

6242

CERTIFICATE OF OWNERSHIP AND DEDICATION
This is to certify that the undersigned is the owner of the land shown on this plat and hereby dedicates the same to be the plat of:
COOPER FARMS, SECTION 11A
and does hereby dedicate to public use the PARK LAKE DRIVE, BLACK WALNUT CIRCLE & TOP WALNUT LOOP above shown.

CERTIFICATE OF ACKNOWLEDGMENT
STATE OF KENTUCKY SS
COUNTY OF JEFFERSON
I, Carol Hodge,
a Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of COOPER FARMS SECTION 11A was this day presented to me by RUFUS PIGNERI known to me, who associated the Certificate in my presence and acknowledged it to be His live act and deed.
Witness my hand and seal this 25th day of March 2015
My Commission expires: 03/19/19
Carol Hodge 438625
Notary Public

CERTIFICATE OF APPROVAL
Approved this 7th day of April 2015
LOUISVILLE METRO PLANNING COMMISSION
18745
Jo Rucman

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMMUNICATIONS EASEMENTS
The Applicant hereby reserves from the subject Tract, Electric and Telecommunication Easements, Gas Easements or Electric and Telecommunication Easements for utility purposes, which include: (1) the right of ingress and egress to and from the easement area at all times, across streets and alleys, and (2) the right to cut down or trim any trees within the easement; (3) the right to lay or run any lines within the easement; (4) the right to lay or run any lines or cables for utility purposes; (5) the right to lay or run any lines or cables for utility purposes; (6) the right to lay or run any lines or cables for utility purposes; (7) the right to lay or run any lines or cables for utility purposes; (8) the right to lay or run any lines or cables for utility purposes; (9) the right to lay or run any lines or cables for utility purposes; (10) the right to lay or run any lines or cables for utility purposes.

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS
An easement for sanitary sewer and drainage purposes is hereby reserved over, over and under the subject of this subdivision and adjacent lands and the right of ingress and egress over all lots to and from the easement for construction, operation and maintenance of sewers and drain over said land, the permanent structure of any lot to be placed on, over or under the land which is subject to said easement. The easements are to be for the benefit of the lot in this subdivision and other lots which require drainage through, and said sewer and drain 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 sewer district.

PROPERTY OWNER'S OBLIGATION
Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved subdivision plan on file in the office of the Director of Public Works. It is the obligation of every property owner in this subdivision not to remove, 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.

NOTICE OF BOND REQUIREMENT
After construction approval and release of the undersigned subdivision's bond 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 7.2.70 of the Metropolitan Subdivision Regulations.

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

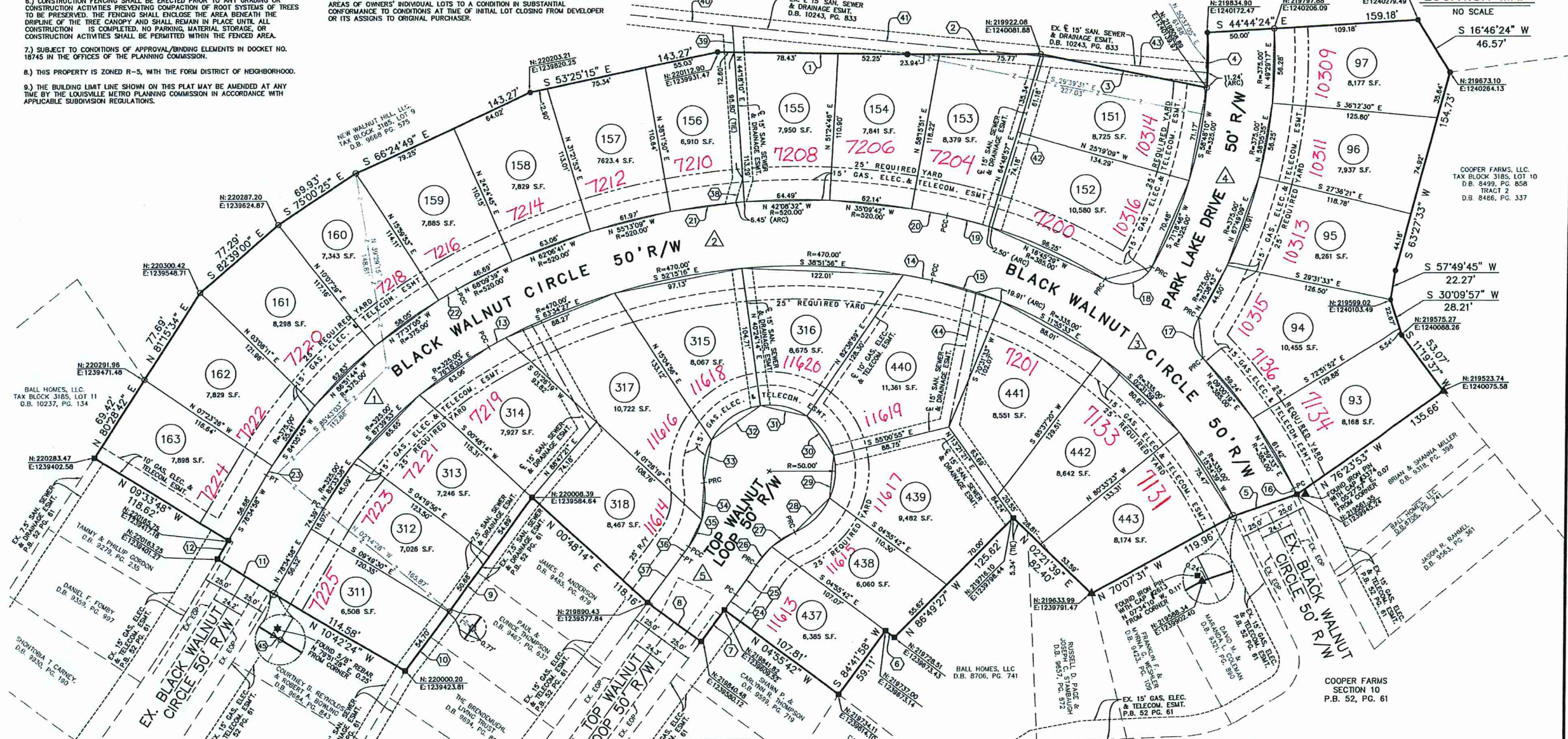
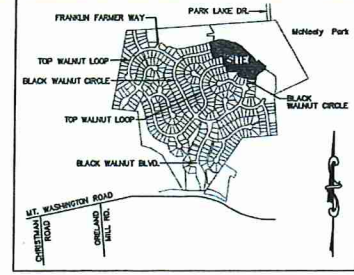
LAND SURVEYOR'S CERTIFICATE
I hereby certify that the survey depicted by this plat was performed by personal under my direct supervision by the method of random bearing and distances and the unadjusted precision ratio of the traverse was 1:20,772. The bearings and distances shown hereon were adjusted for closure. This survey meets or exceeds the minimum standards for a Class B Survey as established by the State of Kentucky, per 201 KAR 18:150 and in effect on the date of this survey.
TRAVIS K. BENTLEY, PLS No. 3697 Date 3-18-15

- 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 REQUIREMENT 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 4 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 10338 PAGE 170, AS AMENDED BY DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.
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. 21111C0112 E DATED DECEMBER 05, 2006.
6) CONSTRUCTION FENCING SHALL BE ERRECTED 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) SUBJECT TO CONDITIONS OF APPROVAL/BINDING ELEMENTS IN DOCKET NO. 18745 IN THE OFFICES OF THE PLANNING COMMISSION.
8) THIS PROPERTY IS ZONED R-5, WITH THE FORM DISTRICT OF NEIGHBORHOOD.
9) THE BUILDING LIMIT LINE SHOWN ON THIS PLAT MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE METRO PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

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10.) ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".
11.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.
12.) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NO. 18760.
13.) A WAIVER OF 6.2.6 OF THE LAND DEVELOPMENT CODE WAS GRANTED TO ELIMINATE THE SIDEWALK ON THE HIGH/SOUTH SIDE OF BLACK WALNUT CIRCLE.
14.) LOT OWNERS GRANT ACCESS TO THEIR INDIVIDUAL LOTS FOR ACTIVITIES NORMALLY ANTICIPATED BY THE DEVELOPER AND ITS ASSIGNS SUCH AS ADJACENT LOT HOME CONSTRUCTION, WARRANTY WORK, LOT DEVELOPMENT BOND RELEASE, WORK AND FOR WORK DIRECTED BY GOVERNMENT AGENCIES AND UTILITY PROVIDERS.
15.) DEVELOPERS AND ITS ASSIGNS ARE RESPONSIBLE FOR RESTORING DISTURBED AREAS OF OWNERS' INDIVIDUAL LOTS TO A CONDITION IN SUBSTANTIAL CONFORMANCE TO CONDITIONS AT TIME OF INITIAL LOT CLOSING FROM DEVELOPER OR ITS ASSIGNS TO ORIGINAL PURCHASER.

Table with 3 columns: Stationing (e.g., 1, 2, 3), Curve Data (e.g., Delta = 301°10'0", R = 350.000', L = 187.433'), and Bearings & Distances (e.g., 1 S 40°23'55" E 143.27', 2 S 41°13'46" E 99.71').

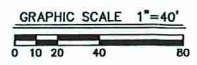
Table with 3 columns: Stationing (e.g., 16, 17, 18), Curve Data (e.g., Delta = 41°59'42", R = 485.000', L = 189.988'), and Bearings & Distances (e.g., 16 N 22°34'03" E 5.17', 17 N 42°19'11" E 30.59').



COOPER FARMS SECTION 10 P.B. 52, PG. 61

SITE INFO
TOTAL AREA IN SITE: 7.870 Ac.
AREA DEDICATED TO RIGHT-OF-WAY: 2.89 Ac.
TOTAL NUMBER BUILDING SITES: 33
TOTAL NUMBER NON-BUILDABLE SITES: 0
ZONED: R-5
FORM DISTRICT: NEIGHBORHOOD
SITE ADDRESS: 11614 TOP WALNUT LOOP LOUISVILLE, KENTUCKY

R-5 SETBACK REQUIREMENTS
FRONT YARD SETBACK 25'
STREET YARD SETBACK 25'
SIDE YARD SETBACK 5' (10' COMBINED)
REAR YARD SETBACK 25'



- LEGEND
- DENOTES SET 1/2 INCH REBAR WITH SURVEY CAP NO. 3697 OR MAG NAIL "X" CUT AS NEEDED UNLESS OTHERWISE NOTED. ALL INTERIOR LOT CORNERS ARE SET 1/2 INCH REBAR WITH SURVEY CAP NO. 3697 OR MAG NAIL "X" CUT AS NEEDED UNLESS OTHERWISE NOTED.
- DENOTES FOUND 1/2" REBAR WITH CAP #3697, UNLESS NOTED OTHERWISE.
- DENOTES FOUND 1/2" REBAR WITH CAP #3259, UNLESS NOTED OTHERWISE.
- DENOTES FOUND 1/2" REBAR WITH CAP #2013, UNLESS NOTED OTHERWISE.
- DENOTES FOUND 1/2" REBAR WITH CAP #3374, UNLESS NOTED OTHERWISE.
- DENOTES 5/8" REBAR
- DENOTES COMPUTED UNMARKED POINT
R/W RIGHT OF WAY

# COOPER FARMS

SUBDIVISION SECTION 11A RECORD PLAT
OWNER & DEVELOPER
BALL HOMES, LLC.
3609 WALDEN DRIVE
LOUISVILLE, KENTUCKY 40517
TAX BLOCK 3762, LOT 2
DEED BOOK 10237, PAGE 134
MARCH 18, 2015 SCALE: 1"=40'
MINDEL, SCOTT & ASSOCIATES, INC.
PLANNING \* ENGINEERING \* SURVEYING
LANDSCAPE ARCHITECTURE
5151 JEFFERSON BOULEVARD, LOUISVILLE, KY. 40219
(502)485-1508

10388PG0170

Recorded in Plat Book No. 64 Page 97

Document No.: 10388PG0170
Lodged By: BALL HOMES, LLC
Recorded On: 01/09/2015 01:16:33
Transfer Fee: 28.00
County Clerk: BOBBIE HOLDSBROOK-JEFF CO KY
Plat Clerk: TERESA

54 X 97

54 X 97

54 X 97

10/15 4/15