

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:

NOTTING HILLS, SECTION 4

and does hereby dedicate to public use \_\_\_\_\_  
shown thereon.

OWNERS: \_\_\_\_\_  
NOTTING HILLS DEVELOPMENT, LLC

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY SS  
COUNTY OF JEFFERSON

I, \_\_\_\_\_  
a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of \_\_\_\_\_

was this day presented to me by \_\_\_\_\_  
known to me, who executed the Certificate in my presence and acknowledge it to be \_\_\_\_\_ free and clear

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
My Commission expires: \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

LOUISVILLE METRO PLANNING COMMISSION  
DOCKET NO. \_\_\_\_\_

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC AND 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 ways, and other easements; (2) the right to trim or cut down any trees outside easement areas within 10' of the closest conductor within the easement of a public way; (3) the right to cut down or trim any trees on private property that may be so close as to present a hazard to the utility lines after reasonable notice to the property owner; (4) 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 areas at the 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 LG & 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 adjoining lots or property 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 BellSouth 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 public, open and drainage easements) 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 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: \_\_\_\_\_  
NOTTING HILLS DEVELOPMENT, 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 thereon, 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: \_\_\_\_\_  
NOTTING HILLS DEVELOPMENT, 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 Easement", together with the right of ingress and egress over all lots to and from the easement(s) for construction, operation and maintenance of water mains. No permanent structure of any kind shall be erected on, over or under 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: \_\_\_\_\_  
N/A

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 landscaping 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 Jefferson County Water 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

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

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 which 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.

NOTICE OF BOND REQUIREMENT

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

NOTES

- 1.) THERE SHALL BE NO FURTHER RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED, WITHOUT THE APPROVAL OF THE METRO PLANNING COMMISSION. HOWEVER, THIS SHALL NOT PRECLUDE LOT LINE ADJUSTMENTS OR CONSOLIDATION OF LOTS.
- 2.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK 8686, PAGE 325 AND DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_
- 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.) MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- 5.) ALL NECESSARY RIGHTS FOR SANITARY SEWERS, DRAINAGE, AND RETENTION BASIN PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".
- 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, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- 7.) THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM A REVIEW OF FLOOD INSURANCE RATE MAP 21110C0052E, DATED DECEMBER 5, 2006.
- 8.) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN DOCKETS NO. 15DEVL198 AND 09-010-00, ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.
- 9.) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NO. 15LSCAPE1042 AND L-239-05.
- 10.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.

- 11.) THE WORD "CERTIFY" OR "CERTIFICATE", AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- 12.) ALL DRIVEWAYS SHALL BE A MINIMUM OF 25' FROM BACK OF SIDEWALK TO THE GARAGE DOOR.

- 13.) THIS PLAT AMENDS, REVISES AND MODIFIES THE PLAT OF NOTTING HILLS, SECTION 1B, OF RECORD IN PLAT AND SUBDIVISION BOOK 51, PAGE 45.
- 14.) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

- 15.) THIS SURVEY IS A URBAN CLASS SURVEY, AND MEETS OR EXCEEDS THE MINIMUM STANDARDS AS DEFINED UNDER 201 KAR 18.150. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE. THE UNADJUSTED ERROR OF CLOSURE FOR THIS SURVEY WAS 0.06' FT. THE PRECISION RATIO WAS 1:100,638. THIS SURVEY WAS ADJUSTED FOR CLOSURE USING THE COMPASS METHOD. THE FIELD WORK WAS COMPLETED IN JUNE 2004.

KENTUCKY STATE PLANE COORDINATES, NORTH ZONE, NAD 1983		
POINT #	NORTHING	EASTING
1	269885.65	1307037.08
2	269752.44	1306995.37
3	269728.62	1307071.46
4	269556.45	1307017.55
5	269527.82	1307023.32
6	269525.41	1307009.52
7	269271.36	1306624.78
8	269259.02	1306588.54
9	269273.65	1306550.08
10	269289.69	1306511.93
11	269340.66	1306422.55
12	269346.96	1306413.11
13	269400.72	1306272.67
14	269538.64	1306110.36
15	269641.76	1306103.61
16	269402.31	1306263.93
17	269782.80	1306130.65
18	269967.80	1306239.37
19	270118.81	1306419.56
20	270070.03	1306452.31
21	270047.18	1306655.94
22	270064.34	1306664.08
23	270030.69	1306742.23
24	269972.90	1306718.19
25	269909.90	1306869.67
26	269935.55	1306877.70
27	269441.07	1306788.96

FOUND 5/8" REBAR W/CAP "DENNIS L. KRAUS LS 2613" OR "B MATHERLY 3596", UNLESS OTHERWISE NOTED.

ALL INTERIOR LOT CORNERS ARE SET 5/8" REBAR W/CAP "DENNIS L. KRAUS LS 2613" UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION OF THE MULTIPLE TRAVERSES EXCEEDS 1:10,000. THE BEARINGS, DISTANCES AND TRAVERSE SHOWN HEREON WERE ADJUSTED FOR CLOSURE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A URBAN CLASS SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, PER 201 KAR 18.150.

DENNIS L. KRAUS, PLS NO. 2613 DATE \_\_\_\_\_

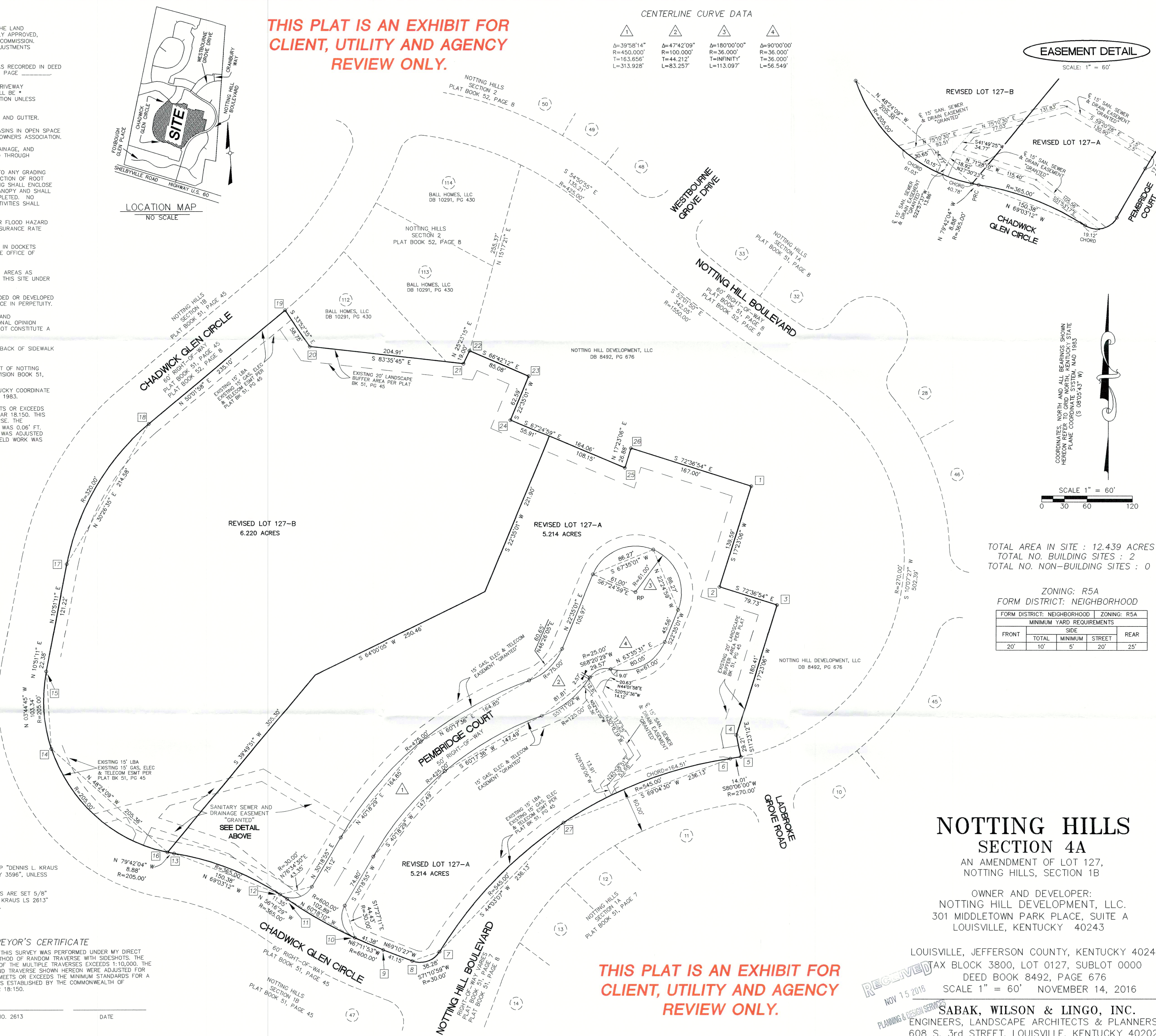
THIS PLAT IS AN EXHIBIT FOR CLIENT, UTILITY AND AGENCY REVIEW ONLY.

CENTERLINE CURVE DATA

1	2	3	4
$\Delta=39^{\circ}58'14"$ $R=450.000'$ $T=163.656'$ $L=313.928'$	$\Delta=47^{\circ}42'09"$ $R=100.000'$ $T=44.212'$ $L=83.257'$	$\Delta=180^{\circ}00'00"$ $R=36.000'$ $T=INFINITY'$ $L=113.097'$	$\Delta=90^{\circ}00'00"$ $R=36.000'$ $T=36.000'$ $L=56.549'$

EASEMENT DETAIL

SCALE: 1" = 60'



COORDINATES NORTH AND ALL BEARINGS SHOWN HEREON REFER TO GRID NORTH, KENTUCKY PLANE COORDINATE SYSTEM, NAD 1983 (S 08 05 43" W)

SCALE 1" = 60'  
0 30 60 120

TOTAL AREA IN SITE : 12.439 ACRES  
TOTAL NO. BUILDING SITES : 2  
TOTAL NO. NON-BUILDING SITES : 0

ZONING: R5A  
FORM DISTRICT: NEIGHBORHOOD

MINIMUM YARD REQUIREMENTS					
FRONT	TOTAL	MINIMUM	STREET	REAR	
20'	20'	10'	5'	20'	25'

NOTTING HILLS SECTION 4A

AN AMENDMENT OF LOT 127, NOTTING HILLS, SECTION 1B

OWNER AND DEVELOPER:  
NOTTING HILL DEVELOPMENT, LLC.  
301 MIDDLETOWN PARK PLACE, SUITE A  
LOUISVILLE, KENTUCKY 40243

LOUISVILLE, JEFFERSON COUNTY, KENTUCKY 40245  
TAX BLOCK 3800, LOT 0127, SUBLOT 0000

DEED BOOK 8492, PAGE 676  
SCALE 1" = 60' NOVEMBER 14, 2016

SABAK, WILSON & LINGO, INC.  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
608 S. 3rd STREET, LOUISVILLE, KENTUCKY 40202

THIS PLAT IS AN EXHIBIT FOR CLIENT, UTILITY AND AGENCY REVIEW ONLY.

RECEIVED  
NOV 15 2016  
PLANNING & DESIGN SERVICES

11/16/2016 10:18