47x96

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 SUBDIVISION, SECTION 6

and does hereby dedicate to public use the CAITLYNN WAY AND TOP WALNUT LOOP shown thereon.

OWNERS: COOPER FARMS PARTNERSHIP, A KENTUCKY GENERAL PARTNERSHIP

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

Christi Vice

a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Cooper Farms Section VI was this day presented to me by Donald Cook & Kenny 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 4th day of November, 2001

My Commission expires: 13th day of February, 2002

Christi L. Vice
Notary Public

CERTIFICATE OF APPROVAL

Approved this 29th day of NOVEMBER 2001
LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

9-35-99 & 10-22-96
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 that may come 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 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 herein 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 appurtenant 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.

OWNERS: COOPER FARMS PARTNERSHIP, A KENTUCKY GENERAL 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 access 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.

OWNERS: COOPER FARMS PARTNERSHIP, A KENTUCKY GENERAL 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 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.

OWNERS: COOPER FARMS PARTNERSHIP, A KENTUCKY GENERAL 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, Jefferson County, or another responsible governmental agency. Until said easement areas are accepted for maintenance by said Sewer District, Jefferson County, or another responsible 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 3.70 of the Metropolitan Subdivision Regulations.

¢ CURVE DATA

2	3	4
Δ = 8°30'55"	Δ = 41°17'48"	Δ = 127°22'49"
R= 1950.000	R= 350.000	R= 107.006
L= 221.744'	L= 252.267'	L= 237.897'
T= 110.991'	T= 131.893'	T= 216.417'

5	6	7
Δ = 12°12'08"	Δ = 45°24'33"	Δ = 54°39'05"
R= 600.000	R= 300.000	R= 375.000
L= 127.781'	L= 237.762'	L= 357.893'
T= 84.133'	T= 125.521'	T= 193.765'

NORTH AND ALL BEARINGS SHOWN HEREON REFER TO COOPER FARMS SECTION 2 AS RECORDED IN PLAT BOOK 43 PAGE 67. (DESIGNATED MERIDIAN N 17°17'20" E)

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 [illegible], PG. [illegible].

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 02, 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 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.

7.) THIS PROPERTY IN ZONED R-5.

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

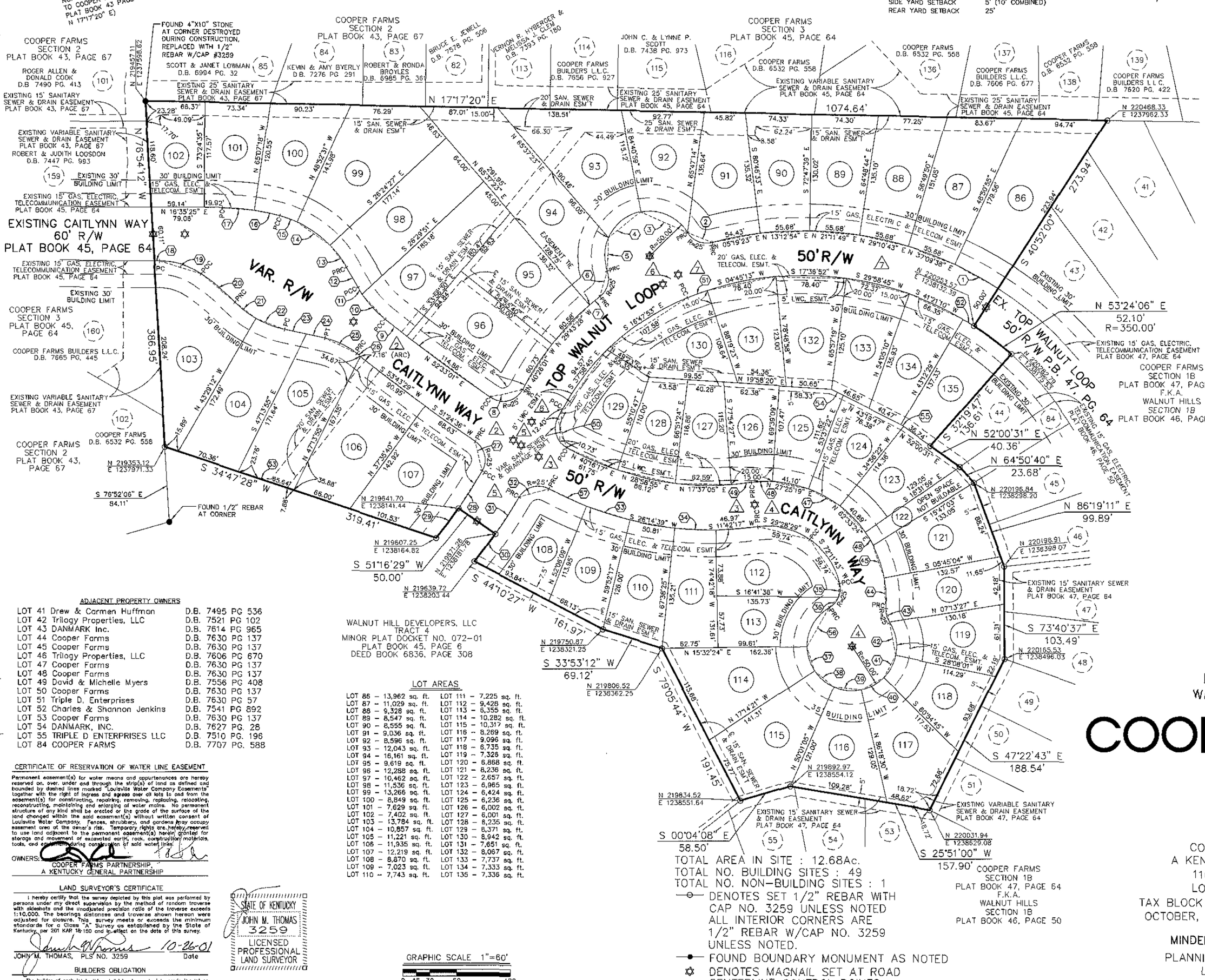
9.) THE BUILDING LIMIT LINE SHOWN ON THIS PLAT MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

10.) SUBJECT TO CONDITIONS OF APPROVAL/BINDING ELEMENTS IN DOCKET NO. 9-35-99 & 10-22-96 IN THE OFFICES OF THE PLANNING COMMISSION.

11.) THE SANITARY SEWER PLANS AND DRAINAGE CONSTRUCTION PLANS ON FILE AT MSD, WERE APPROVED UNDER THE SUBDIVISION NAME "WALNUT HILLS - SECTION 2".

R-5 SETBACK REQUIREMENTS

FRONT YARD SETBACK	25'
STREET YARD SETBACK	30'
SIDE YARD SETBACK	5' (10' COMBINED)
REAR YARD SETBACK	25'



ADJACENT PROPERTY OWNERS

LOT 41 Drew & Carmen Huffman	D.B. 7495 PG 536
LOT 42 Trilogy Properties, LLC	D.B. 7521 PG 102
LOT 43 DANMARK Inc.	D.B. 7614 PG 965
LOT 44 Cooper Farms	D.B. 7630 PG 137
LOT 45 Cooper Farms	D.B. 7630 PG 137
LOT 46 Trilogy Properties, LLC	D.B. 7606 PG 670
LOT 47 Cooper Farms	D.B. 7630 PG 137
LOT 48 Cooper Farms	D.B. 7630 PG 137
LOT 49 Dovid & Michelle Myers	D.B. 7556 PG 408
LOT 50 Cooper Farms	D.B. 7630 PG 137
LOT 51 Triple D. Enterprises	D.B. 7630 PG 57
LOT 52 Charles & Shannon Jenkins	D.B. 7541 PG 892
LOT 53 Cooper Farms	D.B. 7630 PG 137
LOT 54 DANMARK, INC.	D.B. 7627 PG. 28
LOT 55 TRIPLE D ENTERPRISES LLC	D.B. 7510 PG. 196
LOT 84 COOPER FARMS	D.B. 7707 PG. 588

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) hereby granted for storage and movement of excavated earth, rock, construction materials, tools, and equipment during construction of said water(lines).

OWNERS: COOPER FARMS PARTNERSHIP, A KENTUCKY GENERAL 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 on the date of this survey.

JOHN M. THOMAS, PLS NO. 3259 — Date 10-26-01

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

BUILDERS OBLIGATION

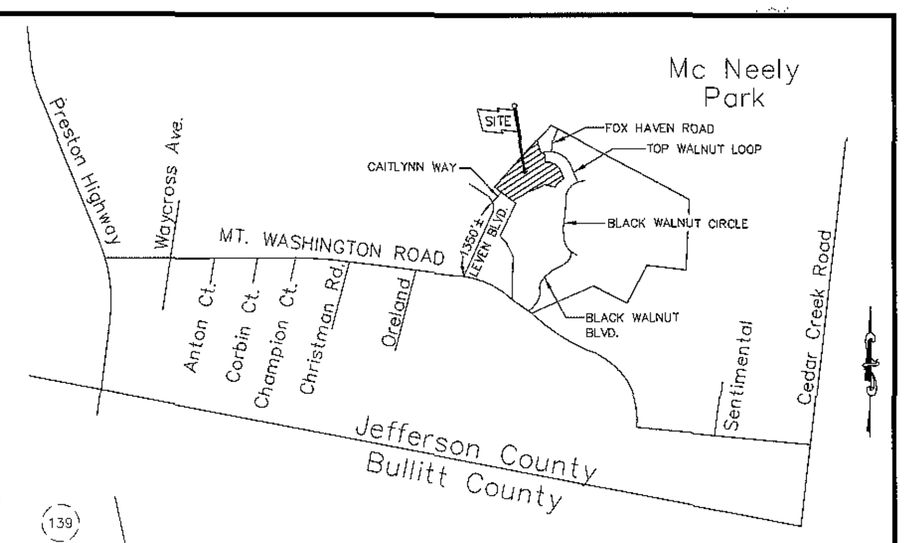
The builder of each lot in this subdivision is required to grade the lot so that cross-lot drainage is in conformance with the approved Composite Drainage Plan for the subdivision and all drainage from the lot is directed to a public drainage facility in easement or right-of-way.

LOT AREAS

LOT 86 - 13,962 sq. ft.	LOT 111 - 7,225 sq. ft.
LOT 87 - 11,029 sq. ft.	LOT 112 - 9,428 sq. ft.
LOT 88 - 9,328 sq. ft.	LOT 113 - 8,355 sq. ft.
LOT 89 - 8,547 sq. ft.	LOT 114 - 10,282 sq. ft.
LOT 90 - 8,555 sq. ft.	LOT 115 - 10,317 sq. ft.
LOT 91 - 9,036 sq. ft.	LOT 116 - 8,269 sq. ft.
LOT 92 - 8,596 sq. ft.	LOT 117 - 9,096 sq. ft.
LOT 93 - 12,043 sq. ft.	LOT 118 - 6,735 sq. ft.
LOT 94 - 16,161 sq. ft.	LOT 119 - 7,328 sq. ft.
LOT 95 - 9,619 sq. ft.	LOT 120 - 6,868 sq. ft.
LOT 96 - 12,288 sq. ft.	LOT 121 - 8,236 sq. ft.
LOT 97 - 10,462 sq. ft.	LOT 122 - 2,657 sq. ft.
LOT 98 - 11,536 sq. ft.	LOT 123 - 6,965 sq. ft.
LOT 99 - 13,266 sq. ft.	LOT 124 - 6,844 sq. ft.
LOT 100 - 8,849 sq. ft.	LOT 125 - 6,236 sq. ft.
LOT 101 - 7,629 sq. ft.	LOT 126 - 6,002 sq. ft.
LOT 102 - 7,402 sq. ft.	LOT 127 - 6,701 sq. ft.
LOT 103 - 13,784 sq. ft.	LOT 128 - 8,235 sq. ft.
LOT 104 - 10,857 sq. ft.	LOT 129 - 6,371 sq. ft.
LOT 105 - 11,221 sq. ft.	LOT 130 - 8,942 sq. ft.
LOT 106 - 11,935 sq. ft.	LOT 131 - 7,651 sq. ft.
LOT 107 - 12,219 sq. ft.	LOT 132 - 8,067 sq. ft.
LOT 108 - 8,870 sq. ft.	LOT 133 - 7,737 sq. ft.
LOT 109 - 7,023 sq. ft.	LOT 134 - 7,333 sq. ft.
LOT 110 - 7,743 sq. ft.	LOT 135 - 7,336 sq. ft.

BEARINGS & DISTANCES

(1)	N 45°08'32" E	55.88'	R=400.00'
(2)	N 38°05'52" E	29.86'	R=25.00'
(3)	N 40°02'43" E	56.97'	R=50.00'
(4)	N 22°22'34" W	45.47'	R=50.00'
(5)	N 72°04'14" W	37.46'	R=50.00'
(6)	N 57°53'12" W	29.52'	R=25.00'
(7)	N 23°02'21" W	15.17'	R=325.00'
(8)	N 02°31'22" E	37.34'	R=25.00'
(9)	N 54°43'21" E	31.08'	R=1925.00'
(10)	N 63°46'29" E	37.64'	R=126.00'
(11)	N 74°20'16" E	8.68'	R=126.00'
(12)	N 76°18'40" E	25.84'	R=50.00'
(13)	N 69°12'30" E	30.66'	R=124.00'
(14)	N 51°35'18" E	45.27'	R=124.00'
(15)	N 36°17'52" E	20.84'	R=124.00'
(16)	N 28°12'06" E	28.98'	R=250.00'
(17)	N 20°44'04" E	36.13'	R=250.00'
(18)	S 16°35'25" W	5.29'	
(19)	S 33°20'37" W	49.58'	R=86.00'
(20)	S 56°01'34" W	48.76'	R=236.00'
(21)	S 54°14'03" W	29.56'	R=110.00'
(22)	S 37°31'12" W	34.39'	R=110.00'
(23)	S 28°31'36" W	24.93'	
(24)	S 28°31'36" W	21.26'	
(25)	S 41°51'21" W	39.65'	R=86.00'
(26)	S 55°06'52" W	4.86'	R=1975.00'
(27)	N 86°37'23" W	34.08'	R=25.00'
(28)	N 41°11'35" W	49.52'	R=575.00'
(29)	S 36°39'01" E	41.64'	R=575.00'
(30)	N 36°58'16" W	36.26'	R=625.00'
(31)	S 40°59'48" E	49.54'	R=625.00'
(32)	S 00°50'10" W	34.80'	R=25.00'
(33)	S 34°00'47" W	50.81'	R=375.00'
(34)	S 16°49'38" W	46.21'	R=375.00'
(35)	N 68°19'37" W	15.55'	R=25.00'
(36)	N 32°05'32" W	15.55'	R=25.00'
(37)	S 89°09'02" W	28.22'	R=50.00'
(38)	S 56°22'47" W	28.22'	R=50.00'
(39)	S 21°50'12" W	31.14'	R=50.00'
(40)	S 12°41'52" E	28.22'	R=50.00'
(41)	S 45°28'37" E	28.22'	R=50.00'
(42)	S 84°06'16" E	37.85'	R=50.00'
(43)	S 87°52'37" E	15.84'	R=25.00'
(44)	S 76°49'48" E	34.09'	R=132.01'
(45)	N 87°20'19" E	38.53'	R=132.01'
(46)	N 75°11'47" E	17.17'	R=132.01'
(47)	N 45°00'43" E	39.64'	R=132.01'
(48)	N 13°17'27" E	23.82'	R=132.01'
(49)	N 10°06'13" E	22.56'	R=325.00'
(50)	N 88°55'16" E	34.23'	R=25.00'
(51)	S 03°35'51" E	23.46'	R=350.00'
(52)	S 47°57'45" W	14.30'	R=350.00'
(53)	S 18°42'00" W	14.78'	
(54)	N 43°19'47" E	14.43'	
(55)	N 43°19'47" E	3.69'	
(56)	N 44°13'02" W	50.37'	R=50.00'
(57)	S 41°25'08" W	46.07'	R=375.00'



LOCATION MAP
NO SCALE

FORMERLY KNOWN AS WALNUT HILLS SECTION 2

COOPER FARMS

SUBDIVISION
SECTION 6
RECORD PLAT

OWNER & DEVELOPER
COOPER FARMS PARTNERSHIP,
A KENTUCKY GENERAL PARTNERSHIP
11620 COMMONWEALTH DRIVE
LOUISVILLE, KENTUCKY 40299

TAX BLOCK 3185 LOTS 06 D.B. 7630, PG. 140
OCTOBER, 2001 SCALE: 1"=60'

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 96
Part No.

Document No.: BN8001217483
Lodged By: COOPER FARMS PARTNERSHIP
Recorded On: 12/21/2001 11:55:46
Total Fees: 15.00
Transfer Tax: .00
County Clerk: Bobbie Holsclaw-JEFF CO
Deputy Clerk: YOLUSE

47 x 96

47 x 96

47 x 96

CK 11/14/01