Book 58 Page 2 land projects r2\2027\PHASE 3\DWG\PLAT\$\RECORD PLAT\$\2027-RP3.dwg, 9/21/2018 10:36:17 AM, dprice, \\server1\Canon iPF760 Job No. 2027 by authority and direction of its true and proper act and deed.
witness my hand this $\frac{25H}{4}$ CERTIFICATE OF RESERVATION OF GAS, ELECTRIC. & TELECOMMUNICATIONS EASEMENTS LOUISVILLE METRO PLANNING COMMISSION
1320NE1015
1750 BDIVIOG6
Docket No. 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: CERTIFICATE OF RESERVATION OF SIGNATURE WALL & LANDSCAPE EASEMENT The gas, electric and telecommunication easements shown on this plat all be maintained and preserved in their present condition and no croachment therein and no change in the grade or elevation thereof shall be ande by any person or lot owner without the consent of the Louisville Gas at Electric Company and the American Telephone and Telegraph Company.) Easements for overhead electric transmission and distribution feeder lines, less and equipment appropriate in connection therewith are reserved over, ross and under all spaces (including park, open and drainage space areas), things by dashed lines and designated for underground and overhead sittings. Above ground electric transformers and pedestals may be installed at signation points in any electric easement. In consideration of LOSE's bringing Brian CERTIFICATE OF ACKNOWLEDGMENT STATE OF KENTUCKY COUNTY OF JEFFERSON SS Company Name) BRETT FRAZIER DRIVE AND VILLA SPRINGS thereon. undersigned notary public in and for the commonwer county aforesaid, do hereby certify that the foregoing liment was this day presented to me by

NAN Wacker

(100) eing by me CERTIFICATE 27th day of first duly S F BUILDERS, INC sworn, declared that He
nent as President
(He/She)
The Inc. **APPROVAL** day of Septembro 18 7843 NO. 2843 AS DEPICTED HEREON WAS PERFORMED BY T SUPERVISION, AND MEETS OR EXCEEDS THE IN URBAN SURVEY AS ESTABLISHED BY THE DI KAR 18:150 AND IN EFFECT ON THE DATE PLETED IN THE FIELD.

WAS 1:47,841. DRIVE 2018 10.) THIS PROPERTY IS SUBJECT TO INCL. UNITED STAIL BE WITHIN THE FORM DISTRICT OF NEIGHBORHOOD.

11.) THIS PROPERTY IS ZONED PRD AND LIES WITHIN THE FORM DISTRICT OF NEIGHBORHOOD.

12.) "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.

APPROVED SUBDIVISION PLANS AND SHALL BE CONSIDERED A PUNCH LIST ITEM, PRIOR TO SUBDIVISION BOND RELEASE. 8.) BEARING DATUM FOR THIS PLAT IS SUBJECT TO BINDING ELEMENTS IN CASE
9.) THIS PLAT IS SUBJECT TO BINDING COMMISSION.
0F THE LOUISVILLE METRO PLANNING COMMISSION. 16.) 14.) WOODLAND PROTECTION AREAS (WPAs) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THAT SHALL BE PERMANENTLY PRESERVE (ALL EXISTING VEGETATION) 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 WPAS BEYOND PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREES OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY THREAT. 7.) THIS DEVELOPMENT WILL HAVE A PROPERTY OWNER'S 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. 5.) ALL NECESSARY RIGHTS FOR MARKED "OPEN SPACE". 4.) 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. 3.) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. THIS DETER FLOOD INSURANCE RATE MAP NO. 21111C0096 E DATED DECEMBER 05, 2006. 2.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RES NOTES:

1.) THERE SHALL BE NO FURTHER SUBDIVISION OF THE ON THIS PLAT, UNLESS APPROVED BY THE PLANNING COMMISSION. 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 easement or right—of—way. NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned sub-divider's bonce 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. (21 D BOOK 11 2 (1) PG. STATE OF KENTUCKY

DAVID A.

MINDEL

2843 LICENSED
PROFESSIONAL
LAND SURVEYOR HS9 (NORTH ZONE) NORTH AMERICAN DATUM OF 1983 EVISED CASE NO. 17SUBDIVIOO6 IN THE OFFICES 05:44:0. N: 239703.04 -E: 1247661.90 LDC WAIVER (17SUBDIV1006):
A WAIVER WAS GRANTED TO OMIT THE SIDEWALK WATTERSON TRAIL ACROSS THE SITES FRONTAGE. (140)\(\lambda\) \(\lambda\) \(\lambda\) = 22°34'35" \(\rac{1}{2}\) R = 438.000' \(\frac{1}{1}\) = 87.428' \(\rac{1}{2}\) = 172.587' \$ 05:441; W \\
50° R/W \\
177287 BRETT FRAZIER DRIVE CURVE DATA $\Delta = 23'51'51''$ R = 438.000' T = 92.558' L = 182.432'(141)8475'19" 75.90' 108.14' TELECOM, ESMT. & 5137 EX. SOUTH WATTERSON TRAIL \$005 S.K. BA is livings 8 | 120 343.23 (143)67,74 5.4. 12.555 S.A.C.F. 58 X 2 137 (137) 145.43 (137) 100.00 209 6216 S.F. 144 136 5,4,5,5,4. VAR. R/W OPEN SPACE 24452 S.F. SO ALL (C39) N: 239968.27 E: 1247844.34 $\binom{21}{1}$ ET 1/2" REBAR WITH SURVEY CAP NO. 2843 ALL INTERIOR LOT CORNERS ARE SET 1/2" EBAR WITH SURVEY CAP NO. 2843 UNLESS OTED OTHERWISE. MND UND 1/2 INCH REBAR WITH SURVEY

1. 3697 UNLESS OTHERWISE NOTED.

UND X-CUT ON WALL BRETT FRAZIER DRIVE (145)(134)N 05:44:41. E 25:60, XE ROAG S.A. CL 81°07°38° 100.00° ES LIVES EX. 15' SAN. SEWER B. DRAIN. ESMT. D.B. 8066, PG. 311 t PC 6794 S.F. (146) 133 83.12. 50.00. OTT So. Ph Ewsalw/18 (210)(147)12/2 131 OPEN SPACE 7,421 S.F. THOO ON A SPANNE SE EX. BRETT FRAZIER . 3'S GIA'S (148) N: 240049.10 E: 1247380.66 (130)OWNER & DEVELOPER
SUPERIOR BUILDERS, INC.
P.O. BOX 91483
LOUISVILLE, KENTUCKY 40291
TAX BLOCK 0637, LOT 0004
DEED BOOK 10346, PAGE 422
SEPTEMBER 21, 2018
PROPERTY ADDRESS. .3 149 15,58,46, My or (129) ELECON FEELS & The Country Fig. To .x. (150) 10 V/W 20 10 MM 20 10 MM 20 10 MM (128) TION N TELECON FEEE . , S, A 151 (127)18/14 18/14 N 3 WATTERSON BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983. 50.00° 492.87° 6 85°32'33" E "13 °C2 (152)(126)C19 EN 04.27.2 30.66, 1"=40'**TRAIL** PC+ 85°32'33" E 113.01' W N 04*27*25* 5059 S.F.

N: 240487.93 E:1247621.95

(125)

5,319 S.F.

(123)

THERESA J. GRAY
T.B. 4038, LOT 0014
D.B. 10437, PG. 0847

(124)

EX 15' SAN SEMER

STEVEN W. &
6619 RLENE HART. &
CASEY SPRINGS
D.B. 4038, LOT 0031
10432, PG. 0937

N:240430.38 E:1247617.46

EMILY C. WILLIAMS
6615 CASEY SHONE
T.B. 4038, LOT 0029
D.B. 10346, PG. 0354

VESSELS, NATALIE DIANE T.B. CASEY SPRINGS DIANE D.B. 10961, PG. 0032 0079

Z.

GLASER LANE

SITE

S YAWARAG

ARDSTOWN ROAD

LOCATION MAP NO SCALE

CASEY SPRINGS

圣

50' R/W

SPRING VILLA P.B. 54, PG. 91

(153)

EX, 15' SAN, SEMER & DRAIN, ESMT, D.B. 8066, PG, 311

EX. 14, CAS, FLEC, P.B. 54, PG. 91

130.66,

151,17

EX. VILLA SPRING

S 85°32'33" E

(154)

L _ P.B. 54, PC / 91 EX. 14, 8/2 / 91 & TELECOM, ESMT. P.B. 54, PC, 91

CANDSCAPE ESMT.

N: 240459,65 E: 1247882.65