

10x10

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 plan of SPRING FARM LAKE, SECTION 1

OWNER: Mike Jones Asst Mgr. SPRING FARM, LLC

CERTIFICATE OF ACKNOWLEDGEMENT

Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of SPRING FARM LAKE, SECTION 1 was this day presented to me by Mike Jones Asst Mgr.

CERTIFICATE OF APPROVAL

Approved this 5th day of March, 2014 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 areas, ways and other easements...

WAIVERS GRANTED

1) A SIDEWALK WAIVER WAS GRANTED FROM TABLE 6.2.1 OF THE LAND DEVELOPMENT CODE TO WAIVE THE SIDEWALK REQUIREMENT FOR LOTS 1-3 AND PART OF LOT 4.

PROJECT DATA

TOTAL SITE AREA = 9.60 AC. EXISTING ZONING = R-2 FORM DISTRICT = NEIGHBORHOOD TOTAL # RESIDENTIAL LOTS = 12 TOTAL # OPEN SPACE LOTS = 1 TOTAL AREA OF R/W = 0.42 AC. NET AREA = 9.18 AC. GROSS DENSITY = 1.35 DU/AC. NET DENSITY = 1.42 DU/AC.

MINIMUM YARD REQUIREMENTS:

FRONT YARD = 30 FEET SIDE YARD: Minimum = 10 FEET Total = 30 FEET STREET SIDE YARD = 30 FEET REAR YARD = 25 FEET

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

Easements for sanitary sewer and drainage purposes are hereby reserved on, over and under the strips of land and spaces as defined and bounded by dashed lines, marked "Sanitary Sewer and Drainage Easement", together with the right of ingress and egress over all lots to and from the easements, for construction, operation, maintenance of sewers and drains over, under and across said land.

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 these improvements and not to allow any condition or activity on his property that will impair the proper functioning of those improvements.

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 the 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.

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.

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 plat meets the requirements of a Class 4 (Suburban Lands) Survey. The unadjusted traverse closure ratio accuracy is 1:62,123 with an angular closure of 2 seconds per angle.

GENERAL NOTES:

- 1) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED RESIDENTIAL PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR WITHOUT APPROVAL OF THE PLANNING COMMISSION.
2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK PAGE
3) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF CASE NO. 12238 AS ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.
4) CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES...
5) A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT AND U.S.D.A. SOIL CONSERVATION SERVICE RECOMMENDATIONS AND A COPY OF SAID PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION.
6) NO PORTION OF THIS TRACT LIES IN A FLOOD AREA FROM A REVIEW OF F.E.M.A. MAP NO. 21111C0007E, DATED DECEMBER 5, 2006.
7) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.
8) DENOTES SET 1/2"x18" IRON PIN WITH CAP STAMPED "MINK 3492"
9) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION & LANDSCAPE PLAN FOR THIS SITE UNDER CASE NO. 15834.
10) ALL OPEN SPACE SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE UNLESS OTHERWISE APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION.
11) ALL OPEN SPACES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12) ALL NECESSARY RIGHTS FOR SANITARY SEWER & DRAINAGE, & PUBLIC UTILITY PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

WAIVERS GRANTED

- 1) A SIDEWALK WAIVER WAS GRANTED FROM TABLE 6.2.1 OF THE LAND DEVELOPMENT CODE TO WAIVE THE SIDEWALK REQUIREMENT FOR LOTS 1-3 AND PART OF LOT 4.
2) A WAIVER WAS GRANTED FROM CHAPTER 5.1.7 OF THE LAND DEVELOPMENT CODE TO PERMIT THE USE OF WOOD AS A SOUND BARRIER MATERIAL.

PROJECT DATA

TOTAL SITE AREA = 9.60 AC. EXISTING ZONING = R-2 FORM DISTRICT = NEIGHBORHOOD TOTAL # RESIDENTIAL LOTS = 12 TOTAL # OPEN SPACE LOTS = 1 TOTAL AREA OF R/W = 0.42 AC. NET AREA = 9.18 AC. GROSS DENSITY = 1.35 DU/AC. NET DENSITY = 1.42 DU/AC.

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BUILDERS OBLIGATION

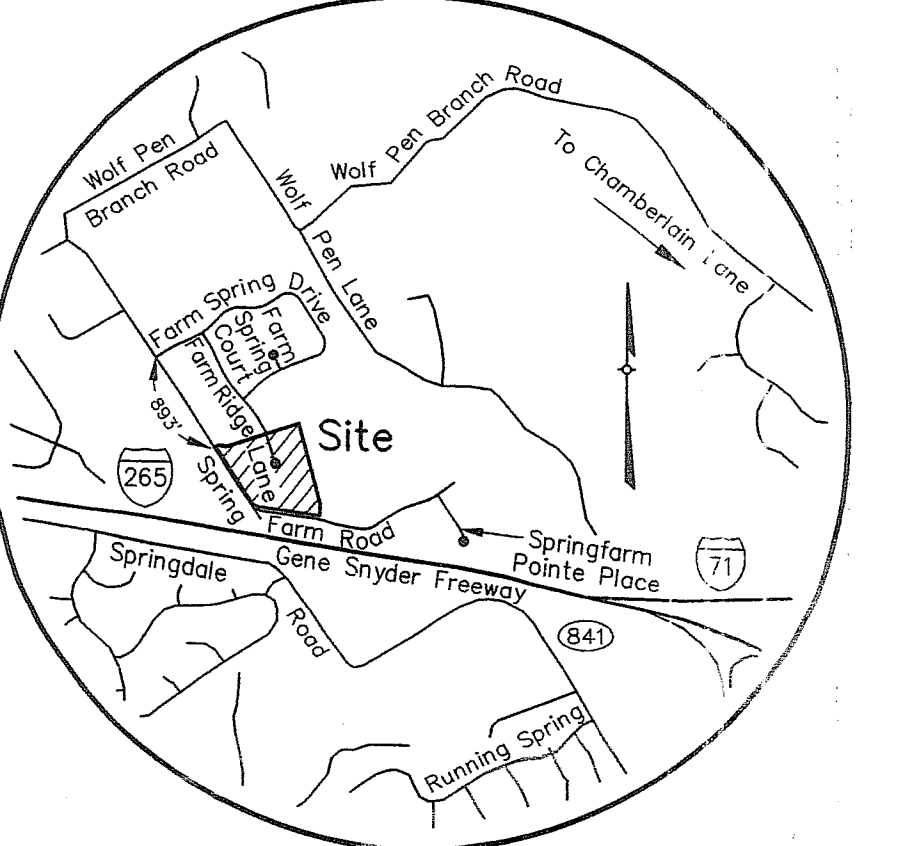
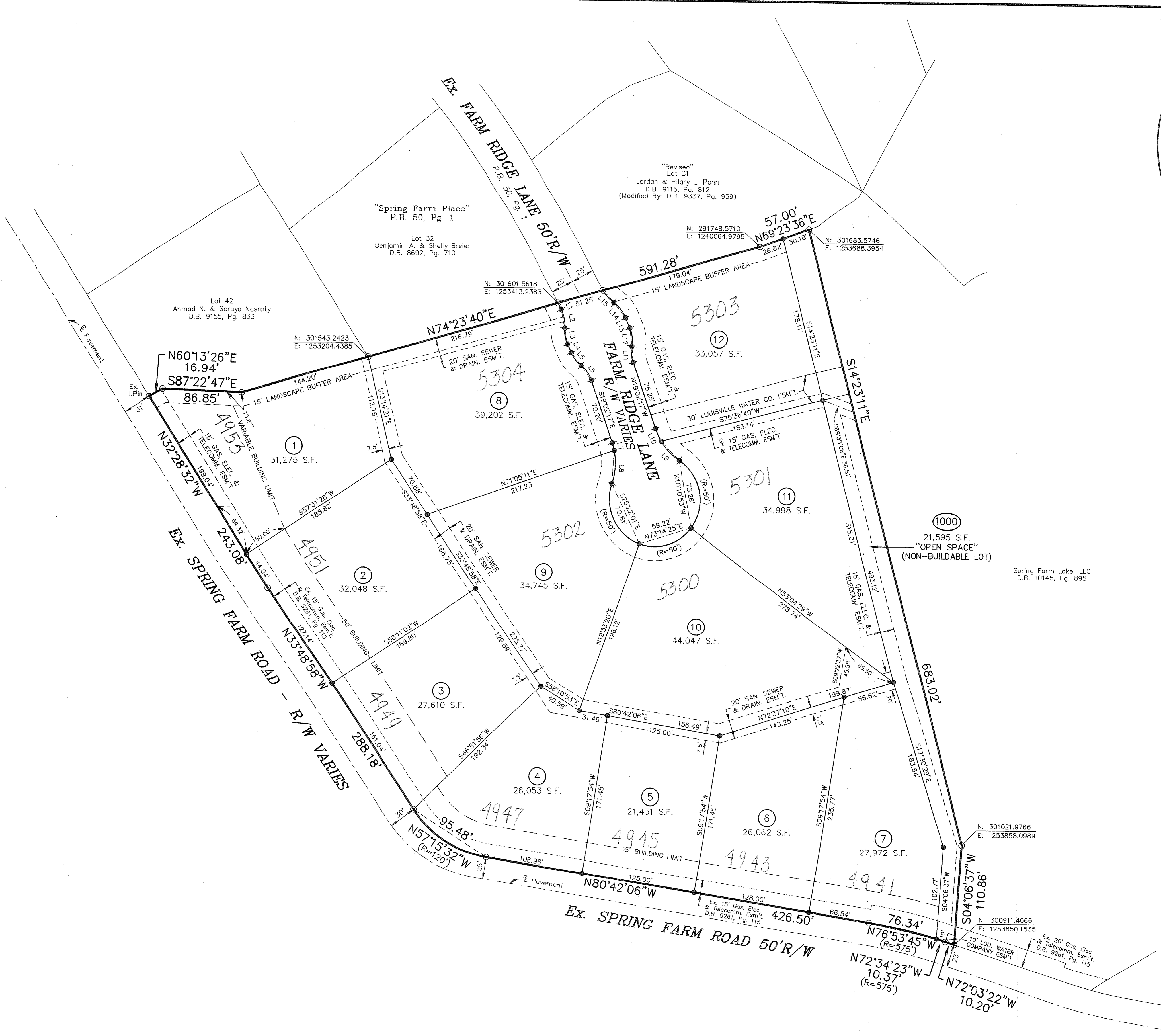
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NOTICE OF BOND REQUIREMENT

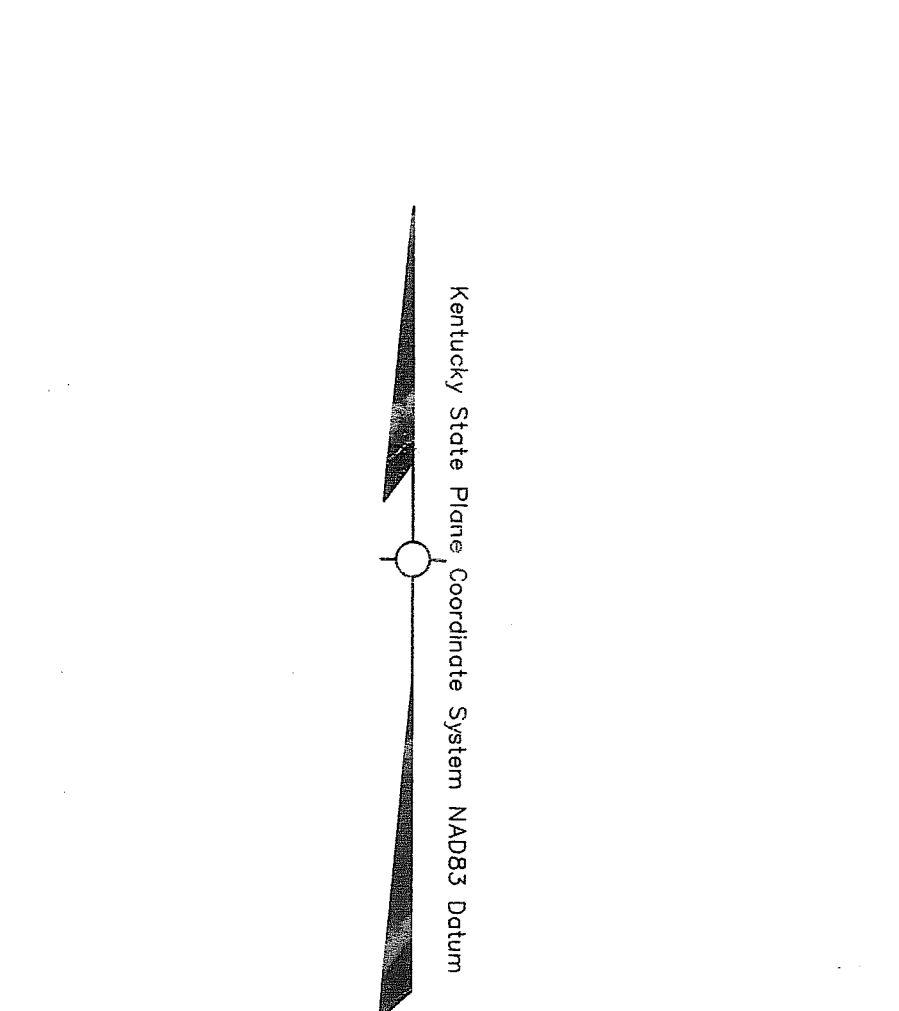
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LOCATION MAP NOT TO SCALE



PROPERTY LINE TABLE
LINE BEARING LENGTH RADIUS
L1 S28°18'14"E 7.40'
L2 S11°54'13"E 19.76' 35.00'

54X161

10x10

RECORD PLAT OF SPRING FARM LAKE SECTION 1

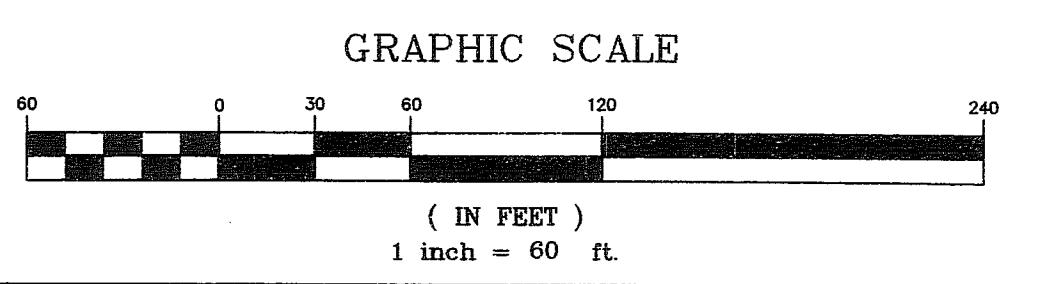
ENGINEER/LAND SURVEYOR

LD&D LAND DESIGN & DEVELOPMENT, INC. ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE

OWNER/DEVELOPER

SPRING FARM, LLC 8607 SMYRNA ROAD, SUITE 106 LOUISVILLE, KENTUCKY 40228-3304 DEED BOOK 10145, PAGE 895 TAX BLOCK W006, LOT 137

SITE ADDRESS: SPRING FARM ROAD PLAT DATE: 2/27/14



Recorded in Code Book No. 04 Page 101 Part No. Document No.: 1021460401

58 2/14

10x10

54X161



b8x h9

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 public use of the SPRING FARM LAKE, SECTION 2...

CERTIFICATE OF ACKNOWLEDGEMENT

Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of SPRING FARM LAKE, SECTION 2 was this day presented to me by the undersigned...

CERTIFICATE OF APPROVAL

Approved this 8th day of December, 2014. LOUISVILLE METRO PLANNING COMMISSION

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. EASEMENTS

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2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK 10214, PAGE 401, AS AMENDED BY DEED BOOK 10336, PAGE 125.
3) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF CASE NO. 12238 AS ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.
4) CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES...

WAIVERS GRANTED

1) A WAIVER WAS GRANTED FROM CHAPTER 5.1.7 OF THE LAND DEVELOPMENT CODE TO PERMIT THE USE OF WOOD AS A SOUND BARRIER MATERIAL.

PROJECT DATA

TOTAL SITE AREA = 11.02 AC.
EXISTING ZONING = R-3
FORM DISTRICT = NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS = 15
TOTAL # OPEN SPACE LOTS = 3
TOTAL AREA OF R/W = 1.90 AC.
NET AREA = 9.12 AC.
GROSS DENSITY = 1.63 DU/AC.
NET DENSITY = 1.97 DU/AC.

LINE TABLE with columns: LINE, BEARING, LENGTH, RADIUS. Includes lines L1 through L9 with specific measurements.

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BUILDERS OBLIGATION

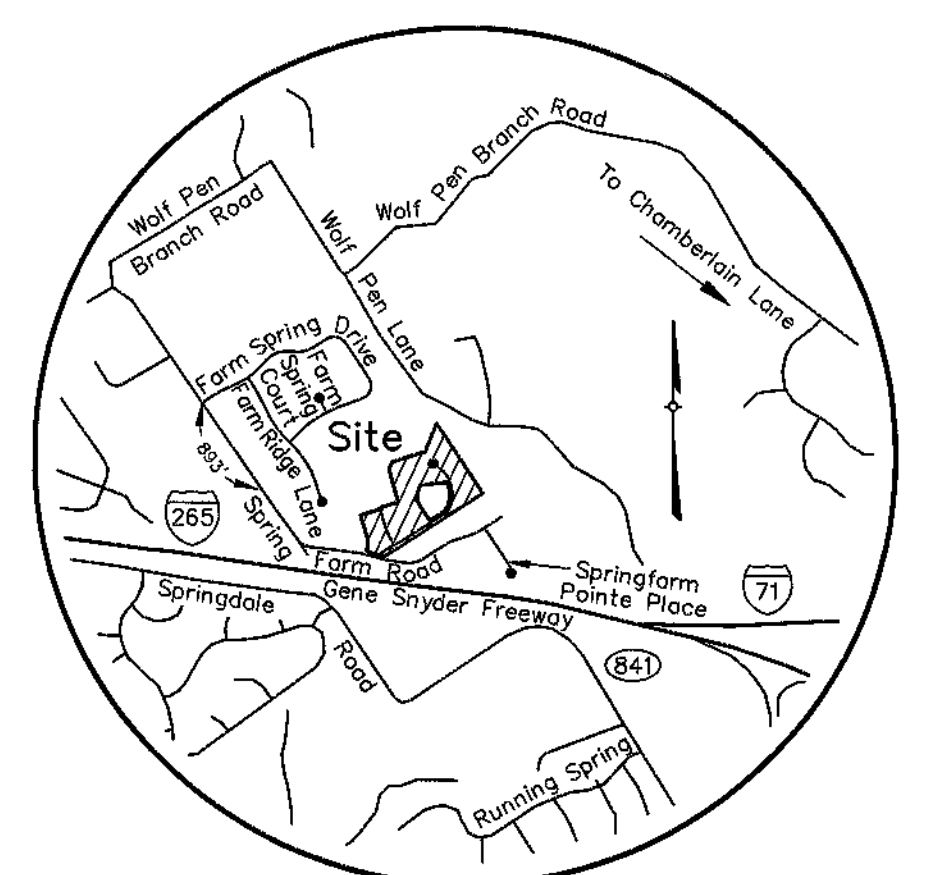
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NOTICE OF BOND REQUIREMENT

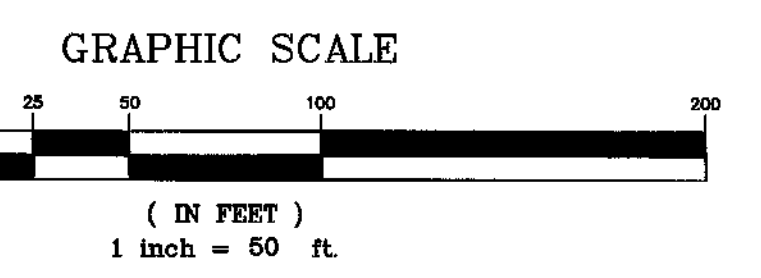
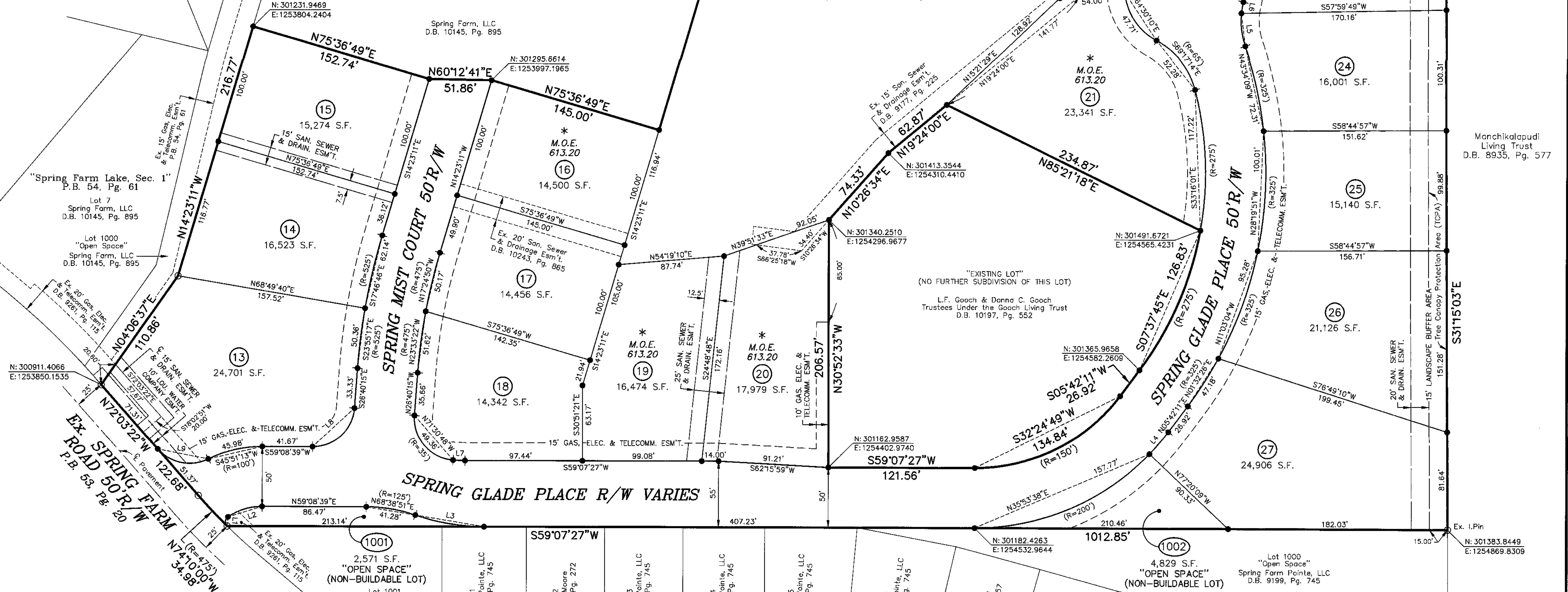
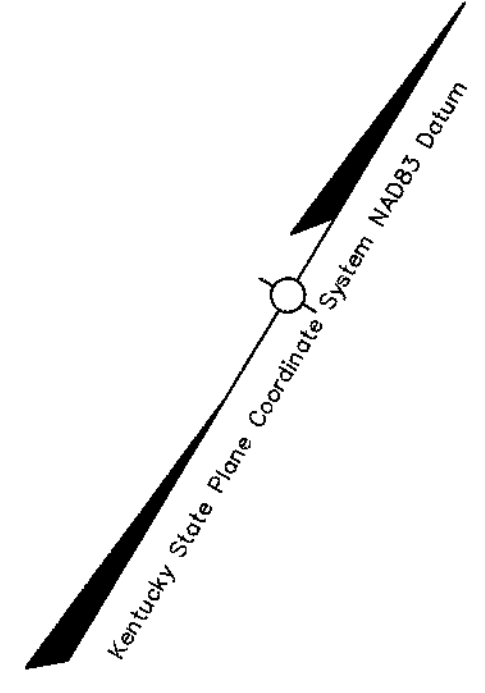
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LOCATION MAP NOT TO SCALE



ENGINEER/LAND SURVEYOR

LD&D LAND DESIGN & DEVELOPMENT, INC. ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE 505 WASHINGTON AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202

RECORD PLAT OF SPRING FARM LAKE SECTION 2 OWNER/DEVELOPER

SPRING FARM, LLC 8607 SMYRNA ROAD, SUITE 106 LOUISVILLE, KENTUCKY 40228-3304 DEED BOOK 10145, PAGE 895 TAX BLOCK W006, LOT 134

Recorded in Plat Book No. 54 Page 89 Part No. Document No. 102014155332 Lodged By: SPRING FARM, LLC Recorded On: 12/08/2014 11:02:08

b8x h9

54x89

54x89 PB 11/01/14