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:

COOPER FARMS SECTION 4A

and does hereby dedicate to public use the MT. WASHINGTON RD. shown thereon.

OWNERS:

COOPER FARMS PARTNERSHIP

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, Christi L Vice a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Cooper Farms, Section 4A was this day presented to me by Donald Cook & Roger Allen known to me, who executed the Certificate in my presence and acknowledge it to be their free act and deed.

Witness my hand and seal this 28th day of March 2000

My Commission expires 15th day of February 2002

Christi L Vice
Notary Public

CERTIFICATE OF APPROVAL

Approved this 29th day of March 2000

LOUISVILLE AND JEFFERSON COUNTY
PLANNING COMMISSION

10-2-95
Docket No.

David M Hartfield

CERTIFICATE OF RESERVATION OF ELECTRIC & TELECOMMUNICATIONS EASEMENTS

The spaces outlined by dashed lines and marked "Electric and Telecommunication Easement" are hereby reserved and easements for electric and telecommunication utility purposes, which include: (1) the right of ingress and egress across all lots, access areas and ways to and from the easements; (2) the right to cut down or trim any trees within the easements; (3) 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; (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 after reasonable notice to the property owner; (5) the right of any utility company using said easement to remove permanent structures or obstructions within the easement. No permanent structures shall be erected within the easement. Fences, shrubbery and gardens may occupy easement area at property owner's risk. The developer is to remove all trees that may interfere with the original construction of the electric lines and/or telecommunication lines to serve this subdivision.

(A) At property owners electric utility service lines shall be underground at locations designated by Louisville Gas and Electric Company from L.G. & 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 abutting lots or properties to install, operate and maintain electric service to L.G. & E.'s termination points. Electric service lines, as installed, shall determine the exact location of said easements.

(B) The electric and telecommunication easements shown on this plat shall be maintained and preserved in their present condition and no encroachment thereon 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 park, open and drainage space areas), 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 L.G. & E.'s bringing service to this 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 rear lot swathing lots with service wires to serve abutting lots

OWNERS:

COOPER FARMS PARTNERSHIP

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 therein, and said sewers and drains may be constructed by the Louisville and Jefferson County Metropolitan Sewer District, or any other private agency having legal authority for such construction, or by others subject to approval by the aforesaid Sewer District.

OWNERS:

COOPER FARMS PARTNERSHIP

CERTIFICATE OF RESERVATION OF GAS EASEMENT

The spaces outlined by dashed lines and marked "Gas Easements" are hereby reserved as easements for underground gas lines and appurtenances thereof, including the right to construct, operate, maintain, repair and remove such underground gas lines and appurtenances, and the right of ingress and egress over all lots to and from the easements and the right to cut down any trees within the easements that may interfere with the installation or operation of the lines. No permanent structure shall be erected within the easements. Any gas utility using said easement at option may remove permanent structure or obstruction within the easement. Fences, shrubbery and garden may occupy easement area at the property owner's risk.

(A) All property owners gas utility supply lines shall be at locations designated by Louisville Gas and Electric Company from L.G. & E.'s termination point throughout length of service and house lines and through customer's building(s); 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 gas line serves.

Appropriate easements are hereby dedicated and reserved to such property owner, together with the right of ingress and egress over abutting lots or properties to install, operate and maintain gas lines to L.G. & E.'s termination points. Gas lines, as installed, shall determine the exact location of said easements.

OWNERS:

COOPER FARMS PARTNERSHIP

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 landscape 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 Works 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

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 that 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 and Jefferson County Planning Commission, the owner of any lot may be required to post a cash bond in the amount of $300.00 as a condition of obtaining a building permit pursuant to Section 2.70 of the Metropolitan Subdivision Regulations.

WAIVERS REQUESTED (PATIO HOMES)

MINIMUM LOT AREA	FROM 9,000 TO 3,400 S.F.
MINIMUM LOT WIDTH	FROM 80' TO 40'
MINIMUM FRONT YARD	FROM 30' TO 10'
MINIMUM SIDE YARD	FROM 6' (18') TO 0' (10')
MINIMUM STREET SIDE YARD	FROM 30' TO 10'
MINIMUM REAR YARD	FROM 25' TO 10'

WAIVERS REQUESTED (TOWNHOMES)

	INTERIOR LOTS	EXTERIOR LOTS
MINIMUM LOT AREA	FROM 9,000 TO 2,340 S.F.	FROM 9,000 TO 2,340 S.F
MINIMUM LOT WIDTH	FROM 60' TO 20'	FROM 60' TO 24'
MINIMUM FRONT YARD	FROM 30' TO 10'	FROM 30' TO 10'
MINIMUM SIDE YARD	FROM 6' (18') TO 0'	FROM 6' (18') TO 5'
MINIMUM REAR YARD	FROM 25' TO 0'	FROM 25' TO 0'

WAIVER REQUESTED

1. A WAIVER WAS APPROVED ON 11/19/98 TO ELIMINATE THE REQUIREMENTS FOR A SIDEWALK ALONG THE NORTH SIDE OF MOUNT WASHINGTON ROAD.

NOTES:

1.) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THE LAND 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 LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.

3.) THIS SITE IS CURRENTLY ZONED R-4 INNOVATIVE.

4.) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET #10-2-95 ON FILE IN THE OFFICE OF THE JEFFERSON COUNTY PLANNING COMMISSION.

5.) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS, SHALL BE ** INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.

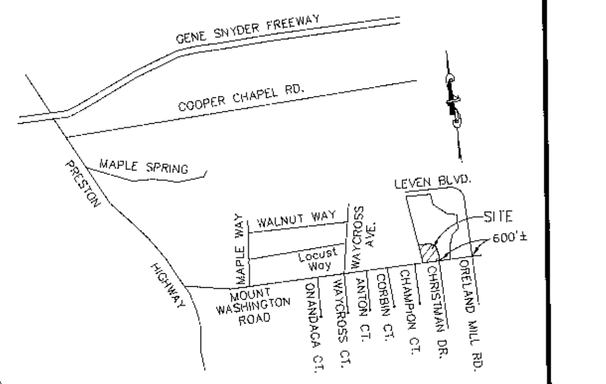
** NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER.

6.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 7422, PG. 960

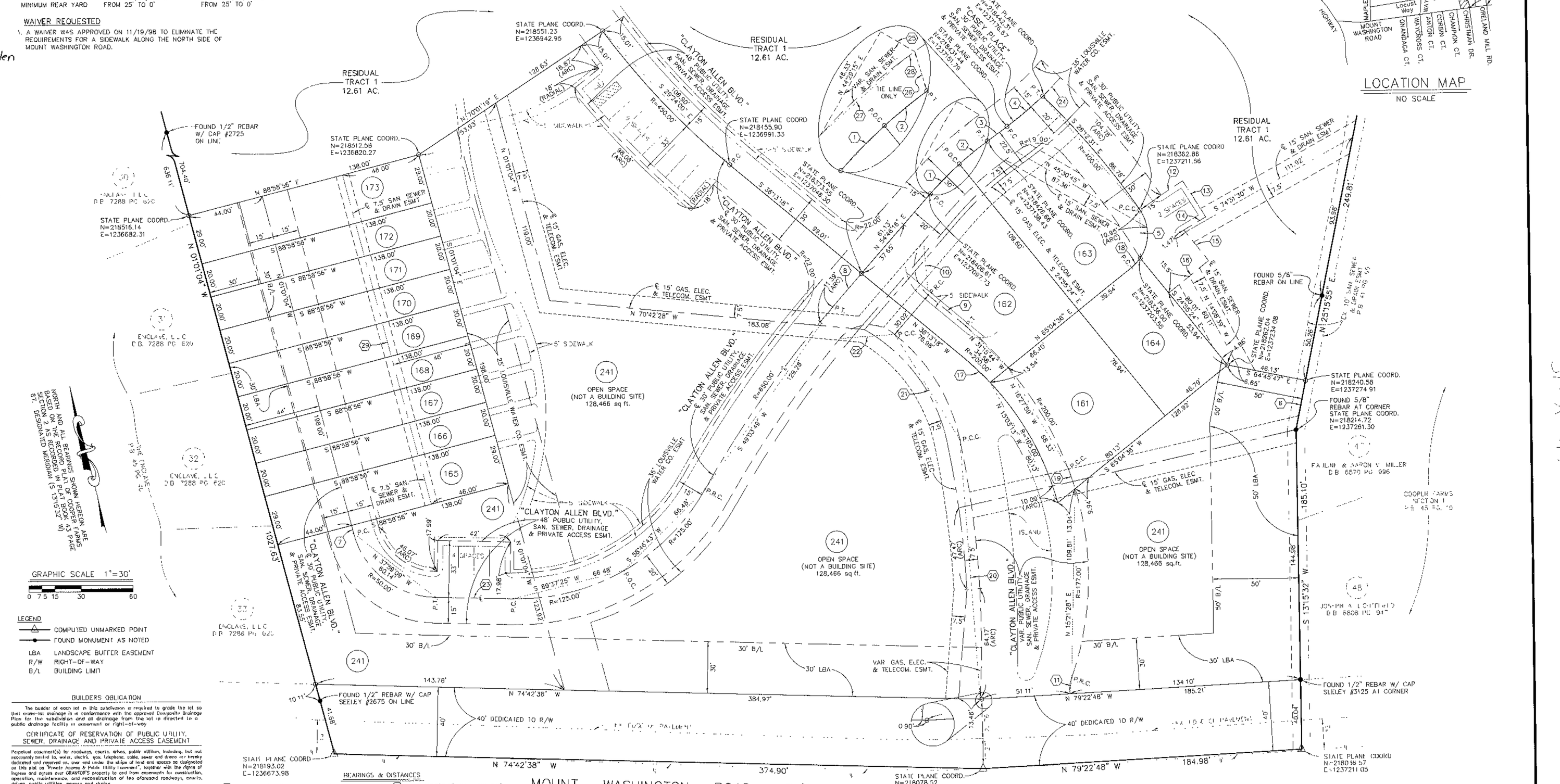
7.) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. THIS DETERMINATION WAS MADE AFTER A REVIEW OF FLOOD INSURANCE RATE MAP NO. 21111C0260 D DATED FEBRUARY 2, 1994.

8.) 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 DRIPLINE 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.

9.) ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".



LOCATION MAP
NO SCALE



LEGEND

- COMPUTED UNMARKED POINT
- FOUND MONUMENT AS NOTED
- LBA LANDSCAPE BUFFER EASEMENT
- R/W RIGHT-OF-WAY
- B/L BUILDING LIMIT

BUILDERS OBLIGATION

The builder of each lot in this subdivision as required to grade the lot so that essential drainage is in conformance with the approved Comprehensive Drainage Plan for the subdivision and all drainage from the lot is directed to a public drainage facility in easements or right-of-way.

CERTIFICATE OF RESERVATION OF PUBLIC UTILITY, SEWER, DRAINAGE AND PRIVATE ACCESS EASEMENT

Perpetual easement(s) for roadways, courts, drives, public utilities, including, but not expressly limited to, water, electric, gas, telephone, cable, sewer and drains are hereby dedicated and reserved on, over and under the strips of land and spaces as designated on this said as "Private Access & Public Utility Easement", together with the rights of ingress and egress over GRANTOR'S property to and from easements for construction, operation, maintenance, and reconstruction of the aforesaid roadways, courts, drives, public utilities, sewers and drains.

No permanent structures of any kind shall be placed on, over or under the land within the perpetual easements. The perpetual easements shall run with the land and shall be for the benefit and use of the GRANTOR'S, property and all lands abutting the aforesaid easements.

Access easements shall be maintained by the GRANTOR'S, his heirs, executors, administrators, assigns or any ownership of underlying fee simple title.

OWNERS:

COOPER FARMS PARTNERSHIP

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 Easements" together with the right of ingress and egress over all lots to and from the easement(s) for constructing, repairing, removing, relocating, reconstructing, maintaining and operating of water mains. No permanent structure of any kind shall be erected or the grade of 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, slack, construction materials, tools, and equipment during construction of said water lines.

OWNERS:

COOPER FARMS PARTNERSHIP

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was performed by persons under my direct supervision by the method of random traverse with sideshots and the unadjusted precision ratio of the traverse 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 Class "A" Survey as established by the State of Kentucky per 201 KAR 18:150 and in effect as the date of this survey.

JOHN A. THOMAS, PLS NO. 3259 — 3-28-2000 Date

(1)	N 58°14'54" E	24.26'	R=200.00'	(15)	N 24°55'24" W	22.79'	
(2)	N 64°45'40" E	21.18'	R=200.00'	(16)	S 65°04'36" W	30.00'	
(3)	N 67°47'47" E	14.19'		(17)	N 32°39'50" W	20.48'	
(4)	N 63°54'15" E	27.15'	R=200.00'	(18)	S 56°38'44" W	7.33'	
(5)	S 14°06'59" W	28.03'	R=25.00'	(19)	N 04°40'18" W	12.10'	R=177.00'
(6)	S 25°15'55" W	29.22'		(20)	N 09°49'07" E	150.89'	R=587.00'
(7)	S 01°01'04" E	4.77'		(21)	N 17°22'15" W	71.83'	R=106.00'
(8)	S 54°46'16" W	25.62'		(22)	N 80°10'50" W	31.68'	R=22.00'
(9)	N 36°13'18" W	27.97'		(23)	N 74°57'14" W	44.85'	
(10)	S 09°16'29" W	31.38'	R=22.00'	(24)	N 57°51'47" E	15.00'	R=200.00'
(11)	S 21°10'02" W	9.34'	R=22.00'	(25)	S 45°30'45" E	15.16'	
(12)	N 70°23'01" E	15.00'		(26)	N 02°55'59" W	15.89'	
(13)	S 18°21'20" E	24.92'	R=430.00'	(27)	S 61°59'11" W	43.53	R=322.50'
(14)	S 72°54'19" W	14.85'		(28)	N 67°47'47" E	5.24'	
				(29)	S 01°01'04" E	198.00'	

TOTAL AREA IN SITE : 17.256 Ac.
TOTAL NO. BUILDING SITES : 13
TOTAL NO. NON-BUILDING SITES : 1
⊙ DENOTES SET 1/2" REBAR WITH CAP NO. 3259 OR SET MAGNAIL UNLESS NOTED, ALL INTERIOR CORNERS ARE 1/2" REBAR W/ CAP NO. 3259 OR SET MAGNAIL UNLESS NOTED.

LOT AREAS

LOT 161	5,519 sq.ft.
LOT 162	7,794 sq.ft.
LOT 163	6,970 sq.ft.
LOT 164	3,696 sq.ft.
LOT 165	2,002 sq.ft.
LOT 166	2,760 sq.ft.
LOT 167	2,760 sq.ft.
LOT 168	2,760 sq.ft.
LOT 169	2,760 sq.ft.
LOT 170	2,760 sq.ft.
LOT 171	2,760 sq.ft.
LOT 172	2,760 sq.ft.
LOT 173	4,002 sq.ft.

COOPER FARMS

SECTION 4A

INNOVATIVE SUBDIVISION

RECORD PLAT

OWNER & DEVELOPER
COOPER FARMS PARTNERSHIP
A GENERAL PARTNERSHIP
101 NORTH SEVENTH STREET
LOUISVILLE, KENTUCKY 40202
TAX BLOCK 85 LOTS 414 D.B. 6532 PG. 558
MARCH, 2000 SCALE: 1"=30'

MINDEL * SCOTT & ASSOCIATES, INC.
PLANNING * ENGINEERING * SURVEYING
LANDSCAPE ARCHITECTURE
P.O. BOX 7246 LOUISVILLE, KY. 40257-0246 (502)485-1508

Recorded in Plat Book 45 Page 48
Fiard No.

BOOK 7422 PAGE 962

O.K. 3/29/00