18X19

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:

LAKE FOREST LONG CREEK WAY EXTENSION

AND ESTATE SECTION 56

and does hereby dedicate to public use LONG CREEK WAY

shown thereon.

OWNERS: Matthew A. Ricketts V.P.

SECTION 56 LAND COMPANY, LLC

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, Susan M. Howard

a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Lake Forest Long Creek Way Extension and Estate Section 56

was this day presented to me by Matthew A. Ricketts, VP

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 9th day of June 2006

My Commission expires: 27th day of April 2010

Susan M. Howard
Notary Public

CERTIFICATE OF APPROVAL

Approved this 30th day of June 2006

LOUISVILLE METRO
PLANNING COMMISSION

Beth Allen

DOCKET NO. 10-27-89 DRO

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 across crawl, says and other easements (2) the right to trim or cut down any trees within the easements; (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 to 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 connect lots with service wires to serve adjoining lots.

OWNERS: Matthew A. Ricketts V.P.

SECTION 56 LAND COMPANY, LLC

OWNERS: Matthew A. Ricketts V.P.

FLOYD'S FORK INVESTMENT CO.

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: Matthew A. Ricketts V.P.

SECTION 56 LAND COMPANY, LLC

OWNERS: Matthew A. Ricketts V.P.

FLOYD'S FORK INVESTMENT CO.

CERTIFICATE OF RESERVATION OF GAS EASEMENTS

The spaces outlined by dashed lines and marked "Gas Easements" are hereby reserved as easements for underground gas lines and appurtenances thereon, 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 easements that may interfere with the installation or operation of the lines. No permanent structure shall be erected within the easements. Any gas utility using said easement at option may remove permanent structure or obstruction within the easement. Fences, shrubbery and garden may occupy easement area at the property owner's risk.

(A) All property owners gas utility supply lines shall be at locations designated by Louisville Gas and Electric Company (from L.G. & 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.

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 L.G. & E.'s termination points. Gas lines, as installed, shall determine the exact location of said easements.

OWNERS: N/A

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENTS

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, laying construction pipe, and erecting temporary structures.

OWNERS: Matthew A. Ricketts V.P.

SECTION 56 LAND COMPANY, LLC

OWNERS: Matthew A. Ricketts V.P.

FLOYD'S FORK INVESTMENT CO.

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 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.

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and does hereby dedicate to public use LONG CREEK WAY

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FLOYD'S FORK INVESTMENT CO.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, Susan M. Howard

a Notary Public in and for the County aforesaid do hereby certify that the Lake Forest Long Creek Way Extension and Estate Section 56

foregoing plat of

was this day presented to me by Matthew A. Ricketts, VP

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 9th day of June 2006

My Commission expires: 27th day of April 2010

Susan M. Howard
Notary Public

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 THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DEED BOOK 5988, PAGE 755, AS SUPPLEMENTED IN DEED BOOK 6861, PAGE 493.

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 AS SHOWN. R4

6.) 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.

7.) THE REFERENCE BEARING DATUM USED FOR THIS SURVEY IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM 1983 S 64°30'04" E

8.) THIS IS A CLASS "A" SURVEY AND MEETS OR EXCEEDS THE MINIMUM STANDARDS AS DEFINED UNDER 201 KAR 18.150.

9.) A PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS DETERMINED FROM A REVIEW OF F.I.R.M. FLOOD MAP 21111C0105 D DATED FEB. 2, 1994.

10.) THIS PLAT IS SUBJECT TO THE BINDING ELEMENTS IN DOCKET NO. 10-27-89DRO ON FILE IN THE OFFICES OF THE PLANNING COMMISSION.

11.) MINIMUM OPENINGS: DWELLINGS CONSTRUCTED ON LOTS 5601 AND 5605-5609 SHALL HAVE NO OPENINGS BELOW ELEVATION 626.0 (1988 NGVD DATUM), BASED ON CURRENT LOCAL FLOODPLAIN PARAMETERS AND CONDITIONS. THESE LOTS WILL REQUIRE INDIVIDUAL LOT APPROVAL FROM M.S.D. PRIOR TO ISSUANCE OF BUILDING PERMIT.

12.) LOTS 5605 AND 5606 SHALL SHOW A SLOPE EASEMENT (NO CONSTRUCTION) FOR THE PORTION OF THOSE LOTS WITHIN 100 FEET OF THE NEAREST FLOYDS FORK BANK; AND A REAR BUILDING LIMIT LINE PROHIBITING STRUCTURES AND IMPERVIOUS SURFACES 150 FEET ON EACH LOT FROM THE NEAREST FLOYDS FORK BANK. ANY REPLAT OF THOSE LOTS SHALL REFLECT THE SAME EASEMENT AND BUILDING LIMIT LINE.

13.) WOODLAND PROTECTION AREAS (WPA'S) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THAT SHALL BE PERMANENTLY PRESERVED ALL CLEARING, GRADING AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF DEVELOPMENT PLAN APPROVAL. NO FURTHER CLEARING, GRADING, CONSTRUCTION OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN DESIGNATED WPA'S BEYOND PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREE OR TO REMOVE DEAD OR DECLINING TREE THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT.

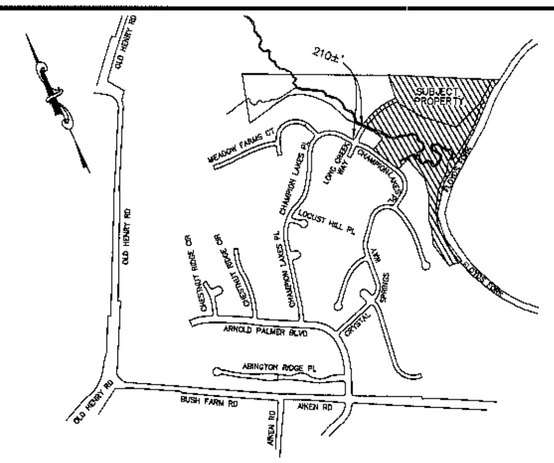
14.) A 20-FOOT BIKE AND PEDESTRIAN PATHWAY SHALL BE RESERVED ON OPEN SPACE TRACT 2 AND RESIDUAL TRACT 1 (SHOWN ON THE REVISED PRELIMINARY PLAN AS LOT 9). THE EXACT CORRIDOR THROUGH THESE TRACTS SHALL BE DETERMINED WHEN SUCH A PATHWAY IS BEING PROPOSED. THE CORRIDOR SHALL BE AGREED UPON BETWEEN THE DEVELOPER AND/OR HIS ASSIGNS AND THE APPROPRIATE GOVERNMENTAL AGENCY WITH REVIEW AND APPROVAL BY THE LOUISVILLE METRO PLANNING COMMISSION. OPEN SPACE TRACTS 2 AND RESIDUAL TRACT 1 (SHOWN ON THE REVISED PRELIMINARY PLAN AS LOT 9) ARE DESIGNED AS WOODLAND PROTECTION AREA (WPA) ONLY. CLEARING AND GRADING ASSOCIATED WITH THE CONSTRUCTION OF THE BIKE AND PEDESTRIAN PATHWAY SHALL OCCUR WITHIN THIS AREA AND NO TREES LARGER THAN 4 INCH IN CALIPER SHALL BE REMOVED.

15.) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NO. 10-27-89 DRO.

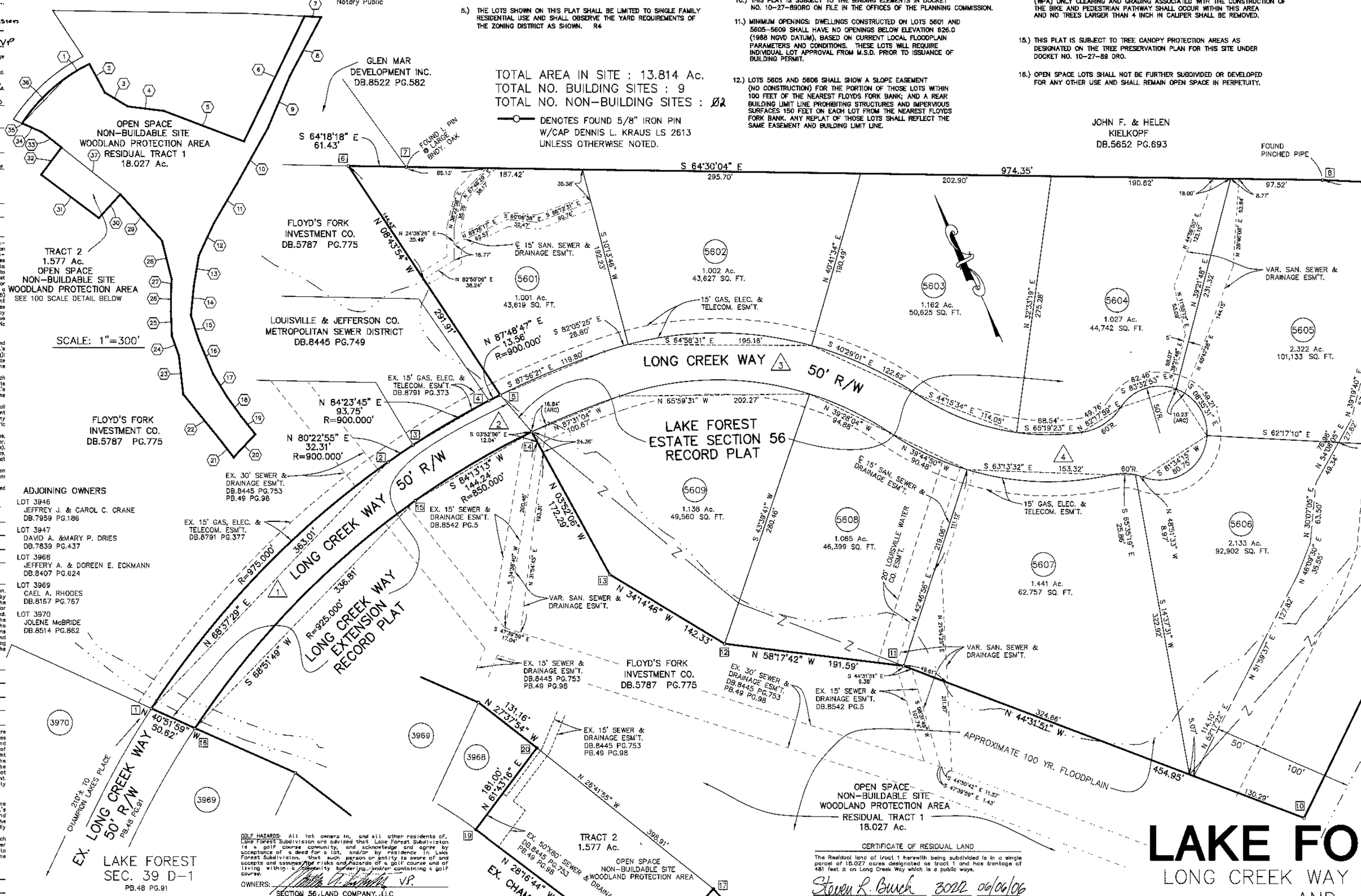
16.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.

TOTAL AREA IN SITE : 13.814 Ac.
TOTAL NO. BUILDING SITES : 9
TOTAL NO. NON-BUILDING SITES : 02

DENOTES FOUND 5/8" IRON PIN W/CAP DENNIS L. KRAUS LS 2613 UNLESS OTHERWISE NOTED.



LOCATION MAP
NO SCALE



ADJOINING OWNERS

LOT 3946
JEFFREY J. & CAROL C. CRANE
DB.7859 PG.186

LOT 3947
DAVID A. &MARY P. DRIES
DB.7839 PG.437

LOT 3968
JEFFERY A. & DOREEN E. ECKMANN
DB.8407 PG.624

LOT 3969
CAEL A. RHODES
DB.8157 PG.767

LOT 3970
JOLENE McBRIDE
DB.8514 PG.862

GOLF HAZARDS: All lot owners in, and all other residents of, Lake Forest Subdivision are advised that Lake Forest Subdivision is a golf course community, and acknowledge and agree by acceptance of a deed for a lot, and/or by residence in Lake Forest Subdivision, that such person or entity is aware of and accepts and assumes the risks and hazards of a golf course and of living within a community bordering and/or containing a golf course.

OWNERS: Matthew A. Ricketts V.P.

SECTION 56 LAND COMPANY, LLC

OWNERS: Matthew A. Ricketts V.P.

FLOYD'S FORK INVESTMENT CO.

NO INTEREST OF LOT OWNERS IN LAKE FOREST COUNTRY CLUB. The Lake Forest Country Club is a private golf course and country club, with separate, private and limited membership, and its attendant golf course and facilities shall not constitute an amenity or recreational facility of Lake Forest Subdivision nor will the same be conveyed to, or otherwise be made subject to the control or jurisdiction of, Lake Forest Community Association, Inc. or otherwise used in common by lot owners in Lake Forest. No lot owner in Lake Forest shall obtain or be entitled to any membership or other right, title or interest, or right of use, in or to the Lake Forest Country Club or its facilities, including, without limitation, the golf course, by virtue of ownership of any lot or lots in Lake Forest, membership in Lake Forest Community Association, Inc., residence in Lake Forest Subdivision or location of a Subdivision Plat or deed of any lot or lots.

OWNERS: Matthew A. Ricketts V.P.

SECTION 56 LAND COMPANY, LLC

OWNERS: Matthew A. Ricketts V.P.

FLOYD'S FORK INVESTMENT CO.

The Developer, SECTION 56 LAND COMPANY, 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, ingress and egress thereto, all as more fully set out in Section 7.13 of the Declaration of Covenants, Conditions and Restrictions as described in paragraph 2 above.

OWNERS: Matthew A. Ricketts V.P.

SECTION 56 LAND COMPANY, LLC

OWNERS: Matthew A. Ricketts V.P.

FLOYD'S FORK INVESTMENT CO.

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.

Steven L. Burch 3022 06/06/06
Signature P.L.S. # Date

STATE OF KENTUCKY
STEVEN L. BURCH
3022
LICENSED
PROFESSIONAL
LAND SURVEYOR

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.

STATE PLANE COORDINATES

1	N 285,893.08	E 1,288,508.23	6	N 285,742.65	E 1,290,144.61	17	N 285,294.86	E 1,288,658.78
2	N 286,025.39	E 1,288,846.27	10	N 285,276.21	E 1,289,572.78	18	N 285,227.85	E 1,288,721.79
3	N 286,030.79	E 1,288,878.13	11	N 285,600.53	E 1,289,253.73	19	N 285,565.49	E 1,288,520.15
4	N 286,039.94	E 1,288,971.43	12	N 285,701.22	E 1,289,090.73	20	N 285,651.24	E 1,288,679.55
5	N 286,040.46	E 1,288,984.98	13	N 285,818.87	E 1,289,010.63			
6	N 286,328.98	E 1,288,940.67	14	N 285,990.77	E 1,288,999.01			
7	N 286,302.35	E 1,288,996.02	15	N 285,976.25	E 1,288,855.51			
8	N 285,882.89	E 1,289,875.47	16	N 285,854.80	E 1,288,541.36			

CERTIFICATE OF RESIDUAL LAND

The Residual land of tract 1 herewith being subdivided is in a single parcel of 18.027 acres designated as tract 1 and has frontage of 481 feet ± on Long Creek Way which is a public ways.

Steven L. Burch 3022 06/06/06
Signature P.L.S. # Date

℄ CURVE DATA

1	2	3	4
R=950.000'	R=875.000'	R=350.000'	R=275.000'
L=351.920'	L=252.345'	L=324.055'	L=286.527'
T=178.000'	T=127.054'	T=174.689'	T=157.804'
Δ=21°13'29"	Δ=16°31'26"	Δ=53°02'55"	Δ=59°41'50"

GRAPHIC SCALE
0 30 60 120

ZONING: R4
FORM DISTRICT: NEIGHBORHOOD

MINIMUM YARD REQUIREMENTS R4				
FRONT	SIDE			REAR
	TOTAL	MINIMUM	STREET	
30'	10'	5'	30'	25'

LAKE FOREST

LONG CREEK WAY EXTENSION
AND
ESTATE SECTION 56
RECORD PLAT

OWNER
FLOYD'S FORK INVESTMENT CO.
10172 LINN STATION ROAD
LOUISVILLE, KENTUCKY 40223
DB.5787 PG.775

OWNER & DEVELOPER
SECTION 56 LAND COMPANY, LLC
10172 LINN STATION ROAD
LOUISVILLE, KENTUCKY 40223
DB.8542 PG.5

TAX BLOCK 3646, TAX LOTS 3 & 5
JUNE, 2006 SCALE: 1"=60'

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

1	N 84°13'13" E	144.24'	R=850.000'
2	S 03°52'06" E	172.29'	
3	S 34°14'46" E	142.33'	
4	S 68°17'42" E	191.59'	
5	S 44°31'51" E	454.95'	
6	N 50°47'02" E	735.06'	
7	S 62°30'36" E	87.77'	
8	S 52°49'23" W	354.29'	
9	S 47°52'03" W	300.51'	
10	S 53°57'23" W	334.81'	
11	S 55°05'23" W	248.59'	
12	S 49°37'53" W	190.52'	
13	S 34°04'43" W	185.94'	
14	S 30°23'03" W	156.15'	
15	S 07°06'33" W	137.90'	
16	S 01°51'53" W	194.00'	
17	S 06°36'07" E	139.90'	
18	S 10°53'07" E	132.00'	
19	S 13°38'07" E	118.50'	
20	S 67°51'53" W	169.00'	
21	N 12°57'53" W	104.71'	
22	N 14°04'34" W	323.29'	
23	N 18°25'13" E	209.05'	
24	N 04°57'24" E	108.03'	
25	N 22°42'38" E	131.47'	
26	N 28°19'38" E	125.65'	
27	N 27°58'53" E	45.95'	
28	N 10°40'09" E	210.95'	
29	N 17°00'44" W	330.35'	
30	S 86°32'59" W	170.69'	
31	N 28°16'44" W	383.40'	
32	N 61°43'16" E	181.00'	
33	N 27°37'54" W	131.16'	
34	N 41°33'41" W	111.24'	
35	N 40°51'59" W	5.44'	
36	N 68°51'49" E	336.81'	R=925.000'
37	N 26°41'55" W	398.91'	

DB 8861 PG 0433

Document No.: DN2006105753
Lodged By: NIS
Recorded On: 07/05/2006 12:06:33
Total Fees: 15.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: EVERAY

Recorded in Plat Book 51 Page 81
Plat No.

51 X 81

CF 6/29/06 8.0.31. 6/30/06

Al-mA 6-30-06

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