

Metro Council - Budget Committee  
September 3, 2015

RE: Ordinance No. 54, Series 2009



DEPARTMENT OF  
**DEVELOP  
LOUISVILLE**  
*LOUISVILLE FORWARD*

**CERTIFICATE OF ACKNOWLEDGMENT**  
 STATE OF KENTUCKY  
 COUNTY OF JEFFERSON  
 I, Lincoln M. Blanton  
 Mayor of the City and County of Jefferson do hereby certify that the foregoing plat of CEAR STREET DEVELOPMENT  
 was this day presented to me by Paul J. Matlock  
 as the owner thereof and that the same is in conformity with the laws of this State.  
 I witness my hand and seal of office this 14th day of February 2008  
 at the City of Jefferson, Kentucky.  
 By Commission Expires: 2011  
Lincoln M. Blanton  
 Mayor

**CERTIFICATE OF APPROVAL**  
 I, Lincoln M. Blanton  
 Mayor of the City and County of Jefferson do hereby certify that the foregoing plat of CEAR STREET DEVELOPMENT  
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 as the owner thereof and that the same is in conformity with the laws of this State.  
 I witness my hand and seal of office this 14th day of February 2008  
 at the City of Jefferson, Kentucky.  
 By Commission Expires: 2011  
Lincoln M. Blanton  
 Mayor

**CERTIFICATE OF RESERVATION OF GAS**  
 I, Lincoln M. Blanton  
 Mayor of the City and County of Jefferson do hereby certify that the foregoing plat of CEAR STREET DEVELOPMENT  
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 I witness my hand and seal of office this 14th day of February 2008  
 at the City of Jefferson, Kentucky.  
 By Commission Expires: 2011  
Lincoln M. Blanton  
 Mayor

**CERTIFICATE OF RESERVATION OF SANITARY SEWER**  
 I, Lincoln M. Blanton  
 Mayor of the City and County of Jefferson do hereby certify that the foregoing plat of CEAR STREET DEVELOPMENT  
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 as the owner thereof and that the same is in conformity with the laws of this State.  
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 at the City of Jefferson, Kentucky.  
 By Commission Expires: 2011  
Lincoln M. Blanton  
 Mayor

**CERTIFICATE OF RESERVATION OF WATER LINE EASEMENTS**  
 I, Lincoln M. Blanton  
 Mayor of the City and County of Jefferson do hereby certify that the foregoing plat of CEAR STREET DEVELOPMENT  
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Lincoln M. Blanton  
 Mayor

**LOT AREA**

| LOT NO. | SQ. FT. | 1/4 AC. MIN. | SQ. FT. |
|---------|---------|--------------|---------|
| 10      | 4918    | 33           | 4600    |
| 11      | 4986    | 33           | 4900    |
| 12      | 4070    | 34           | 4600    |
| 13      | 5205    | 35           | 5700    |
| 14      | 3000    | 38           | 4600    |
| 15      | 4000    | 38           | 4600    |
| 16      | 4000    | 38           | 4600    |
| 17      | 4000    | 38           | 4600    |
| 18      | 4000    | 38           | 4600    |
| 19      | 4000    | 38           | 4600    |
| 20      | 4000    | 38           | 4600    |
| 21      | 4000    | 38           | 4600    |
| 22      | 4000    | 38           | 4600    |
| 23      | 4000    | 38           | 4600    |
| 24      | 4000    | 38           | 4600    |
| 25      | 4000    | 38           | 4600    |
| 26      | 4000    | 38           | 4600    |
| 27      | 4000    | 38           | 4600    |
| 28      | 4461    | 48           | 6317    |
| 29      | 4070    | 49           | 4800    |
| 30      | 3413    | 50           | 4484    |
| 31      | 4070    | 51           | 5334    |
| 32      | 4600    | 52           | 5829    |
| 33      | 4600    | 52           | 5829    |

**GRANTED EASEMENT LEGEND**

- 5' GAS, SEWER & TELECOM. EMT
- 5' OF 18" GAS, SEWER & TELECOM. EMT
- VARIABLE GAS, SEWER & TELECOM. EMT
- 12" SANITARY SEWER & DRAIN EMT

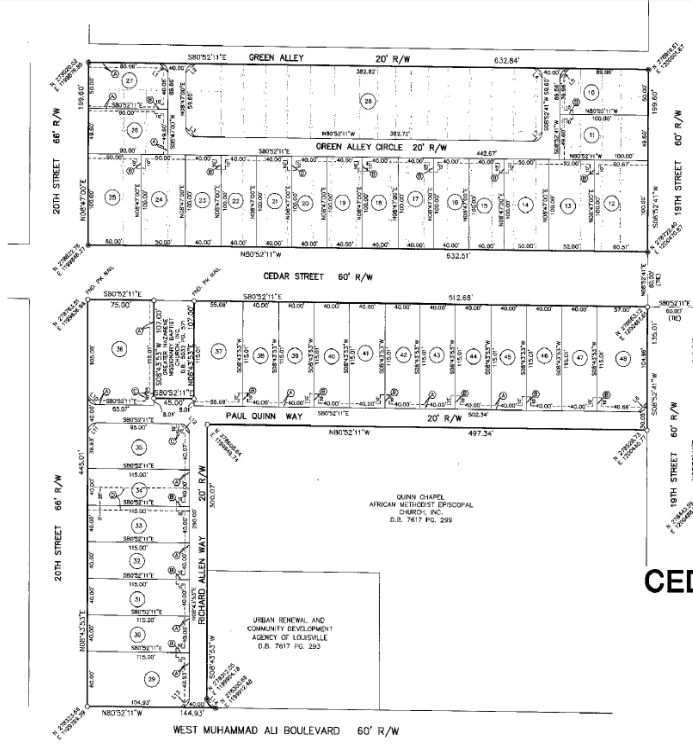
**ENCUMBRANCE**

| LINK | REASON    | RECORD | BOOK  |
|------|-----------|--------|-------|
| L-1  | 187072-1  | 14-01  | 10-02 |
| L-2  | 187072-2  | 14-01  | 10-02 |
| L-3  | 187072-3  | 14-01  | 10-02 |
| L-4  | 187072-4  | 14-01  | 10-02 |
| L-5  | 187072-5  | 14-01  | 10-02 |
| L-6  | 187072-6  | 14-01  | 10-02 |
| L-7  | 187072-7  | 14-01  | 10-02 |
| L-8  | 187072-8  | 14-01  | 10-02 |
| L-9  | 187072-9  | 14-01  | 10-02 |
| L-10 | 187072-10 | 14-01  | 10-02 |
| L-11 | 187072-11 | 14-01  | 10-02 |
| L-12 | 187072-12 | 14-01  | 10-02 |
| L-13 | 187072-13 | 14-01  | 10-02 |
| L-14 | 187072-14 | 14-01  | 10-02 |
| L-15 | 187072-15 | 14-01  | 10-02 |

**CERTIFICATE OF RESERVATION OF DRAINAGE EASEMENTS**  
 I, Lincoln M. Blanton  
 Mayor of the City and County of Jefferson do hereby certify that the foregoing plat of CEAR STREET DEVELOPMENT  
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 I witness my hand and seal of office this 14th day of February 2008  
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 By Commission Expires: 2011  
Lincoln M. Blanton  
 Mayor

**CERTIFICATE OF RESERVATION OF WATER LINE EASEMENTS**  
 I, Lincoln M. Blanton  
 Mayor of the City and County of Jefferson do hereby certify that the foregoing plat of CEAR STREET DEVELOPMENT  
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 I witness my hand and seal of office this 14th day of February 2008  
 at the City of Jefferson, Kentucky.  
 By Commission Expires: 2011  
Lincoln M. Blanton  
 Mayor

**PROPERTY OWNER'S DECLARATION**  
 I, Paul J. Matlock  
 as the owner of the property described herein do hereby declare that the same is in conformity with the laws of this State.  
 I witness my hand and seal of office this 14th day of February 2008  
 at the City of Jefferson, Kentucky.  
 By Commission Expires: 2011  
Paul J. Matlock  
 Owner



- NOTES:**
- 1) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. NO FURTHER SUBDIVISION OF THE LAND INTO GREATER NUMBERS OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR.
  - 2) ALL LOTS SHALL BE BUILT UP TO THE FULL DEPTH OF THE CONVEYING AND NO RESERVATIONS OF RESERVE TO BEET SHALL BE MADE.
  - 3) ALL OPEN SPACES, SWATHS, ISLANDS AND LANDSCAPE AREAS TO BE MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND/OR OWNER.
  - 4) 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.
  - 5) THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA AS DETERMINED FROM REVIEW OF FEMA FLOOD MAP NO. 21022 0000 D, DATED FEBRUARY 2, 1994.
  - 6) THE READING DATUM IS BASED ON KENTUCKY STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83) AND NAD 83.
  - 7) THIS IS A "CLASS 2" SURVEY. THE ANALYZED ERROR OF CLOSURE WAS 0.03 FEET. THE PRECISION RATIO IS 1:24,848. THIS SURVEY WAS ADJUSTED BY THE LEAST SQUARES METHOD. FIELD BOOK FOR THIS SURVEY WAS CONDUCTED IN MARCH 2004.
  - 8) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN DOCKET NO. 2004-0018-0000 AND IS TO BE FILED IN THE OFFICE OF THE PLANNING COMMISSION.
  - 9) ALL LOTS WILL HAVE DIRECT ACCESS TO CEDAR ST. OR MUHAMMAD ALI BLVD.
  - 10) THE DENSITY OF THE DEVELOPMENT SHALL NOT EXCEED 7.2 DWELLING UNITS PER ACRE OR 50 UNITS ON 7.0 ACRES.
  - 11) CONSTRUCTION FENCING SHALL BE CREATED WHEN OFF-SITE TREES OR THE COMMON PROPERTY LINE FENCING IS TO BE PLACED PRIOR TO ANY GRADING OR CONSTRUCTION. IT SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED AND PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PROMOTED WITHIN THE PROJECTED FENCE LINE.
  - 12) LOTS THAT REQUIRE SANITARY SEWER CONNECTIONS SHALL BE INSTALLED BY AN APPROVED SEWER CONTRACTOR PRIOR TO ISSUANCE OF BUILDING PERMITS.
  - 13) THE 26 FOOT SANITARY SEWER & DRAIN EASEMENT AS SHOWN ON THIS PLAT SHALL BE CREATED BY THIS PLAT AND BE REQUIRED AT A LATER DATE CONTINGENT UPON THE APPROVAL OF THE LOUISVILLE AND JOHNSON COUNTY METROPOLITAN SEWER DISTRICT.

**CEDAR STREET DEVELOPMENT**  
 PART ONE  
 RECORD PLAT  
 OWNER AND DEVELOPER  
 URBAN RENEWAL AND  
 COMMUNITY DEVELOPMENT  
 AGENCY OF LOUISVILLE  
 600 W. MAIN STREET, SUITE  
 LOUISVILLE, KY 40203

**TAX BLOCK**

| LOT   | DEED BOOK | PAGE | LOT   | DEED BOOK | PAGE |
|-------|-----------|------|-------|-----------|------|
| 2P-1  | 7772      | 247  | 2P-23 | 7963      | 872  |
| 2P-2  | 8982      | 486  | 2P-24 | 7712      | 656  |
| 2P-3  | 8982      | 366  | 2P-25 | 7871      | 660  |
| 2P-4  | 8671      | 522  | 2P-26 | 7963      | 656  |
| 2P-5  | 7630      | 136  | 2P-27 | 7968      | 241  |
| 2P-6  | 8982      | 212  | 2P-28 | 7917      | 672  |
| 2P-7  | 6840      | 570  | 2P-29 | 8843      | 871  |
| 2P-8  | 7172      | 368  | 2P-30 | 8982      | 653  |
| 2P-9  | 8250      | 38   | 2P-31 | 8432      | 426  |
| 2P-10 | 7742      | 361  | 2P-32 | 8592      | 47   |
| 2P-11 | 6750      | 47   | 2P-33 | 8598      | 83   |
| 2P-12 | 8074      | 864  | 2P-34 | 8692      | 90   |
| 2P-13 | 8274      | 864  | 2P-35 | 8622      | 163  |
| 2P-14 | 8074      | 864  | 2P-36 | 8592      | 83   |
| 2P-15 | 8272      | 359  | 2P-37 | 7812      | 288  |
| 2P-16 | 8671      | 239  | 2P-38 | 8622      | 682  |
| 2P-17 | 8982      | 720  | 2P-39 | 8672      | 809  |
| 2P-18 | 8074      | 864  | 2P-40 | 7982      | 685  |
| 2P-19 | 7640      | 880  | 2P-41 | 8222      | 159  |
| 2P-20 | 8843      | 872  | 2P-42 | 8682      | 602  |

TOTAL AREA IN SITE : 6.221 Ac.  
 TOTAL NO. BUILDING SITES : 43  
 TOTAL NO. NON-BUILDING SITES : 0

— DENOTES FOUND 5/8" IRON PIN  
 W/C/W/ STAMPED WITH JONES L.S.  
 3004"

— DENOTES SET 5/8" IRON PIN W/C/W/ STAMPED "MATHENY PLS 3066" UNLESS OTHERWISE NOTED



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50x69

69x05

## Project Overview - Cedar Street Development

- 43 total lots
- 14 homes existing there currently
- The project will consist of the new construction of 29 market rate homes
- This partnership consists of Louisville Metro, REBOUND (the housing development arm of the Urban League), and Community Ventures Corporation
- These new single family homes will range in size from approximately 930 square feet to 1,470 square feet
- Home prices will range from \$98,00 to \$152,000



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