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 that the same be the plat of

MEREMONT AT LONG RUN, SECTION 2

and does hereby dedicate to public use the...

POLO RUN LANE, LINCOLN HILL WAY,

MEREMONT RIDGE ROAD & MEREMONT LAKE ROAD

shown thereon.

OWNERS: James Boland 12/5/18

BOLAND MALONEY REALTY COMPANY

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY)SS
COUNTY OF JEFFERSON)

I, Lynn Allen

a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Meremont at Long Run, section 2

was this day presented to me by James Boland

known to me, who executed the Certificate in my presence and acknowledge it to be James Boland, VP free act and deed.

Witness my hand and seal this 5th day of December 2018

My Commission expires: #62 day of September 2020

Lynn Allen

Notary ID: 624953 Notary Public

BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK BA50-01 NAVD 1988 ELEV. 628.17

FROM THE JUNCTION OF INTERSTATE 265 AND U.S. HWY 60: GO EASTERLY ON U.S. HWY 60 FOR 2.9 MILES TO THE INTERSECTION OF LONG RUN ROAD ON THE LEFT, THEN LEFT ON LONG RUN ROAD FOR 0.50 MILES TO THE STATION ON THE RIGHT. STATION IS 350' SOUTHWEST OF INTERSECTION ON LONG RUN ROAD AND CREEK RUN ROAD.

BM #34 NAVD 1988 ELEV. 710.14
BEING AN "X" CUT AT THE INTERSECTION OF MEREMONT RIDGE ROAD & BRIDGEMORE LANE LOCATED ON THE NORTH SIDE OF THE INTERSECTION IN FRONT OF HOUSE #1711

BM #37 NAVD 1988 ELEV. 713.33
BEING AN "X" CUT ON THE WEST SIDE OF MEREMONT RIDGE COURT LOCATED APPROXIMATELY 60' SOUTH OF THE INTERSECTION AT MEREMONT RIDGE ROAD IN FRONT OF HOUSE #17900

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 accordance with the...

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned sub-divider'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.

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 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.

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC, & TELECOMMUNICATIONS 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 cut down or trim any trees within the easement; (3) the right to trim or cut any trees or other 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 or other 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 trees 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, electric utility service lines shall be underground at locations designated by Louisville Gas and Electric Company (from LG&E's termination point, the length of service 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 LG&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 the American Telephone and Telegraph Company.

(C) Easements for overhead electric transmission and distribution feeder lines, poles and pertinent equipment reasonably necessary in connection therewith, 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 the electric easement, in consideration of LG&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: Jana Boland

BOLAND MALONEY REALTY COMPANY

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 granted for storage of excavated earth, rock, construction materials, tools, and equipment during construction of said water lines.

OWNERS: James Boland

BOLAND MALONEY REALTY COMPANY

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT

Easements for drainage and pounding 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. The ownership 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 Metro Sewer District, Jefferson County, or Metro Works Department. Until said easement areas are accepted for maintenance by said Sewer District, Jefferson County, or other responsible agency, said areas shall be maintained by the owners of the underlying fee simple title.

OWNERS: James Boland

BOLAND MALONEY REALTY COMPANY

CERTIFICATE OF RESERVATION OF SANITARY SEWER & 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: James Boland

BOLAND MALONEY REALTY COMPANY

R-4 SETBACK REQUIREMENTS

FRONT YARD SETBACK	30'
STREET YARD SETBACK	30'
SIDE YARD SETBACK	5'
REAR YARD SETBACK	25'

NOTES:

1.) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN SHOWN ON THIS PLAT, UNLESS APPROVED BY THE PLANNING COMMISSION.

2.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENT OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.

3.) 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.

4.) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. THIS DETERMINATION WAS MADE AFTER A REVIEW OF FLOOD INSURANCE RATE MAP NO. 21111C0036E DATED DECEMBER 5, 2006.

5.) 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.

6.) SUBJECT TO CONDITIONS OF APPROVAL/BINDING ELEMENTS IN CASE NO. 17SUBDIV1008 IN THE OFFICES OF THE PLANNING COMMISSION.

7.) THIS PROPERTY IS ZONED R4, WITH THE FORM DISTRICT OF NEIGHBORHOOD.

8.) THE BUILDING LIMIT LINE SHOWN ON THIS PLAT MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE METRO PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

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

10.) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 17LSCAPE1098.

11.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK 9211, PAGE 674 AS AMENDED BY DEED BOOK 11212, PAGE 1.

12.) ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

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

14.) "AS-BUILT" DRAWING(S) SHALL BE REQUIRED BY THE DEVELOPMENT ENGINEER ON ALL BASINS SHOWN ON THE APPROVED SUBDIVISION PLANS AND SHALL BE CONSIDERED A PUNCH LIST ITEM, PRIOR TO SUBDIVISION BOND RELEASE.

15.) THIS DEVELOPMENT WILL HAVE A PROPERTY OWNERS' ASSOCIATION AND A MAINTENANCE AGREEMENT ESTABLISHED FOR MAINTAINING THE OPEN SPACE AND COMMON FACILITIES, WHICH WILL BE APPROVED BY THE PLANNING COMMISSION AND RECORDED IN THE DEED OF RESTRICTIONS.

16.) MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

14.) MINIMUM OPENING ELEVATIONS ARE AS FOLLOWS:

ELEVATIONS	
LOT NO.	
34–37 & 174	712.25

THE ABOVE LOTS WILL REQUIRE INDIVIDUAL APPROVAL FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMITS.

CURVE TABLE			
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	N 70°11'22" W	3.12'	105.00'
C2	N 08°06'41" W	34.28'	325.00'
C3	N 05°29'27" W	32.54'	25.00'
C4	N 68°45'04" W	32.93'	25.00'
C5	N 32°12'01" W	52.57'	325.00'
C6	N 34°31'59" W	46.27'	575.00'
C7	N 27°02'20" W	103.99'	575.00'
C8	N 17°14'14" W	92.50'	575.00'
C9	S 16°32'58" E	85.58'	625.00'
C10	S 20°01'54" W	32.48'	25.00'
C11	S 55°42'56" W	58.01'	345.00'
C12	S 45°00'20" W	70.78'	345.00'
C13	S 32°55'18" W	74.47'	345.00'
C14	S 67°50'33" W	32.88'	25.00'
C15	S 29°55'26" E	32.88'	25.00'
C16	S 00°43'08" W	125.43'	345.00'
C17	S 12°37'55" E	34.63'	345.00'
C18	S 31°08'23" W	36.40'	25.00'
C19	N 84°40'22" W	59.16'	100.00'
C20	S 22°03'28" E	35.61'	25.00'
C21	S 13°09'51" W	65.44'	185.00'
C22	S 07°12'23" E	65.41'	185.00'
C23	S 23°50'12" E	41.55'	185.00'
C24	S 40°15'56" E	64.13'	185.00'
C25	S 61°38'05" E	73.06'	185.00'
C26	S 80°37'03" E	48.90'	185.00'
C27	N 87°25'39" E	19.01'	125.00'
C28	N 68°12'38" E	64.10'	125.00'
C29	N 33°58'56" E	82.92'	125.00'
C30	N 10°28'58" E	18.00'	125.00'
C31	N 42°52'21" E	29.75'	25.00'
C32	N 58°52'28" E	38.55'	55.00'
C33	N 30°51'19" E	14.36'	55.00'
C34	N 07°14'56" E	30.51'	55.00'
C35	N 38°06'38" W	53.75'	55.00'
C36	N 22°00'22" W	35.58'	25.00'
C37	N 15°05'12" E	79.07'	275.00'
C38	N 01°46'42" W	82.24'	275.00'

CURVE TABLE			
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C39	N 12°56'37" W	24.62'	275.00'
C40	N 20°17'57" W	345.19'	295.00'
C41	N 58°19'23" E	22.81'	295.00'
C42	S 74°23'39" E	35.40'	25.00'
C43	S 32°34'02" E	70.65'	625.00'
C44	S 36°19'22" E	11.25'	625.00'
C45	S 35°34'46" E	12.09'	275.00'
C46	S 21°36'19" E	121.05'	275.00'
C47	S 06°59'23" E	18.25'	275.00'
C48	S 58°41'37" E	34.22'	25.00'
C49	S 03°35'14" E	92.96'	225.00'
C50	S 15°50'36" W	58.80'	225.00'
C51	S 22°42'59" W	3.88'	175.00'
C52	S 10°57'41" W	67.50'	175.00'
C53	S 01°42'00" E	9.42'	175.00'
C54	S 44°16'22" W	110.62'	75.00'
C55	N 74°51'42" W	62.34'	135.00'
C56	N 19°04'47" W	182.17'	135.00'
C57	N 67°56'32" E	35.10'	25.00'
C58	S 80°36'20" E	68.19'	150.00'
C59	N 82°11'21" E	21.28'	150.00'
C60	N 68°21'07" E	35.36'	25.00'
C61	S 21°38'53" E	26.87'	19.00'
C62	S 55°03'18" W	19.97'	19.00'
C63	N 47°33'36" W	35.77'	25.00'
C64	N 10°44'14" E	60.71'	139.00'
C65	N 12°10'21" W	73.99'	300.00'
C66	N 28°02'52" W	91.70'	300.00'
C67	N 30°41'13" E	128.60'	600.00'
C68	N 18°34'46" W	124.51'	600.00'
C69	S 39°44'57" W	227.16'	320.00'
C70	S 01°43'30" W	189.62'	320.00'
C71	S 03°55'17" W	166.33'	320.00'
C72	S 10°03'18" W	69.00'	150.00'
C73	S 44°16'22" W	147.49'	100.00'
C74	N 32°25'48" W	264.61'	160.00'
C75	N 84°40'22" W	73.95'	125.00'
C76	S 21°38'53" E	52.33'	37.00'
C77	S 55°03'18" W	38.89'	37.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°56'25" E	50.00'
L2	S 70°03'35" W	32.59'
L3	S 83°53'27" W	50.01'
L4	S 67°28'03" E	105.36'
L5	N 18°67'34" E	50.00'
L6	N 71°02'26" W	7.25'
L7	N 73°22'35" E	52.37'
L8	N 77°22'35" E	50.00'
L9	N 36°50'20" W	58.66'
L10	N 71°02'26" W	77.05'
L11	S 71°57'34" E	77.05'
L12	S 15°30'33" E	70.09'
L13	S 78°07'19" W	43.64'
L14	S 88°12'43" E	85.20'
L15	N 23°21'07" E	2.48'
L16	N 23°21'07" E	9.55'
L17	S 36°50'20" E	58.66'
L18	S 67°28'03" E	10.48'
L19	N 78°07'19" E	49.90'
L20	S 15°30'33" E	24.05'
L21	S 03°14'32" E	57.62'
L22	N 88°12'43" W	85.20'
L23	S 66°38'53" E	15.00'
L24	S 86°45'28" W	1.61'
L25	N 21°09'09" W	43.38'
L26	N 32°35'48" W	44.41'
L27	N 36°50'20" W	58.66'
L28	S 23°21'07" W	55.03'
L29	S 66°38'53" E	51.00'
L30	S 86°45'28" W	37.64'
L31	S 03°14'32" E	40.29'
L32	S 03°14'32" E	17.33'
L33	S 88°12'43" W	85.20'
L34	N 67°28'03" W	59.70'
L35	S 44°08'35" W	34.63'
L36	S 26°14'43" E	68.37'
L37	S 44°08'35" W	430.17'
L38	N 87°39'16" E	12.57'
L39	S 02°47'51" W	27.50'
L40	N 87°12'09" W	65.27'
L41	S 66°38'53" E	138.47'
L42	N 78°38'10" E	22.70'
L43	N 17°43'28" E	79.68'
L44	N 23°21'07" E	247.04'
L45	N 08°33'34" E	79.48'
L46	N 56°38'06" E	25.00'
L47	N 69°31'04" E	25.00'
L48	S 71°23'10" E	9.50'
L49	N 56°28'42" E	117.01'
L50	S 23°48'12" E	53.26'
L51	N 24°57'56" E	145.20'

CERTIFICATE OF APPROVAL

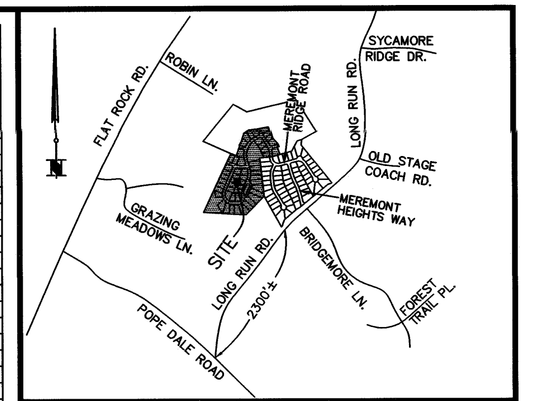
Approved this 4th day of December 2018

LOUISVILLE METRO PLANNING COMMISSION

Docket No.

LOCATION MAP

NO SCALE



LEGEND

- SET 5/8" REBAR WITH CAP #4011
- SET MAG NAIL
- SET 5/8"X18" REBAR WITH "WITNESS" CAP#4011 5' OFFSET ON LINE
- FOUND IRON PIN WITH CAP #3697
- FOUND IRON PIN WITH CAP #1265
- FOUND STONE
- FOUND 1" IRON PIPE

NORTH & ALL BEARINGS SHOWN HEREON WERE DERIVED FROM MEREMONT, SECTION 1 SUBDIVISION PLAT AS RECORDED IN PLAT BOOK 52, PAGE 98. REFERENCE BEARING (S 06°19'37" E)

GRAPHIC SCALE 1"=60'

0 15 30 60 120

MEREMONT AT LONG RUN

SUBDIVISION SECTION 2 RECORD PLAT

OWNER & DEVELOPER

BOLAND MALONEY REALTY COMPANY
297 N. HUBBARDS LANE, SUITE 103
LOUISVILLE, KENTUCKY 40207
TAX BLOCK 0026, LOT 0006
DEED BOOK 9538, PAGE 909
NOVEMBER 27, 2018
SCALE: 1"=60'

MINDEL SCOTT

ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

APPROVED VARIANCE

THIS SITE IS SUBJECT TO AN APPROVED VARIANCE AS FILED UNDER DOCKET #18VARIANCE1091 TO ALLOW LOTS 38–45, 51, 52, 66 & 67 TO UTILIZE A 25' FRONT YARD SETBACK.

PROPERTY INFO

OWNER: BOLAND MALONEY REALTY COMPANY
PROP. ADDRESS: 1600 LONG RUN ROAD
VESTING DEED: DEED BOOK 9538, PAGE 909
TAX BLOCK 0026, LOT 0006
ZONED: R4
FORM DISTRICT: NEIGHBORHOOD
TOTAL AREA IN SITE: 24.938 ACRES
NUMBER OF BUILDING SITES: 52
NUMBER OF NON-BUILDABLE SITES: 3

ABBREVIATIONS

B/L	BUILDING LIMIT
D.B.	DEED BOOK
ESMT.	EASEMENT
EX.	EXISTING
PG.	PAGE
P.C.	PLAT CABINET
R/W	RIGHT-OF-WAY
TELECOM.	TELECOMMUNICATIONS

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY AS DEPICTED HEREON WAS PERFORMED BY MYSELF OR PERSONS UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR AN URBAN SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, PER 201 KAR 18:150 AND IN EFFECT ON THE DATE 04/16/18 THAT THIS SURVEY WAS COMPLETED IN THE FIELD.

STATE OF KENTUCKY
JOSHUA S. CALICO
4011
LICENSED PROFESSIONAL LAND SURVEYOR

JOSHUA S. CALICO PLS# 4011 DATE 12/5/18
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR

JOB NO. 2361

P.B. 51, PG. 70

POLO, FIELDS COMMUNITY ASSOCIATION OPEN SPACE D.B. 10288, PG. 784

RATM 2010, LLC. OPEN SPACE P.B. 48, PG. 92

Book 58 Page 40

58x40

END OF DOCUMENT

Lsland projects-01\2361\MEREMONT SECTION 2\LOWDUA\TURECORD PLATS\2361-SEC2-RP1.dwg, 11/4/2018 11:23:58 AM, dlpfrick, \\server\Canon iR7160