

61 X 19

CERTIFICATE OF OWNERSHIP AND DEDICATION

COOPER FARMS, SECTION 13
OWNER: BALL HOMES, L.L.C.
DEED: 10/15/11
WITNESSES: ROSS A. PIERCE

NOTES

- 1) THERE SHALL BE NO FURTHER SHOWDOWN OR RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN SHOWN ON THIS PLAN, UNLESS APPROVED BY THE PLANNING COMMISSION.
2) THE LOTS SHOWN ON THIS PLAN SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE ZONING REQUIREMENT OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.
3) THIS PROPERTY IS ZONED R.S. WITHIN A FORMAL DISTRICT OF NEIGHBORHOOD.

I, the undersigned surveyor public in and for the commonwealth and county of Jefferson, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as recorded in the public records of this county...

CERTIFICATE OF RESERVATION OF SANITARY SEWER & DRAINAGE EASEMENTS

COOPER FARMS, SECTION 12
OWNER: BALL HOMES, L.L.C.
DEED: 10/15/11
WITNESSES: ROSS A. PIERCE

AN EASEMENT for sanitary sewer and drainage purposes is hereby reserved on, over and under the lots of land and spaces as defined and bounded by dotted lines, marked "Sanitary Sewer and Drainage Easement", together with the rights of ingress and egress over all lands to and from the easements for construction, operation and maintenance of sewer and drain over said land. No permanent structure of any kind is to be placed on, over or under the land...

PROPERTY OWNER'S OBLIGATION

COOPER FARMS, SECTION 9
OWNER: BALL HOMES, L.L.C.
DEED: 10/15/11
WITNESSES: ROSS A. PIERCE

Orderly improvements in law subdivisions are required by the Metropolitan Sanitary Sewer and Drainage Regulations as described by an approved subdivision plat on file in the office of the Director of Public Works. It is the obligation of every property owner in the subdivision to complete other or better street improvements and not to allow any condition or activity on the property that will impede the proper functioning of these improvements.

NOTICE OF ROAD REQUIREMENT

COOPER FARMS, SECTION 13
OWNER: BALL HOMES, L.L.C.
DEED: 10/15/11
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After consultation approved and release of the undersigned subdivision plat 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 212.020 of the Metropolitan Sanitary Sewer and Drainage Regulations.

BUILDERS OBLIGATION

COOPER FARMS, SECTION 12
OWNER: BALL HOMES, L.L.C.
DEED: 10/15/11
WITNESSES: ROSS A. PIERCE

The builder of each lot in this subdivision is required to grade the lot so that cross-sid drainage in accordance 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.

DEED OF APPROVAL

LOUISVILLE METRO PLANNING COMMISSION
APPROVED: [Signature]
DATE: 11/15/17

COOPER FARMS, SECTION 12
OWNER: BALL HOMES, L.L.C.
DEED: 10/15/11
WITNESSES: ROSS A. PIERCE

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY AS REPORTED HEREON WAS PERFORMED BY ME OR PERSONS UNDER MY SUPERVISION, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR AN URBAN SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY PER 201 KAR 18.150 AND IN EFFECT ON THE DATE 9/12/17 THAT THIS SURVEY WAS COMPLETED IN THE FIELD.

COOPER FARMS, SECTION 12
OWNER: BALL HOMES, L.L.C.
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ROSS A. PIERCE
11-15-17

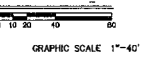
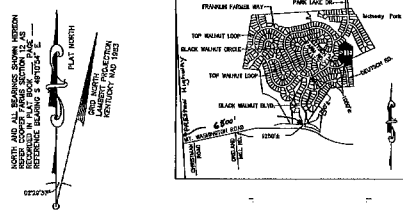
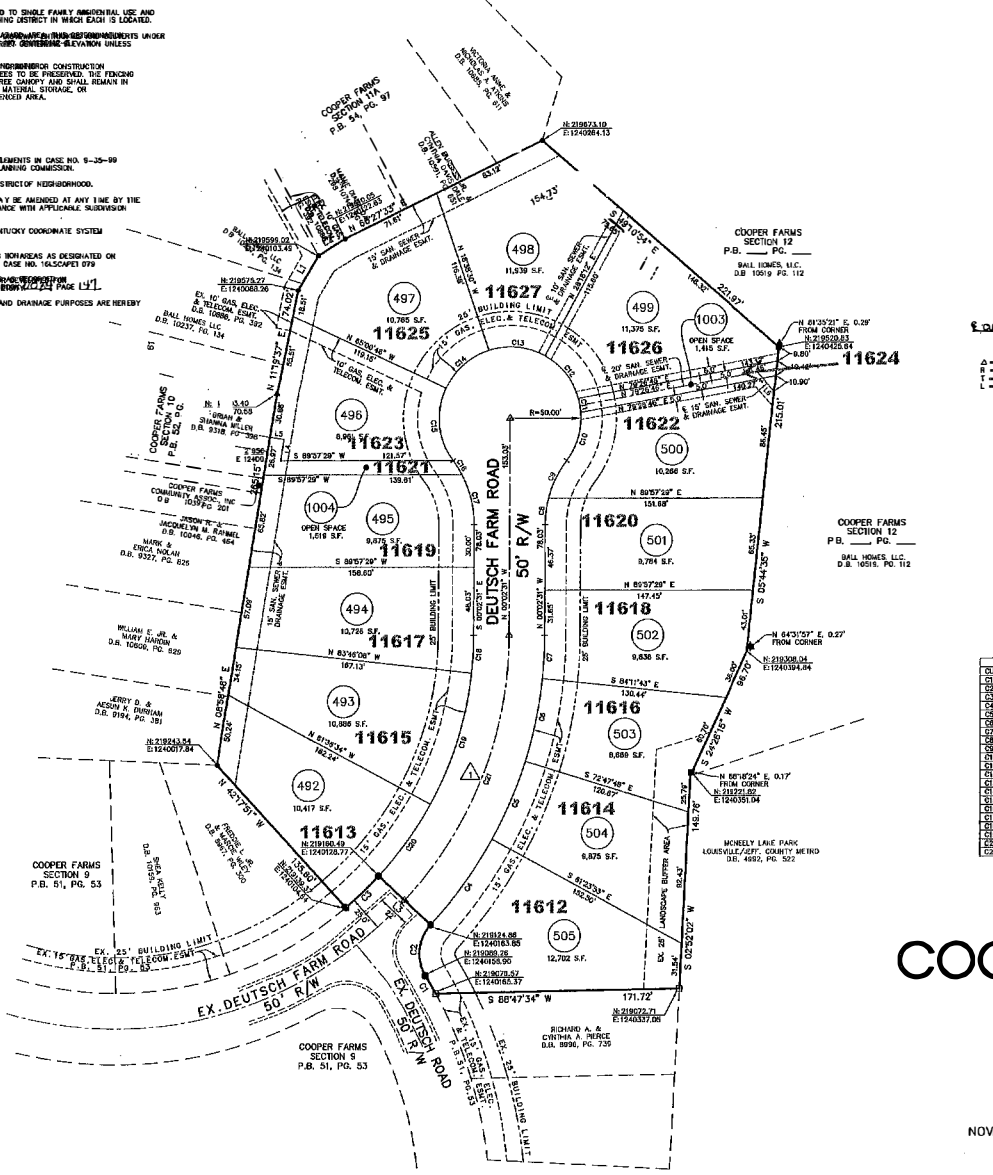


Table with 2 columns: CURVE DATA and B-S SETBACK REQUIREMENTS. Includes values for curve radius (R=4711M), curve length (L=120.10'), and setback distances.

Table with 2 columns: LEGEND and CURVE TABLE. Legend includes symbols for 1/2" REBAR WITH PLASTIC CAP #3657, FOUND 1/2" REBAR WITH CAP #3697, etc. Curve table lists curve data for various segments.



COOPER FARMS SUBDIVISION SECTION 13 RECORD PLAT OWNER & DEVELOPER BALL HOMES, L.L.C. 3609 WALDEN DRIVE LOUISVILLE, KENTUCKY 40517 TAX MAP #185, LOT 0010 DEED #100858, PAGE 20 NOVEMBER 15, 2018 SCALE: 1"=40'

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