

62425

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby dedicates to the same to be the plan of ALSTON TRACE SUBDIVISION and does hereby dedicate to public use the MALDON DRIVE & MALDON COURT shown hereon.

CERTIFICATE OF ACKNOWLEDGEMENT

Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of ALSTON TRACE SUBDIVISION was this day presented to me by Kenneth J. Seale as the person authorized by Double A Realty, Inc. to execute the same.

CERTIFICATE OF APPROVAL

Approved this 14th day of February 2022 by the Louisville Metro Planning Commission.

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 as 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 roads, 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 utility; (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 or other reasonable matter to the property owner; (5) the right of any utility company using said easement to remove permanent structures or obstructions within said easement.

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

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

An easement for sanitary and drainage purposes is hereby reserved on, over and under the stripes of land and spaces defined and bounded by dashed lines marked "Sanitary Sewer and Drainage Easement", MSD or others authorized by MSD have the right of ingress and egress over within these easements of all times for the purpose of constructing, operating, maintaining, repairing and reconstructing sanitary sewers, drains, and related equipment, structures or materials, hereinafter referred to as "sanitary sewer and drainage easement" which will obstruct or interfere with the purposes of said easement.

NOTICE OF BOND REQUIREMENT

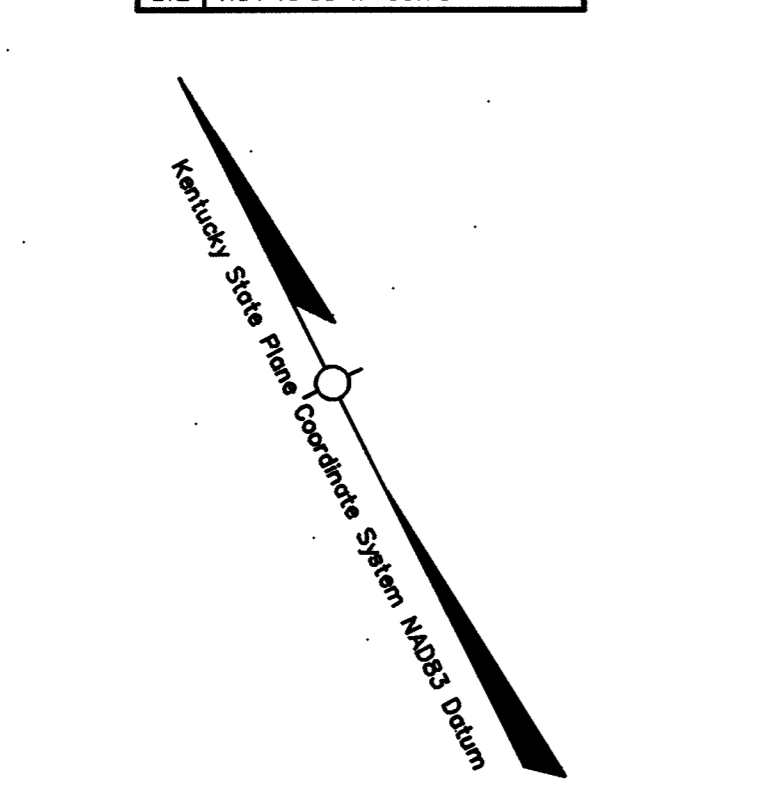
After construction approval and release of the undersigned subdividers' bond by the Louisville Metro Planning and Design Services, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 2.2.70 of the Metropolitan Subdivision Regulations.

GENERAL NOTES

- 1) NO LOTS SHOWN HEREON MAY BE SUBDIVIDED OR RESUBDIVIDED RESULTING IN THE CREATION OF A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED BY THE PLANNING COMMISSION.
2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK...
3) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVED IN CASE NO. 10-12-02 & 10-28-04 IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.
4) CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES...

PROJECT DATA table with 2 columns: Item and Value. Includes: TOTAL SITE AREA = 9.59 ACRES, EXISTING ZONING = R-4, FORM DISTRICT = NEIGHBORHOOD, TOTAL # RESIDENTIAL LOTS = 33, TOTAL # OPEN SPACE LOTS = 1, TOTAL AREA OF R/W = 7.61 ACRES, GROSS DENSITY = 3.44 DU/AC, NET DENSITY = 4.34 DU/AC, TOTAL AREA OF BUILDABLE LOTS = 2.54 ACRES, TOTAL OPEN SPACE PROVIDED = 0.04 ACRES.

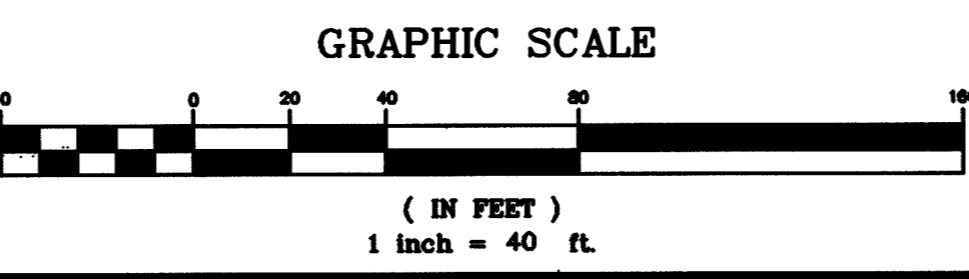
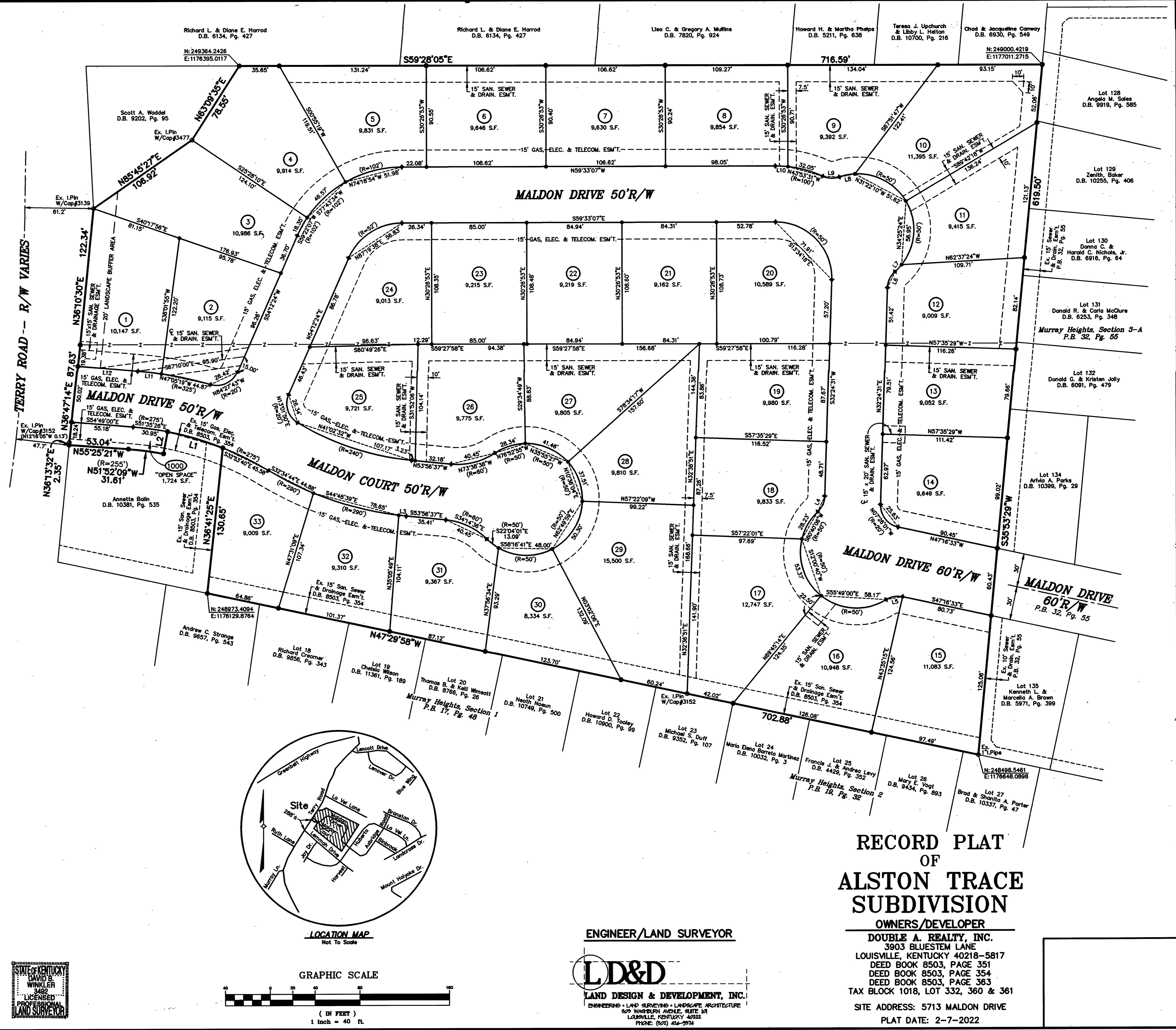
PROPERTY LINE TABLE with 2 columns: Lot and Description. Lists lots 1 through 12 with their respective bearings and distances.



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.

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 Compella Drainage Plan for the subdivision and all drainage from the lot is directed to a public drainage facility.

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.



RECORD PLAT OF ALSTON TRACE SUBDIVISION

OWNERS/DEVELOPER: DOUBLE A REALTY, INC. 3903 BLUESTEM LANE, LOUISVILLE, KENTUCKY 40218-5817. DEED BOOK 8503, PAGE 351. DEED BOOK 8503, PAGE 354. DEED BOOK 8503, PAGE 363. TAX BLOCK 1018, LOT 332, 360 & 361. SITE ADDRESS: 5713 MALDON DRIVE. PLAT DATE: 2-7-2022.

ENGINEER/LAND SURVEYOR: LD&D LAND DESIGN & DEVELOPMENT, INC. ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE. 627 WILKINSON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202. PHONE: (602) 414-9974.

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