

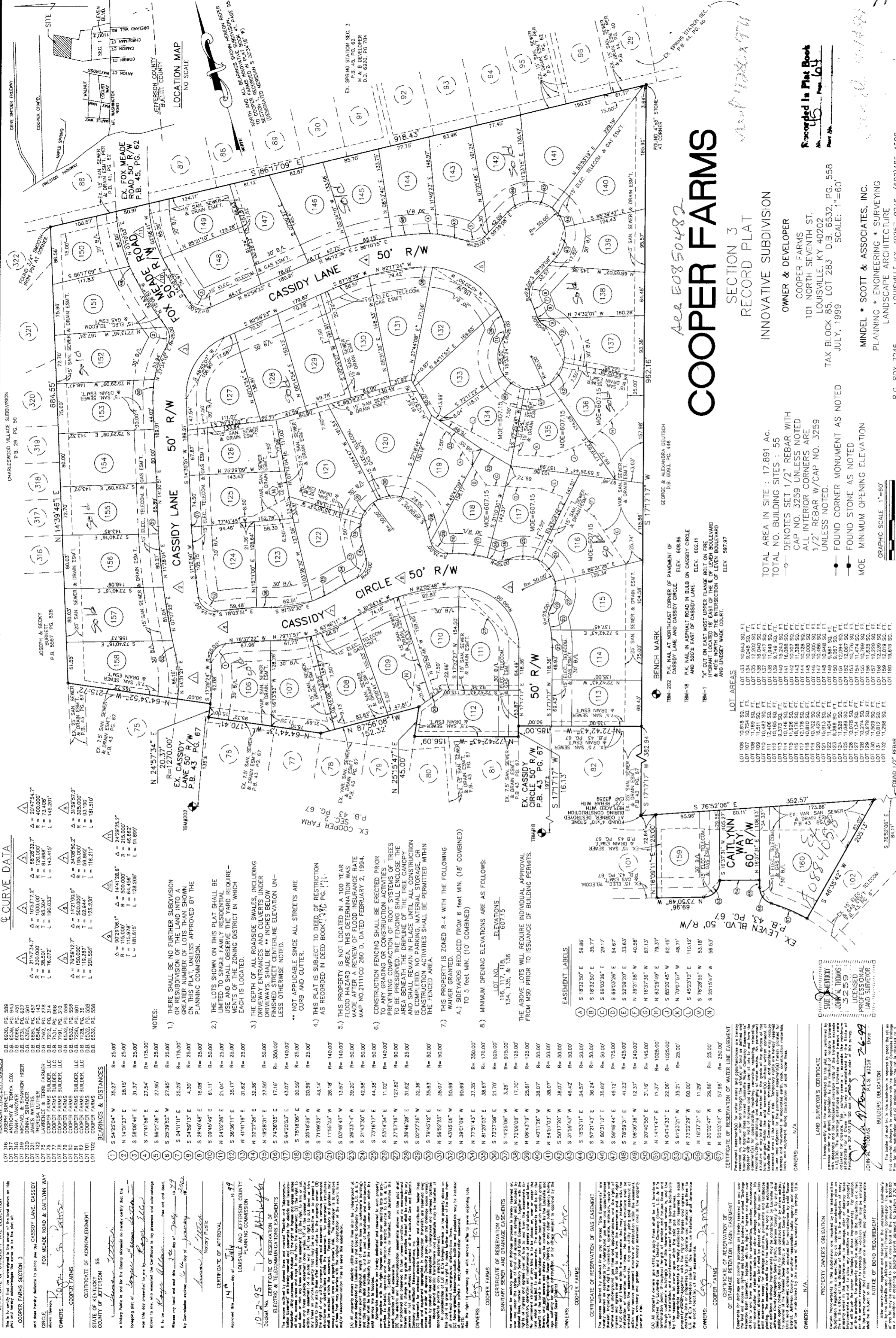
45X64

45X64

45X64

45X64

45X64



**Q-CURVE DATA**

△ = 214733.7 T = 35300 L = 160033	△ = 103317.2 T = 83264 L = 14315	△ = 682932.7 T = 83264 L = 14315	△ = 207454.7 T = 72400 L = 143201	△ = 103317.2 T = 83264 L = 14315	△ = 682932.7 T = 83264 L = 14315	△ = 207454.7 T = 72400 L = 143201	△ = 103317.2 T = 83264 L = 14315
---	--	--	---	--	--	---	--

**BEARINGS & DISTANCES**

1	S 54°25'04" W	353.7
2	N 1°01'27" E	28.15
3	S 58°04'46" E	31.37
4	S 71°14'56" E	27.54
5	S 86°21'36" E	27.95
6	S 25°39'52" W	27.95
7	S 0°41'11" E	25.25
8	S 0°48'51" E	4.30
9	S 28°49'48" E	16.08
10	S 0°04'59" E	61.11
11	N 24°02'26" E	21.64
12	S 36°58'11" E	35.17
13	N 41°18'18" E	31.67
14	N 02°27'26" E	32.36
15	N 19°28'31" E	27.58
16	S 74°38'05" E	17.18
17	S 64°20'53" E	43.07
18	S 78°06'06" E	20.59
19	S 27°16'59" W	20.59
20	S 71°09'57" E	43.14
21	S 11°35'23" W	28.18
22	S 03°46'47" W	13.87
23	S 28°33'14" W	39.20
24	S 21°43'30" E	42.58
25	S 7°16'17" E	44.38
26	S 51°44'34" E	11.02
27	N 27°16'16" W	12.87
28	S 38°48'28" E	31.82
29	S 02°27'26" W	32.36
30	S 02°27'26" W	32.36
31	N 58°52'25" E	35.83
32	N 58°52'25" E	35.87
33	N 43°05'08" W	50.89
34	N 39°01'08" W	90.89
35	N 77°14'45" E	37.35
36	N 81°20'03" E	36.87
37	S 73°37'58" E	21.70
38	S 14°25'08" W	3.26
39	N 72°09'08" W	17.70
40	N 08°43'19" W	25.81
41	N 49°11'26" W	38.07
42	N 84°57'03" W	38.07
43	S 50°17'20" W	38.07
44	S 31°39'45" W	44.42
45	S 19°33'11" E	34.57
46	S 57°21'43" E	36.24
47	N 83°31'42" E	35.82
48	S 59°48'44" E	45.12
49	S 48°00'00" E	41.32
50	N 08°30'36" W	12.37
51	N 20°40'55" E	31.18
52	N 11°14'47" E	71.37
53	N 04°14'33" E	22.06
54	S 67°23'21" W	35.21
55	N 73°22'28" W	80.00
56	N 16°37'31" E	11.29
57	N 20°02'47" W	28.98
58	N 50°03'46" W	57.86
59	N 280°00'	

**NOTES:**

- 1.) THERE SHALL BE NO FURTHER SUBDIVISION OF THIS PLAT AND INTO A GREATER NUMBER OF LOTS THAN SHOWN ON THIS PLAT, UNLESS APPROVED BY THE PLANNING COMMISSION.
- 2.) THE LOTS SHOWN ON THIS PLAT SHALL BE USED FOR SINGLE-FAMILY RESIDENTIAL PURPOSES IN THE ZONING DISTRICT IN WHICH EACH IS LOCATED.
- 3.) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.
- 4.) NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER.
- 5.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 140, PG. 111.
- 6.) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. THIS DETERMINATION WAS MADE AFTER A REVIEW OF FLOOD INSURANCE RATE MAP NO. 121111C02 280 D, DATED FEBRUARY 2, 1994.
- 7.) CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PREVENTING COMPACTING OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE ENTIRE PERIMETER OF THE PROPERTY. THE FENCING AND SIGNAGE SHALL BE IN PLACE UNTIL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- 8.) THIS PROPERTY IS ZONED R-4 WITH THE FOLLOWING WAIVER GRANTED.
  - A.) SIDEYARDS REDUCED FROM 6 FEET MIN. (18' COMBINED) TO 5 FEET MIN. (10' COMBINED)
  - B.) MINIMUM OPENING ELEVATIONS ARE AS FOLLOWS:
    - LOT 116, 117, 118, 134, 135, & 136
    - 607.15

THE ABOVE LOTS WILL REQUIRE INDIVIDUAL APPROVAL FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMITS.

**EASEMENT LABELS**

A	S 18°22'50" E	58.86
B	S 18°22'50" E	36.77
C	S 89°03'28" E	28.17
D	S 89°03'28" E	54.87
E	S 92°29'20" E	33.63
F	N 39°15'58" W	40.98
G	N 18°37'35" W	87.13
H	S 85°29'49" E	78.37
I	S 85°29'45" W	62.45
J	N 70°07'57" W	48.71
K	S 45°23'12" E	110.12
L	S 79°28'50" W	53.18
M	S 25°15'47" W	56.53

**LOT AREAS**

LOT 76	10,814.50 SQ. FT.
LOT 77	10,724.50 SQ. FT.
LOT 78	11,541.50 SQ. FT.
LOT 79	10,489.50 SQ. FT.
LOT 80	10,138.50 SQ. FT.
LOT 81	10,138.50 SQ. FT.
LOT 82	10,374.50 SQ. FT.
LOT 83	11,428.50 SQ. FT.
LOT 84	10,374.50 SQ. FT.
LOT 85	10,814.50 SQ. FT.
LOT 86	10,814.50 SQ. FT.
LOT 87	10,814.50 SQ. FT.
LOT 88	10,814.50 SQ. FT.
LOT 89	10,814.50 SQ. FT.
LOT 90	10,814.50 SQ. FT.
LOT 91	10,814.50 SQ. FT.
LOT 92	10,814.50 SQ. FT.
LOT 93	10,814.50 SQ. FT.
LOT 94	10,814.50 SQ. FT.
LOT 95	10,814.50 SQ. FT.
LOT 96	10,814.50 SQ. FT.
LOT 97	10,814.50 SQ. FT.
LOT 98	10,814.50 SQ. FT.
LOT 99	10,814.50 SQ. FT.
LOT 100	10,814.50 SQ. FT.
LOT 101	10,814.50 SQ. FT.
LOT 102	10,814.50 SQ. FT.
LOT 103	10,814.50 SQ. FT.
LOT 104	10,814.50 SQ. FT.
LOT 105	10,814.50 SQ. FT.
LOT 106	10,814.50 SQ. FT.
LOT 107	10,814.50 SQ. FT.
LOT 108	10,814.50 SQ. FT.
LOT 109	10,814.50 SQ. FT.
LOT 110	10,814.50 SQ. FT.
LOT 111	10,814.50 SQ. FT.
LOT 112	10,814.50 SQ. FT.
LOT 113	10,814.50 SQ. FT.
LOT 114	10,814.50 SQ. FT.
LOT 115	10,814.50 SQ. FT.
LOT 116	10,814.50 SQ. FT.
LOT 117	10,814.50 SQ. FT.
LOT 118	10,814.50 SQ. FT.
LOT 119	10,814.50 SQ. FT.
LOT 120	10,814.50 SQ. FT.
LOT 121	10,814.50 SQ. FT.
LOT 122	10,814.50 SQ. FT.
LOT 123	10,814.50 SQ. FT.
LOT 124	10,814.50 SQ. FT.
LOT 125	10,814.50 SQ. FT.
LOT 126	10,814.50 SQ. FT.
LOT 127	10,814.50 SQ. FT.
LOT 128	10,814.50 SQ. FT.
LOT 129	10,814.50 SQ. FT.
LOT 130	10,814.50 SQ. FT.
LOT 131	10,814.50 SQ. FT.
LOT 132	10,814.50 SQ. FT.
LOT 133	10,814.50 SQ. FT.
LOT 134	10,814.50 SQ. FT.
LOT 135	10,814.50 SQ. FT.
LOT 136	10,814.50 SQ. FT.
LOT 137	10,814.50 SQ. FT.
LOT 138	10,814.50 SQ. FT.
LOT 139	10,814.50 SQ. FT.
LOT 140	10,814.50 SQ. FT.
LOT 141	10,814.50 SQ. FT.
LOT 142	10,814.50 SQ. FT.
LOT 143	10,814.50 SQ. FT.
LOT 144	10,814.50 SQ. FT.
LOT 145	10,814.50 SQ. FT.
LOT 146	10,814.50 SQ. FT.
LOT 147	10,814.50 SQ. FT.
LOT 148	10,814.50 SQ. FT.
LOT 149	10,814.50 SQ. FT.
LOT 150	10,814.50 SQ. FT.
LOT 151	10,814.50 SQ. FT.
LOT 152	10,814.50 SQ. FT.
LOT 153	10,814.50 SQ. FT.
LOT 154	10,814.50 SQ. FT.
LOT 155	10,814.50 SQ. FT.
LOT 156	10,814.50 SQ. FT.
LOT 157	10,814.50 SQ. FT.
LOT 158	10,814.50 SQ. FT.
LOT 159	10,814.50 SQ. FT.
LOT 160	10,814.50 SQ. FT.

**CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT**

I, the undersigned, do hereby certify that the above described lots are reserved for the use of water lines for the purpose of providing water to the lots shown on this plat.

**CERTIFICATE OF RESERVATION OF GAS EASEMENT**

I, the undersigned, do hereby certify that the above described lots are reserved for the use of gas lines for the purpose of providing gas to the lots shown on this plat.

**CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT**

I, the undersigned, do hereby certify that the above described lots are reserved for the use of drainage retention basins for the purpose of providing drainage to the lots shown on this plat.

**COOPER FARMS**

SECTION 3  
RECORD PLAT  
INNOVATIVE SUBDIVISION

OWNER & DEVELOPER  
COOPER FARMS  
101 NORTH SEVENTH ST.  
LOUISVILLE, KY 40202  
TAX BLOCK 83, LOT 283 D.B. 8532, PG. 558  
JULY, 1999 SCALE: 1"=60'

TOTAL AREA IN SITE : 17,891 AC.  
CAP NO. BUILDING SITES : 55  
A/2 INTERIOR CORNERS ARE 1/2" REBAR W/CAP NO. 3259 UNLESS NOTED.  
FOUND CORNER MONUMENT AS NOTED  
MINIMUM OPENING ELEVATION

MINDEL \* SCOTT & ASSOCIATES, INC.  
PLANNING \* ENGINEERING \* SURVEYING  
LANDSCAPE ARCHITECTURE  
LOUISVILLE, KY 40257 -0246 (502)485-1508

RECORDED IN PLAT BOOK  
NO. 15  
PAGE 64

APPROVED BY THE PLANNING COMMISSION OF JEFFERSON COUNTY, KENTUCKY

APPROVED BY THE PLANNING COMMISSION OF BULLITT COUNTY, KENTUCKY

APPROVED BY THE PLANNING COMMISSION OF JEFFERSON COUNTY, KENTUCKY

45X64

107, 140, 112, 123, 133, 149, 150 & 151 see 6088897a3

APPROVED BY THE PLANNING COMMISSION OF JEFFERSON COUNTY, KENTUCKY

APPROVED BY THE PLANNING COMMISSION OF BULLITT COUNTY, KENTUCKY

APPROVED BY THE PLANNING COMMISSION OF JEFFERSON COUNTY, KENTUCKY

APPROVED BY THE PLANNING COMMISSION OF BULLITT COUNTY, KENTUCKY

APPROVED BY THE PLANNING COMMISSION OF JEFFERSON COUNTY, KENTUCKY

APPROVED BY THE PLANNING COMMISSION OF BULLITT COUNTY, KENTUCKY

APPROVED BY THE PLANNING COMMISSION OF JEFFERSON COUNTY, KENTUCKY

APPROVED BY THE PLANNING COMMISSION OF BULLITT COUNTY, KENTUCKY