDERS/DEVELOPER SHALL INSTALL SIDEYARD SWALES FOLLOWING THE COMPLETION ON HOME CONSTRUCTION TO DIRECT CROSS–LOT DRAINAGE TO PROPOSED SWALES.

17.) ACCESS EASEMENT RECORDED ON THE MINOR PLAT IN DEED BOOK 9555, PAGE 189 IS NOW CONTAINED IN THE RIGHT–OF–WAY OF SHAKES CREEK DRIVE AND PROVIDENT CREEK COURT

18.) THIS PLAT AMENDS TRACT 7 AS SHOWN ON THE MINOR SUBDIVISON PLAT RECORDED IN DEED BOOK 9555,PAGE 189.

℄ CURVE DATA

	Δ	R	T	L
1	22°16'12"	450.000'	88.572'	174.909'
2	66°04'57"	470.000'	305.703'	542.077'
3	54°49'02"	300.000'	155.563'	287.023'
4	48°45'57"	160.000'	72.522'	136.180'
5	42°03'34"	290.345'	111.626'	213.135'
6	45°27'05"	256.22'	107.31'	203.25'

R/W CURVE DATA

	Δ	R	T	L
A	50°49'15"	145.000'	68.883'	128.614'
B	29°48'50"	100.000'	26.621'	52.035'
C	31°53'37"	100.000'	28.574'	55.665'
D	47°31'51"	100.000'	44.033'	82.957'
E	20°13'56"	245.514'	43.804'	86.695'
F	28°00'51"	165.000'	41.161'	80.675'
G	5°41'24"	100.000'	4.970'	9.931'
H	21°58'10"	195.385'	37.925'	74.918'
I	21°07'15"	100.000'	18.643'	36.863'

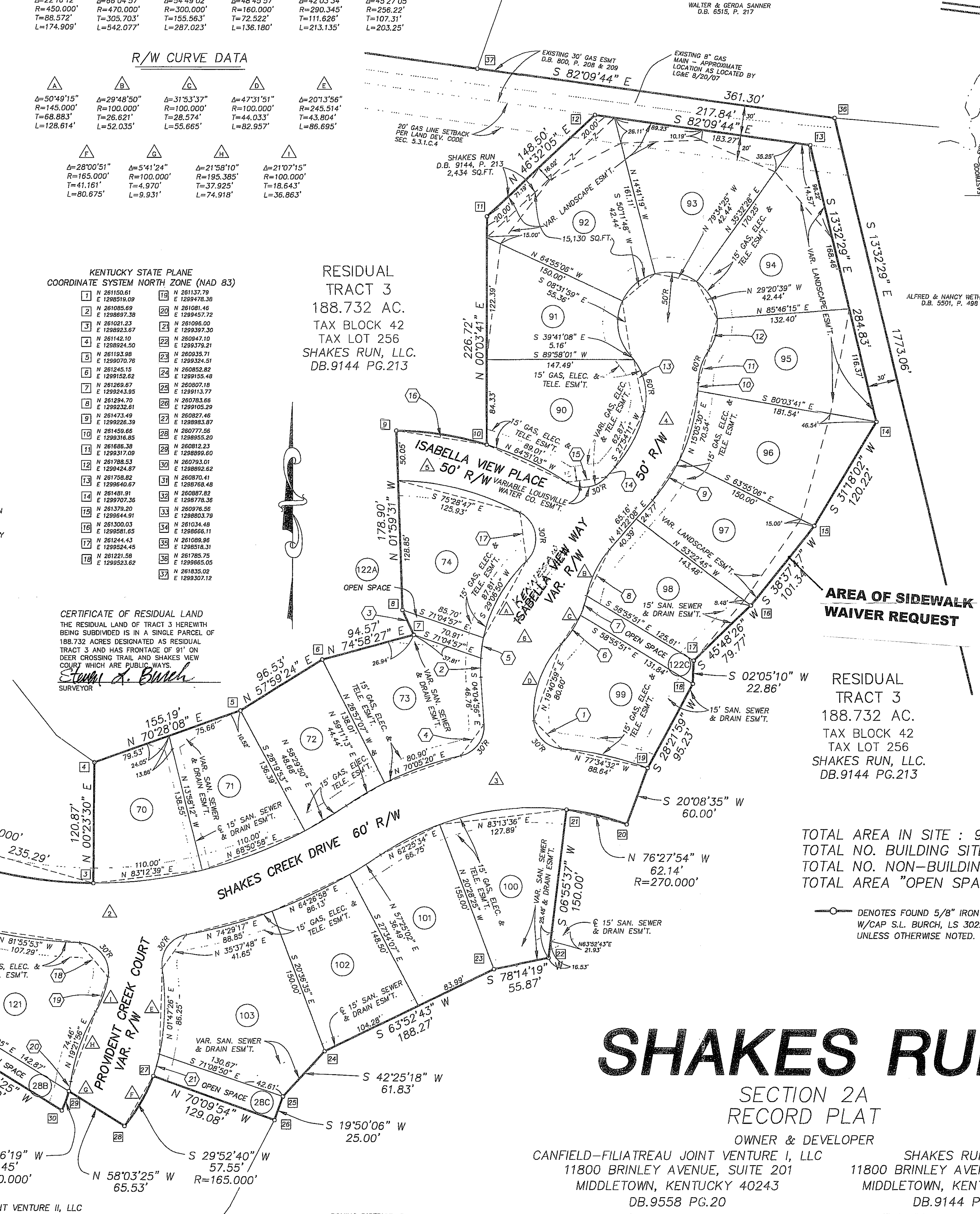
KENTUCKY STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83)

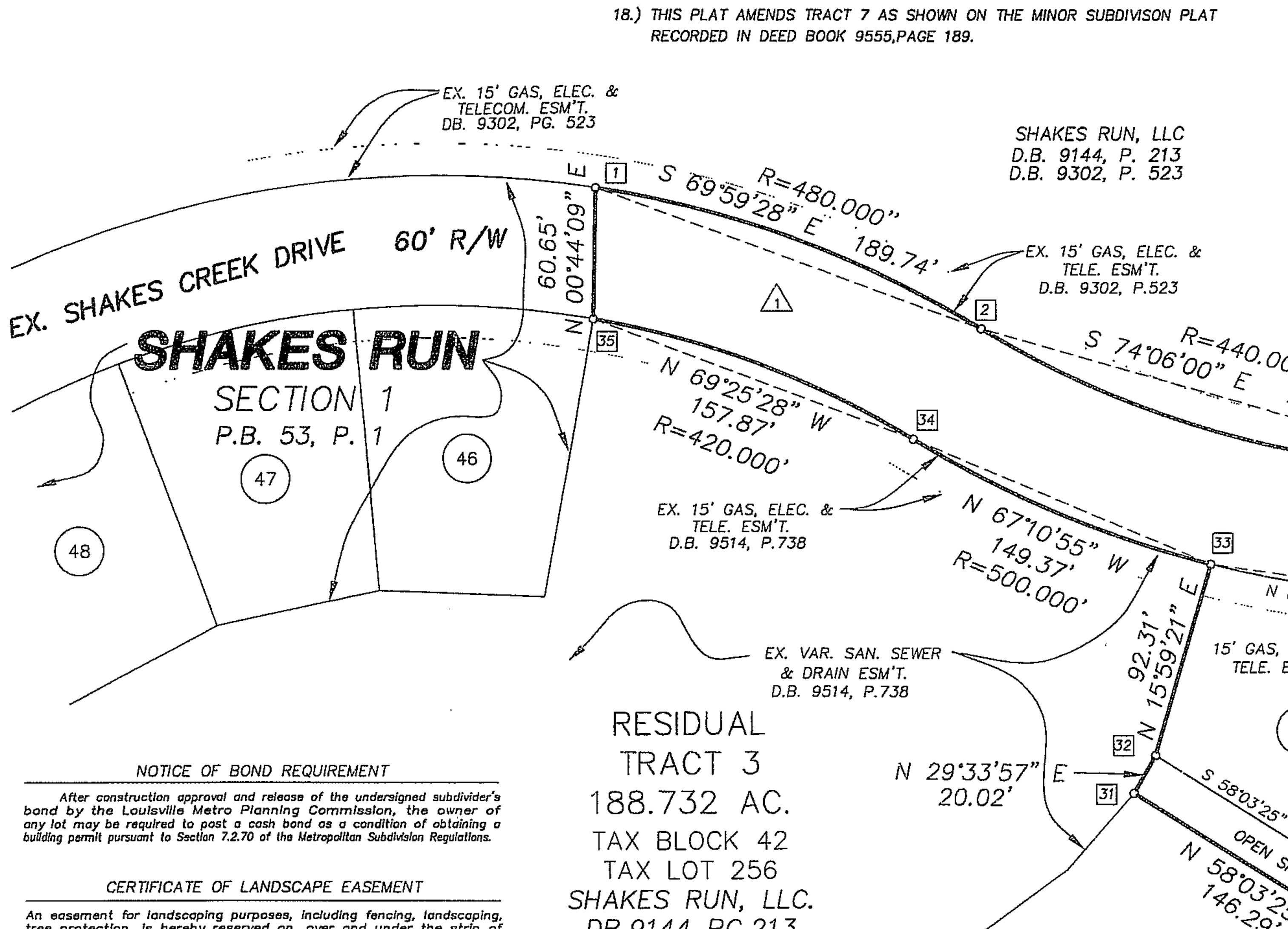
Pt	N	E	Pt	N	E
1	261150.61	1298519.09	19	261137.79	1299478.38
2	261085.69	1298697.38	20	261081.46	1299457.72
3	261021.23	1298923.67	21	261096.00	1299397.30
4	261142.10	1298924.50	22	260947.10	1299379.21
5	261193.98	1299070.76	23	260935.71	1299324.51
6	261245.15	1299152.62	24	260852.82	1299155.48
7	261269.67	1299243.95	25	260807.18	1299113.77
8	261294.70	1299232.61	26	260783.66	1299105.29
9	261473.49	1299226.39	27	260827.46	1298983.87
10	261459.66	1299316.85	28	260777.56	1298955.20
11	261686.38	1299317.09	29	260812.23	1298899.60
12	261788.53	1299424.87	30	260793.01	1298692.62
13	261758.82	1299640.67	31	260870.41	1298768.48
14	261481.91	1299707.36	32	260887.82	1298778.36
15	261379.20	1299644.91	33	260976.56	1298803.79
16	261300.03	1299581.65	34	261034.48	1298666.11
17	261244.43	1299524.45	35	261089.96	1298518.31
18	261221.58	1299523.62	36	261785.75	1299665.05
			37	261835.02	1299307.12

CERTIFICATE OF RESIDUAL LAND

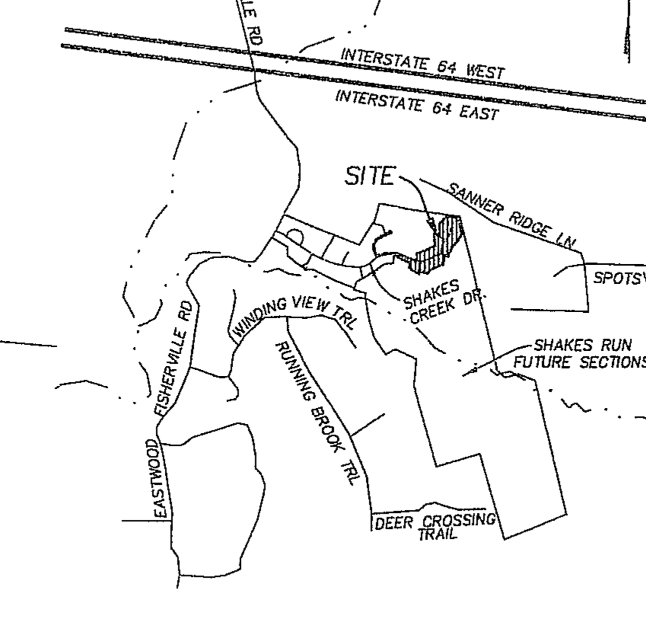
THE RESIDUAL LAND OF TRACT 3 HEREWITH BEING SUBDIVIDED IS IN A SINGLE PARCEL OF 188.732 ACRES DESIGNATED AS RESIDUAL TRACT 3 AND HAS FRONTAGE OF 91' ON DEER CROSSING TRAIL AND SHAKES VIEW COURT WHICH ARE PUBLIC WAYS.

[signature: Steven L. Burch]
SURVEYOR





CANFIELD–FILIATREAU JOINT VENTURE II, LLC
D.B. 9555, P. 189



LOCATION MAP
NO SCALE

BEARINGS & DISTANCES

	Bearing	Distance	Radius
1	N 44°41'18" W	39.05'	R=30.000'
2	S 00°19'55" E	18.97'	R=145.000'
3	N 24°22'52" W	27.48'	
4	S 36°31'25" W	39.05'	R=30.000'
5	N 07°27'14" E	20.41'	R=145.000'
6	N 33°24'26" E	34.87'	R=100.000'
7	N 17°27'38" E	20.58'	R=100.000'
8	N 26°27'43" E	51.45'	R=100.000'
9	N 33°43'31" E	49.21'	R=185.000'
10	N 02°52'55" E	7.88'	R=185.000'
11	N 18°03'20" E	33.87'	R=60.000'
12	N 15°06'35" E	33.12'	R=50.000'
13	S 11°23'35" E	52.29'	R=60.000'
14	S 41°22'08" W	13.54'	
15	S 82°18'56" W	39.32'	R=30.000'
16	S 81°18'23" E	91.51'	R=315.345'
17	S 07°30'25" E	48.69'	R=30.000'
18	S 39°25'50" E	45.05'	R=30.000'
19	S 19°47'23" W	36.65'	R=100.000'
20	S 11°13'33" W	9.93'	R=100.000'
21	N 15°52'15" E	22.81'	R=165.000'

TOTAL AREA IN SITE : 9.695 Ac.
TOTAL NO. BUILDING SITES : 20
TOTAL NO. NON–BUILDING SITES : 4
TOTAL AREA "OPEN SPACE" : 0.232 Ac.

—o— DENOTES FOUND 5/8" IRON PIN W/CAP S.L. BURCH, LS 3022 UNLESS OTHERWISE NOTED.

ZONING DISTRICT: R4
FORM DISTRICT: NEIGHBORHOOD

MINIMUM YARD REQUIREMENTS				
FRONT	SIDE			REAR
	TOTAL	MINIMUM	STREET	
30'	10'	5'	30'	25'

GRAPHIC SCALE
0 30 60 120

DB9620PG 845
Document No.: DN2010136255
Lodged By: CANFIELD
Recorded On: 10/07/2010 03:33:44
Total Fees: 20.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: EVENOY
Recorded in Plat Book No. ____ Page ____
Plat No. ____

SHAKES RUN

SECTION 2A
RECORD PLAT

OWNER & DEVELOPER

CANFIELD–FILIATREAU JOINT VENTURE I, LLC
11800 BRINLEY AVENUE, SUITE 201
MIDDLETOWN, KENTUCKY 40243
DB.9558 PG.20
TAX BLOCK 42 LOT 260

SHAKES RUN, LLC.
11800 BRINLEY AVENUE, SUITE 201
MIDDLETOWN, KENTUCKY 40243
DB.9144 PG.213
TAX BLOCK 42 LOT 256

SEPTEMBER, 2010 SCALE: 1"=60'

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET STREET LOUISVILLE, KENTUCKY 40202

14WAIVER1013

53x78