69+19

CERTIFICATE OF RESERVATION OF UTILITY, SEWER & DRAINAGE EASEMENTS

The spaces outlined by dashed lines and marked "Access, Utility, Sewer and Drainage easement" are hereby reserved as 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 easement; (3) the right to trim or cut down any trees outside easement area within 10' of the closest conductor within the easement or 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 easements 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 telephone lines to serve this subdivision.

OWNERS:

Cooper Farms, LLC

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY,
COUNTY OF JEFFERSON

I, April Price, a notary public in and for the State and County aforesaid do hereby certify that the foregoing plat of COOPER FARMS SECTION 9 was this day presented to me by Donald J. Cook known to me, who executed the Certificates in my presence and acknowledge it to be his free act and deed.

Witness my hand and seal this 29 day of December 2005

My Commission expires the 4 day of April 2006

April Price
Notary Public, Jefferson County, KY.

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC, AND TELECOMMUNICATION EASEMENTS

The spaces outlined by dashed lines and marked "gas, 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 across all lots, access areas, and ways to and from the easements.
(2) the right to cut down or trim any trees within the easement;
(3) the right to trim or cut down any trees outside easement area within 10' of the closest conductor within the easement or 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 easements 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 gas lines, electric lines and telephone lines to serve this subdivision. a. All property owners' electric utility service lines both overhead and underground shall be placed at locations designated by Louisville Gas and Electric Company (from LG&E's termination point throughout length of service lines to customer's buildings);and title thereto shall remain with, and the cost of installation and maintenance thereof shall be borne individually by the owner of the lot upon which the said service line is located. Appropriate easements are hereby dedicated and reserved to each property owner, together with the right of ingress and egress over abutting lots or properties to install, operate and maintain electric service lines connecting to LG&E's termination points. Electric service lines, as installed, shall determine the exact location of said easements. b. All property owner's gas utility supply lines shall be at locations designated by Louisville Gas and Electric Company (from LG&E's termination point throughout length of service and house lines and through customer's buildings), 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 each property owner, together with the right of ingress and egress over abutting lots or properties to install, operate and maintain gas lines to LG&E's termination points. Gas lines, as installed, shall determine the exact location of said easements. c. The gas, electric and telecommunication easements shown on this plat shall be maintained and preserved in the present condition and no encroachment therein and no change in the grade of elevation thereof shall be made by any person or lot owner without the consent in writing of the Louisville Gas and Electric Company and Bell South Telecommunications. d. 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 dash 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 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. e. Above ground telecommunications facilities and pedestals may be installed at appropriate points in any telecommunications easement. f. 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. NOTE Also, the right to overhang lots with service wires to serve adjoining lots.

OWNERS

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 as a condition of obtaining a building permit pursuant to Section 2.70 of the Metropolitan Subdivision Regulations

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 9

and does hereby dedicate to public use the BLACK WALNUT CIRCLE, NANCY STONE COURT, DEUTSCH FARM ROAD, DEUTSCH FARM ROAD and Mt. Washington Road shown thereon.

Owner

Title

PROPERTY OWNER'S OBLIGATION

Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved constructed 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 fine 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.

CERTIFICATE OF RESERVATION OF GAS EASEMENT

The spaces outlined by dashed lines and marked "Gas Easement" 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 easement that may interfere with the installation or operation of the lines. No permanent structure shall be erected within the easement. Any gas utility using said easement may remove any permanent structure or obstruction within the easement. Fences, shrubbery, and gardens may occupy easement areas at the property owner's sole risk. (1) All property owners' gas utility supply lines shall be at locations designated by Louisville Gas and Electric Company (from LG&E's termination point throughout length of service and house lines and through customer's buildings); and title thereto shall remain in, and the cost of installation and maintenance thereof shall be borne individually by the owner of the lot upon which the said gas line serves. Easements are hereby dedicated and reserved to each property owner, together with the right of ingress and egress over abutting lots or properties to install, operate and maintain gas lines to LG&E's termination points. Gas lines, as installed, shall determine the exact location of said easements. c.

OWNERS:

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 survey and plat meets or exceeds the mini- mum standards of governing authorities

Licensed Professional Land Surveyor — 12-29-05 Date

BUILDER'S OBLIGATION

The builder of each lot in this subdivision is required to grade the lot so that storm water 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 or like 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.

OPEN SPACES

The Lots 501 and 500 labeled "Open Space" are hereby reserved as Sanitary Sewer and Drainage Easements. No permanent structures shall be erected within the easement. Fences, shrubbery and gardens may occupy easement area at owner's risk. The developer is to remove all trees that may interfere with the original construction of the utility lines to serve this subdivision

OWNERS:

COOPER FARMS' SECTION 1A & 1B PB 46 PG 25

SUBDIVISION DATA

Total Area in Section 9	11.08 Ac.
Area in R.O.W.	2.20 Ac.
Net Site Acreage in Section 9	11.08 Ac.
Existing Zoning	R-5
Total Buildable Lot	44
Open Space Lots	2
Total Lots	79
Floor Area Ration (Single Family Lots)	0.25
Density (D.U./Ac.)	3.81± D.U./Ac
Form District	Neighborhood
Front Yard	25'
Side Yard	5'
Rear Yard	15'

NOTES

1. This survey is subject to all roadways, easements, and rights-of-way, if any, whether shown hereon or not.
2. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity.
4. 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.
5. This plat is subject to deed of restriction as recorded in Deed Book 8104 Page 55
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. All open spaces, traffic islands, and landscaped areas to be maintained by the developer, its successors and/or assigns.
8. This plat is subject to Conditions of Approval in Docket Nos. 154.03, 165-04 and 120-01 in the offices of the Planning Commission
10. Bearing datum for this plat is based on Kentucky Coordinate System (North Zone) North American Datum of 1983.
11. Subject to Conditions of Approval in Docket No 10-22-96 in the offices of the Planning Commission
12. This plat is subject to the Tree Canopy Protection Areas as designated on the Tree Preservation Plan for this site under Docket No. 10-22-96
13. Lot 7 has exceeds 15% grade. A Limit of Disturbance line is indicated on Lot 7. This lot will be limited to front entry garages.
14. The Woodland Protection Areas (WPA) are portions of the site designated to be permanently protected either in a natural state or following selective removal of under story brush and/or trees. No further clearing, grading, or other land disturbing activity shall take place in the WPA's beyond pruning to improve the general health of the tree or to remove dead or declining trees that may pose a public health and safety threat unless a revised plan is submitted and approved. Revisions to the WPA's boundary will require notification to adjacent property owners.

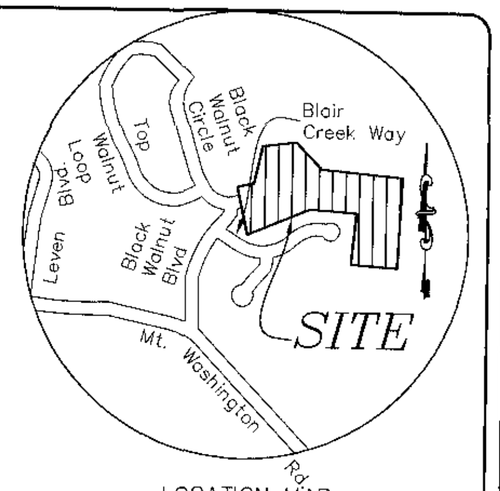
Revision	Date	Description	Detailed by	Chk'd by	Approved By

CERTIFICATE OF APPROVAL

Approved this 28th day of Dec., 2006
Invalid if not recorded by:
Louisville Metro Planning Commission.
Chairman
Approval subject to attached certificates.
Special requirement(s):
Docket No. 10-22-96

CURVE DATA

CURVE	DIRECTION	DISTANCE	RADIUS
C28	N56°11'57"E	19.55'	R=301.58'
C29	N10°53'17"W	3.86	R=147'
C30	N00°47'28"E	42.77'	R=147'
C31	N15°57'46"E	17.87'	R=147'
C32	N12°59'39"E	16.80'	R= 61'
C33	N06°15'21"W	26.64'	R= 61'
C34	N11°45'58"W	11.00'	R= 50'
C35	N16°04'40"E	36.69'	R= 50'
C36	N57°06'20"E	33.36'	R= 50'
C37	S83°10'22"E	34.57'	R= 50'
C38	S47°50'04"E	26.08'	R= 50'
C39	S13°50'09"E	32.36'	R= 50'
C40	S26°55'48"W	37.27'	R= 50'
C41	S53°51'56"W	8.80'	R= 50'
C42	S23°32'29"W	75.26'	R= 65'
C43	S16°07'21"E	14.51'	R= 97'



LOCATION MAP
NOT TO SCALE

LEGEND

- ⊕ = Ex. 1/2" rebar with cap SEELY 3125
- ◉ = Ex. 5/8" rebar with cap MINDEL 2843
- ○ = Ex. 5/8" rebar with cap THOMAS 3259
- ◎ = Set 5/8" rebar with cap MANION 3374
- O = Ex. 5/8" rebar
- ⬠ = Ex. 1" Pipe
- ⊠ = Ex. Stone

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

MAJOR SUBDIVISION PLAT

TO RECORD PROPOSED EASEMENTS,
DEDICATE RIGHT OF WAY, AND SUBDIVIDE
COOPER FARMS SECTION 9
PROPERTY ADDRESS: 6303 MT. WASHINGTON ROAD
LOUISVILLE, KY 40229
ZONING DISTRICT R5
FORM DISTRICT N
COOPER FARMS, LLC
DEED BOOK 8234, PAGE 444, DEED BOOK 8499, PAGE 858
& DEED BOOK 7708, PAGE 979
TAX BLOCK: 3185 LOT: 7, 8 & 10

SUB# 799

Document No.: DN2006018686
Lodged By: cooper farms sec 9
Recorded On: 01/20/2006 02:15:05
Total Fees: 15.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: SWESCH

Recorded in Plat Book No. 57 Page 53
Part No.

ENGINEER:
HERITAGE ENGINEERING
4801 Paoli Pike
HPC West, Suite 220
Floyda, IN 47129
(812) 923-9262
(812) 923-9215 fax
101 N. 7th Street
Louisville, KY 40202
(502) 561-3404

OWNER/DEVELOPER:
COOPER FARMS, LLC
11620 Commonwealth Drive
Louisville, KY 40299
Phone: (502) 423-1331

PROJECT:
MAJOR SUBDIVISION PLAT
FOR
COOPER FARMS SECTION 9

STATE OF KENTUCKY
CHRISTOPHER D. BELAU
3259
LICENSED PROFESSIONAL LAND SURVEYOR
12-29-05

JOB NO:	04054
HORIZ. SCALE:	1"=50'
VERTICAL SCALE:	N/A
DESIGNED BY:	DLW
DETAILED BY:	WHS
CHECKED BY:	WHS
DATE:	OCTOBER 2005

SHEET 1 of 1

X:\WA-Projects\04054-COOPER FARMS\REC PLAT\04054 Record plat sec 9 12-22-05.dwg PLOT DATE: December 28, 2005 - 2:54pm

61x53

CF 1/4/06 mod 1/18/06 JB 1/23/06