47 x 62

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 1A

and does hereby dedicate to public use the WALNUT CREEK COURT, BLACK WALNUT BOULEVARD AND BLAIR CREEK WAY shown thereon.

COOPER FARMS, A KENTUCKY GENERAL PARTNERSHIP

OWNERS: By: _____

By: _____

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, Charlene Arbaugh a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of COOPER FARMS SECTION 1A was this day presented to me by Donald J. Cook and Roger Allen as Partners of Cooper Farms, a Kentucky General Partnership 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 14 day of August 2001

My Commission expires: 18 day of April 2004

Charlene Arbaugh
Notary Public

CERTIFICATE OF APPROVAL

Approved this 17 day of August 2001

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

10-22-96
Docket No.

CERTIFICATE OF RESERVATION OF ELECTRIC & TELECOMMUNICATIONS EASEMENTS

The spaces outlined by dashed lines and marked "Electric and Telecommunication Easements" 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 easement; (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 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) All 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 therein 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 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.

(D) Above ground telecommunication facilities and pedestals may be installed at appropriate points in any telecommunication easement.

NOTE:
Also the right to overhang lots with service wires to serve adjoining lots.

COOPER FARMS, A KENTUCKY GENERAL PARTNERSHIP

OWNERS: By: _____

By: _____

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 public agency having legal authority for such construction, or by others subject to approval by the aforesaid Sewer District.

COOPER FARMS, A KENTUCKY GENERAL PARTNERSHIP

OWNERS: By: _____

By: _____

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); 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 L.G. & E.'s termination points. Gas lines, as installed, shall determine the exact location of said easements.

COOPER FARMS, A KENTUCKY GENERAL PARTNERSHIP

OWNERS: By: _____

By: _____

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 plantings. 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

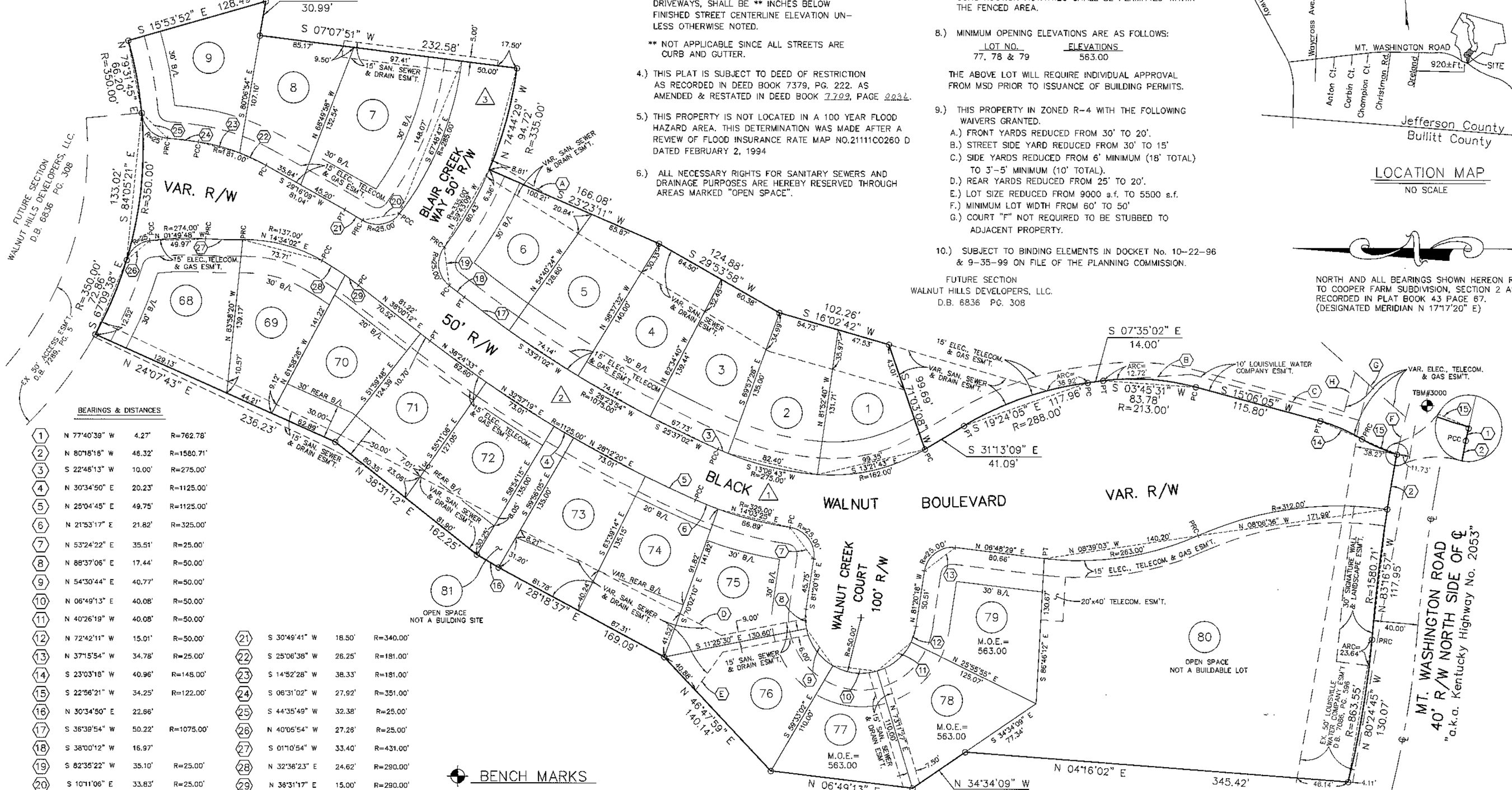
Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved construction plan on file in the office of the Director of Works. It is the obligation of every property owner in the subdivision not to damage, alter or destroy those improvements and not to alter 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.

℄ CURVE DATA

1	2	3
Δ = 17°00'15"	Δ = 14°11'29"	Δ = 30°52'22"
R = 300.000'	R = 1100.000'	R = 310.000'
T = 44.846'	T = 136.928'	T = 85.600'
L = 89.033'	L = 272.455'	L = 167.037'



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.) 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.

4.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 7379, PG. 222. AS AMENDED & RESTATED IN DEED BOOK 7709, PAGE 0034.

5.) 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

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

7.) 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.

8.) MINIMUM OPENING ELEVATIONS ARE AS FOLLOWS:

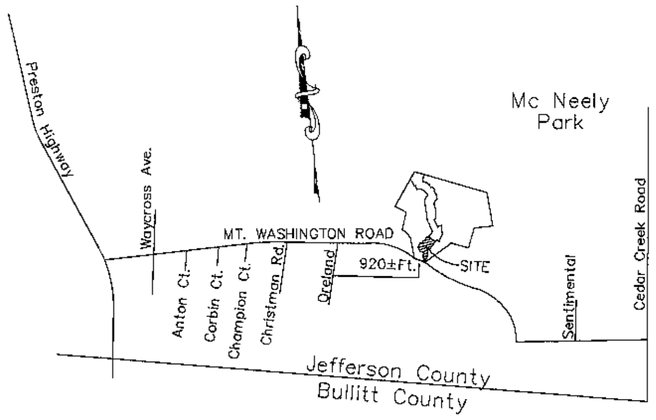
LOT NO.	ELEVATIONS
77, 78 & 79	563.00

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

9.) THIS PROPERTY IN ZONED R-4 WITH THE FOLLOWING WAIVERS GRANTED.
A.) FRONT YARDS REDUCED FROM 30' TO 20'.
B.) STREET SIDE YARD REDUCED FROM 30' TO 15'
C.) SIDE YARDS REDUCED FROM 6' MINIMUM (18' TOTAL) TO 3'-5' MINIMUM (10' TOTAL).
D.) REAR YARDS REDUCED FROM 25' TO 20'.
E.) LOT SIZE REDUCED FROM 9000 s.f. TO 5500 s.f.
F.) MINIMUM LOT WIDTH FROM 60' TO 50'
G.) COURT "F" NOT REQUIRED TO BE STUBBED TO ADJACENT PROPERTY.

10.) SUBJECT TO BINDING ELEMENTS IN DOCKET No. 10-22-96 & 9-35-99 ON FILE OF THE PLANNING COMMISSION.

FUTURE SECTION
WALNUT HILLS DEVELOPERS, LLC.
D.B. 6836 PG. 308



LOCATION MAP
NO SCALE

NORTH

NORTH AND ALL BEARINGS SHOWN HEREON REFER TO COOPER FARM SUBDIVISION, SECTION 2 AS RECORDED IN PLAT BOOK 43 PAGE 87. (DESIGNATED MERIDIAN N 17°17'20" E)

BEARINGS & DISTANCES

1	N 77°40'39" W	4.27'	R=762.78'
2	N 80°18'16" W	46.32'	R=1580.71'
3	S 22°46'13" W	10.00'	R=275.00'
4	N 30°34'50" E	20.23'	R=1125.00'
5	N 25°04'45" E	49.75'	R=1125.00'
6	N 21°53'17" E	21.82'	R=325.00'
7	N 53°24'22" E	35.51'	R=25.00'
8	N 88°37'06" E	17.44'	R=50.00'
9	N 54°30'44" E	40.77'	R=50.00'
10	N 06°49'13" E	40.08'	R=50.00'
11	N 40°26'19" W	40.08'	R=50.00'
12	N 72°42'11" W	15.01'	R=50.00'
13	N 37°15'54" W	34.78'	R=25.00'
14	S 23°03'18" W	40.96'	R=148.00'
15	S 22°56'21" W	34.25'	R=122.00'
16	N 30°34'50" E	22.86'	
17	S 36°39'54" W	50.22'	R=1075.00'
18	S 38°00'12" W	16.97'	
19	S 82°35'22" W	35.10'	R=25.00'
20	S 10°11'06" E	33.83'	R=25.00'
21	S 30°49'41" W	18.50'	R=340.00'
22	S 25°06'38" W	26.25'	R=181.00'
23	S 14°52'28" W	38.33'	R=181.00'
24	S 06°31'02" W	27.92'	R=351.00'
25	S 44°35'49" W	32.38'	R=25.00'
26	N 40°05'54" W	27.26'	R=25.00'
27	S 01°10'54" W	33.40'	R=431.00'
28	N 32°36'23" E	24.62'	R=290.00'
29	N 38°31'17" E	15.00'	R=290.00'

EASEMENT LABELS

A	S 31°42'18" W	60.89'
B	S 04°09'45" E	68.46'
C	S 15°06'05" W	157.59'
D	S 27°42'42" W	41.89'
E	S 54°13'48" E	42.11'
F	S 76°33'10" E	34.21'
G	N 41°23'51" E	60.67'
H	N 74°21'04" W	36.82'

BENCH MARKS

VERTICAL DATUM CORRESPONDS TO NGVD 1929 DATUM

T.B.M. #3000 SET R.R. SPIKE IN NORTH SIDE OF 15" OAK TREE, 24.5'± NORTH OF CENTERLINE OF MT. WASHINGTON ROAD, 50'± EAST FROM PROPOSED ENTRANCE OF BLACK WALNUT BOULEVARD. ELEV. 544.61

FUTURE SECTION
WALNUT HILLS DEVELOPERS, LLC.
D.B. 6836 PG. 308

PROPERTY OWNERS

LOT 01 DANMARK Inc. D.B. 7414 PG 137
LOT 02 Mitz Jordon D.B. 7556 PG 938
LOT 03 Tergeo Corp D.B. 7521 PG 875
LOT 04 DANMARK Inc. D.B. 7614 PG 959
LOT 05 Walnut Hills Developers, LLC D.B. 6836 PG 308
LOT 06 DANMARK Inc. D.B. 7557 PG 189
LOT 07 Michael Clem D.B. 7497 PG 969
LOT 08 Sean C. Abel & Misty Hoos D.B. 7508 PG 533
LOT 09 William L. Hysinger, Sr. D.B. 7569 PG 857
LOT 68 Kelly M. Bruner D.B. 7562 PG 929
LOT 69 Henry N. & Betty Schooling D.B. 7508 PG 723
LOT 70 Tergeo Corp D.B. 7412 PG 707
LOT 71 En Bo Chen & Pan Rui Gen D.B. 7469 PG 700
LOT 72 William L. Hysinger, Sr. D.B. 7569 PG 857
LOT 73 William L. Hysinger, Sr. D.B. 7569 PG 857
LOT 74 Trilogy Properties, LLC D.B. 7506 PG 831
LOT 75 DANMARK Inc. D.B. 7524 PG 417
LOT 76 William L. Hysinger, Sr. D.B. 7569 PG 857
LOT 77 Lloyd & Deborah Jeter D.B. 7522 PG 268
LOT 78 Randal & Belinda Greenhalgh D.B. 7457 PG. 046
LOT 79 William L. Hysinger, Sr. D.B. 7569 PG 857
LOT 80 COOPER FARMS D.B. 7707 PG. 588
LOT 81 COOPER FARMS D.B. 7707 PG. 588

LOT AREAS

LOT 1	8,549 sq.ft.
LOT 2	9,262 sq.ft.
LOT 3	9,471 sq.ft.
LOT 4	9,711 sq.ft.
LOT 5	9,362 sq.ft.
LOT 6	10,756 sq.ft.
LOT 7	14,853 sq.ft.
LOT 8	8,600 sq.ft.
LOT 9	11,173 sq.ft.
LOT 68	12,557 sq.ft.
LOT 69	10,253 sq.ft.
LOT 70	9,764 sq.ft.
LOT 71	9,624 sq.ft.
LOT 72	10,089 sq.ft.
LOT 73	10,420 sq.ft.
LOT 74	10,915 sq.ft.
LOT 75	11,525 sq.ft.
LOT 76	9,708 sq.ft.
LOT 77	8,370 sq.ft.
LOT 78	9,255 sq.ft.
LOT 79	12,014 sq.ft.
LOT 80	65,166 sq.ft.
LOT 81	2,895 sq.ft.

CERTIFICATE OF RESERVATION OF LANDSCAPE AND WALL EASEMENT

An easement for Landscape purposes, including fences and walls, is hereby reserved on, over, under and through the strip(s) of land and spaces defined and bounded by dashed lines marked "Landscape and Wall Easements" for the installation, maintenance and repair of landscaping, fences and walls. The easement(s) shall be for the benefit of Walnut Hills Developers, LLC, its Agents or Assigns.

COOPER FARMS, A KENTUCKY GENERAL PARTNERSHIP

OWNERS: By: _____

By: _____

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easement(s) for water means 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, replacing, relocating, reconstructing, maintaining and enlarging 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, rock, construction materials, tools, and equipment during construction of said water lines.

COOPER FARMS, A KENTUCKY GENERAL PARTNERSHIP

OWNERS: By: _____

By: _____

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 stadepots 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 on the date of this survey.

JOHN M. THOMAS P.L.S. #3259 Date 8-14-01

STATE OF KENTUCKY
JOHN M. THOMAS
3259
LICENSED PROFESSIONAL LAND SURVEYOR

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 easement or right-of-way.

TOTAL AREA IN SITE : 9.173 Ac.
TOTAL NO. LOTS: 23
TOTAL NO. BUILDING SITES : 21
—⊖— DENOTES SET 1/2" REBAR WITH CAP NO. 3259 UNLESS NOTED
ALL INTERIOR CORNERS ARE 1/2" REBAR W/CAP NO. 3259 UNLESS NOTED.
MOE = MIN. OPENING ELEVATION

GRAPHIC SCALE 1"=50'
0 25 50 100

COOPER FARMS

SECTION 1A AND 1B
RECORD PLAT
INNOVATIVE SUBDIVISION

AMENDED RECORD PLAT – THIS PLAT SUPERSEDES PLAT BOOK 46, PAGE 25, 49 AND 50

THE PURPOSE OF THIS PLAT IS TO CHANGE (UPDATE) THE NAME OF WALNUT HILLS SECTION 1A AND 1B INNOVATIVE SUBDIVISION TO COOPER FARMS AND CHANGE (UPDATE) THE OWNERSHIP INFORMATION.

SHEET 1 OF 3

OWNER AND DEVELOPER
COOPER FARMS. A KENTUCKY GENERAL PARTNERSHIP
11620 COMMONWEALTH DRIVE
LOUISVILLE, KENTUCKY 40222
(502) 423-1331
D.B. 7707 PG. 588., D.B. 7630, PG. 137
TAX BLOCK 3259 LOTS 1,2,3,4,5,6,7,8,9
TAX BLOCK 3259 LOTS 68,69,70,71,72,73,74,75,76,77,78,79,80,81
AUGUST, 2001 SCALE: 1"=50'

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

Recorded In Plat Book 47 Page 62
Part No.

Document No.: BN2001137560
Lodged By: COOPER FARMS
Recorded On: 08/17/2001 02:20:47
Total Fees: 15.00
Transfer Tax: .00
County Clerk: Bobbie Holsclaw-JEFF CO KY
Deputy Clerk: CARHAR

47 x 62