47 X63

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 1B

and does hereby dedicate to public use the BLACK WALNUT CIRCLE & TOP WALNUT LOOP 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 1B 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 Clark Bledsoe

Docket No.

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 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 owner's 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 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 thereto, 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 or 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 owner's 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 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 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 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, or 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	4	5
Δ = 17°26'53"	Δ = 47°03'01"	Δ = 11°11'51"	Δ = 06°51'08"	Δ = 90°13'30"
R = 850.000'	R = 325.000'	R = 1200.000'	R = 1500.000'	R = 292.198'
T = 130.434'	T = 141.483'	T = 117.634'	T = 89.802'	T = 293.348'
L = 258.849'	L = 266.884'	L = 234.519'	L = 179.390'	L = 460.132'

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 7427 PG. 401 AS AMENDED & RESTATED IN DEED BOOK 7403, PG. 032.

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.) 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.

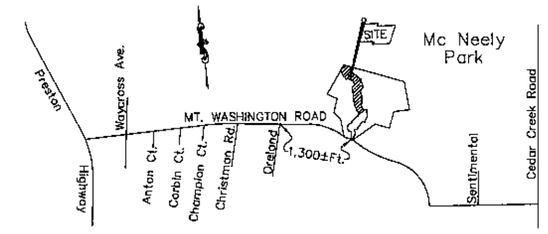
7.) THIS PLAT IS SUBJECT TO THE BINDING ELEMENTS IN DOCKET NO. 9-35-99 & DOCKET NO. 10-22-96 ON FILE IN THE OFFICE OF THE LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION.

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

9.) THIS PROPERTY IN ZONED R-5 WITH THE FOLLOWING WAIVERS GRANTED:

A.) STREET SIDE YARD REDUCED FROM 30' TO 15'
B.) SIDE YARDS REDUCED FROM 6' MINIMUM (18' TOTAL) TO 3'-5' MINIMUM (10' TOTAL).
C.) REAR YARDS REDUCED FROM 25' TO 20'.
D.) LOT SIZE REDUCED FROM 9000 s.f. TO 5500 s.f.
E.) MINIMUM LOT WIDTH FROM 60' TO 50'

10.) THE BUILDING LIMIT LINE ON THIS PLOT MAY BE AMENDED AT ANY TIME BY THE JEFFERSON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH APPLICTIBLE SUBUDIVISION REGULATIONS.



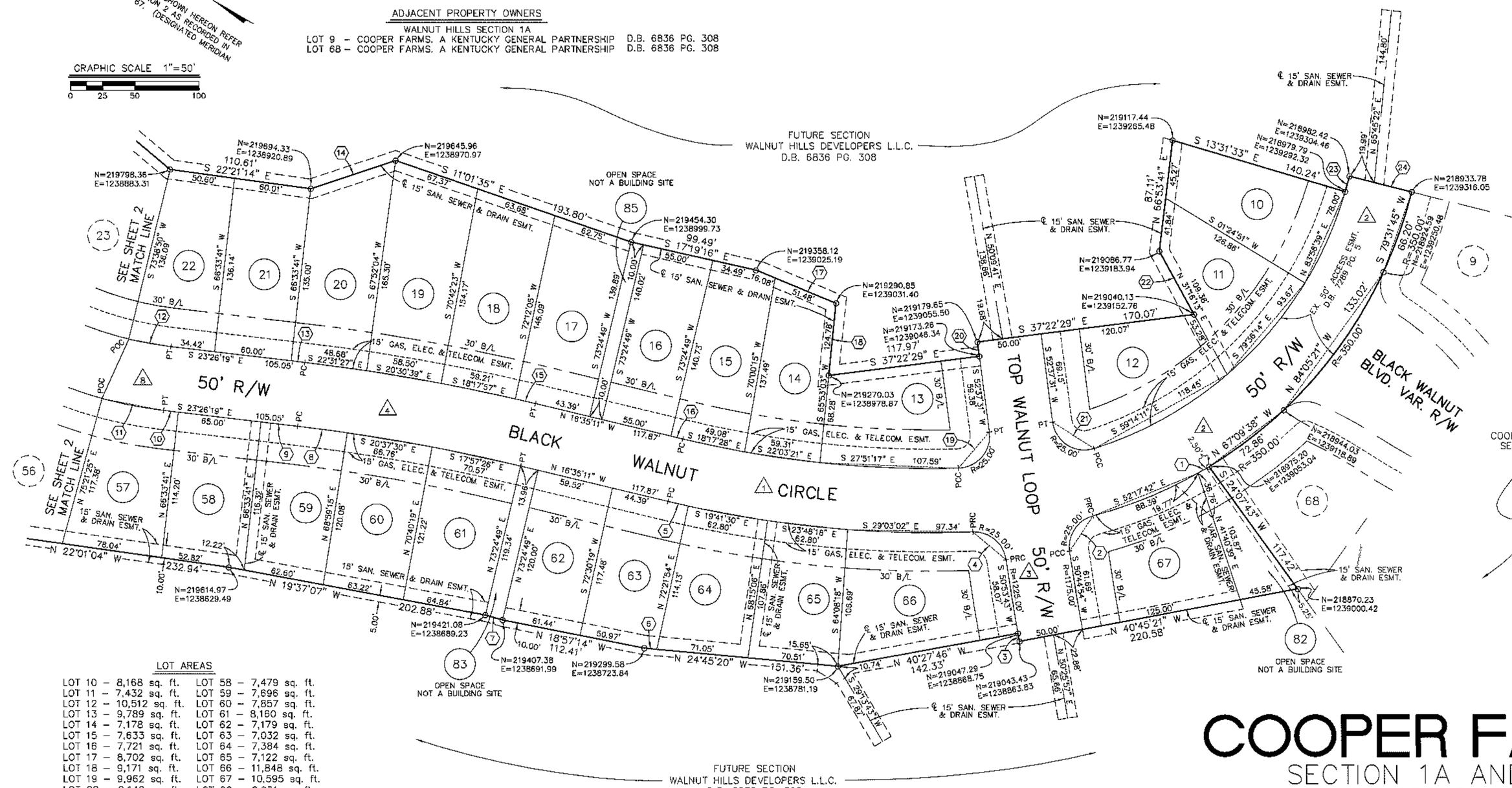
LOCATION MAP
NO SCALE

NORTH AND ALL BEARINGS SHOWN HEREON REFER TO COOPER FARMS SECTION 2 AS RECORDED IN PLAT BOOK 45 PAGE 87. (DESIGNATED N 17°17'20" E)

GRAPHIC SCALE 1"=50'
0 25 50 100

ADJACENT PROPERTY OWNERS

WALNUT HILLS SECTION 1A
LOT 9 – COOPER FARMS, A KENTUCKY GENERAL PARTNERSHIP D.B. 6836 PG. 308
LOT 68 – COOPER FARMS, A KENTUCKY GENERAL PARTNERSHIP D.B. 6836 PG. 308



LOT AREAS

LOT 10 – 8,168 sq. ft.	LOT 58 – 7,479 sq. ft.
LOT 11 – 7,432 sq. ft.	LOT 59 – 7,696 sq. ft.
LOT 12 – 10,512 sq. ft.	LOT 60 – 7,857 sq. ft.
LOT 13 – 9,789 sq. ft.	LOT 61 – 8,160 sq. ft.
LOT 14 – 7,178 sq. ft.	LOT 62 – 7,179 sq. ft.
LOT 15 – 7,633 sq. ft.	LOT 63 – 7,032 sq. ft.
LOT 16 – 7,721 sq. ft.	LOT 64 – 7,384 sq. ft.
LOT 17 – 8,702 sq. ft.	LOT 65 – 7,122 sq. ft.
LOT 18 – 9,171 sq. ft.	LOT 66 – 11,848 sq. ft.
LOT 19 – 9,962 sq. ft.	LOT 67 – 10,595 sq. ft.
LOT 20 – 9,149 sq. ft.	LOT 82 – 2,931 sq. ft.
LOT 21 – 8,134 sq. ft.	LOT 83 – 1,671 sq. ft.
LOT 22 – 8,057 sq. ft.	LOT 85 – 1,400 sq. ft.
LOT 57 – 7,920 sq. ft.	

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

TOTAL AREA IN SITE : 15.477 Ac.
TOTAL NO. BUILDING SITES : 58
TOTAL NO. NON-BUILDING SITES : 4

—o— DENOTES SET 1/2" REBAR WITH CAP NO. 3259 UNLESS NOTED
ALL INTERIOR CORNERS ARE 1/2" REBAR W/ CAP NO. 3259 UNLESS NOTED.

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, 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.

OWNERS: N/A

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 Campbelle Drainage Plan for the subdivision and all drainage from the lot is directed to a public drainage facility in easement or right-of-way.

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 on the date of this survey.

JOHN M. THOMAS, PLS NO. 3259 — Date 8-14-01

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

PROPERTY OWNERS

LOT 10 Cooper Farms D.B. 7630 PG 137
LOT 11 Cooper Farms D.B. 7630 PG 137
LOT 12 Cooper Farms D.B. 7630 PG 137
LOT 13 Vincent J. & Paula Ryan D.B. 7572 PG 494
LOT 14 Cooper Farms D.B. 7630 PG 137
LOT 15 Jack Band Blvr. Inc. D.B. 7582 PG 031
LOT 16 DANMARK Inc. D.B. 7586 PG 068
LOT 17 Brian M. & Shannon Leonard D.B. 7613 PG 303
LOT 18 Eric J. & Julie L. Ashley D.B. 7523 PG 410
LOT 19 DANMARK Condtruction D.B. 7485 P.G. 6111
LOT 20 Cooper Farms D.B. 7630 PG 137
LOT 21 DANMARK Inc. D.B. 7586 PG 071
LOT 22 COOPER FARMS D.B. 7630 PG. 137
LOT 57 COOPER FARMS D.B. 7630 PG. 137
LOT 58 COOPER FARMS D.B. 7630 PG. 137
LOT 59 Jack Band Blvr. Inc. D.B. 7622 PG 774
LOT 60 COOPER FARMS D.B. 7630 PG. 137
LOT 61 Triple D. Enterprises D.B. 7630 PG 57
LOT 62 Cooper Farms D.B. 7630 PG 137
LOT 63 Cooper Farms D.B. 7630 PG 137
LOT 64 Roscilene Gibson D.B. 7509 PG 259
LOT 65 Jack Band Blvr. Inc. D.B. 7489 PG 911
LOT 66 James D. & Cindy Francis D.B. 7500 PG 164
LOT 67 Robert J. & Linda H. Kennedy D.B. 7527 PG 719
LOT 82 COOPER FARMS D.B. ~~7707~~ PG. 588
LOT 83 COOPER FARMS D.B. ~~7707~~ PG. 588
LOT 85 COOPER FARMS D.B. ~~7707~~ PG. 588

BEARINGS & DISTANCES

1	S 60°22'05" E	10.00'	R=350.00'
2	N 86°23'39" W	33.04'	R=25.00'
3	N 49°23'26" E	6.27'	R=1225.00'
4	S 10°00'26" W	33.62'	R=25.00'
5	S 17°06'39" E	16.01'	R=875.00'
6	N 24°45'20" W	9.80'	
7	N 13°53'08" W	13.98'	
8	S 22°40'49" E	39.05'	R=1475.00'
9	S 23°26'19" E	28.49'	
10	S 23°26'19" E	11.56'	
11	S 19°02'27" E	48.65'	R=317.20'
12	N 19°53'45" W	33.02'	R=267.20'
13	S 23°26'19" E	10.64'	
14	S 48°29'25" E	69.63'	
15	S 16°53'12" E	15.98'	R=1525.00'
16	N 16°35'11" W	9.49'	
17	S 07°46'28" E	67.56'	
18	S 65°53'03" W	56.51'	
19	S 79°29'02" E	37.09'	R=25.00'
20	N 52°37'31" E	11.17'	
21	S 02°23'15" W	38.44'	R=25.00'
22	N 31°16'13" E	56.10'	
23	N 75°17'18" E	12.42'	R=300.00'
24	S 15°53'52" E	50.00'	

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 2 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 3284 LOTS 10,11,12,13,14,15,16,17,18,19,20,21,22
TAX BLOCK 3284 LOTS 57,58,59,60,61,62,63,64,65,66,67,82,83,85
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

Work 07709*0032

Recorded in Plat Book 47 Page 63
Instr. No.

Document No.: DN2001137561
Lodged By: COOPER FARMS
Recorded On: 08/17/2001 02:31:09
Total Fees: 15.00
Transfer Tax: .00
County Clerk: Bobbie Holsclaw-JEFF CO KY
Deputy Clerk: DRB968

47 X63