

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 a plat of...

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMMUNICATIONS EASEMENTS
The easement for gas, electric and telecommunication lines is hereby reserved and granted to the Louisville Metro Planning Commission...

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 steps of land and appurtenant to be divided and bounded by dashed lines...

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.

9.) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.
10.) SUBJECT TO THE CONDITIONS OF APPROVAL IN DOCKET NO. 9-35-99 IN THE OFFICES OF THE PLANNING COMMISSION.

CERTIFICATE OF ACKNOWLEDGMENT
STATE OF KENTUCKY
COUNTY OF JEFFERSON
I, Carol Hodge, Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of COOPER FARMS SECTION 11B was this day presented to me by ROCCO PIGNERI...

APPROPRIATE COMMENTS ARE HEREBY DEDICATED AND RESERVED TO EACH PROPERTY OWNER TOGETHER WITH THE RIGHT OF REVISION OR ABANDONMENT OF ANY PORTION OF THE PLAT...

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 Public Works...

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.

11.) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THE SITE UNDER CASE NO. 14LSCAPE1004.
12.) MINIMUM OPENING ELEVATIONS ARE AS FOLLOWS:
LOT NO. 474 & 475 ELEVATIONS 576.0

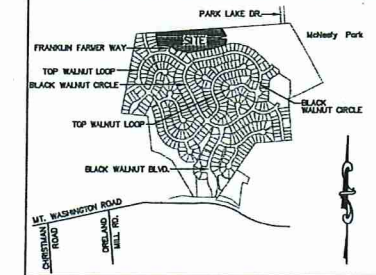
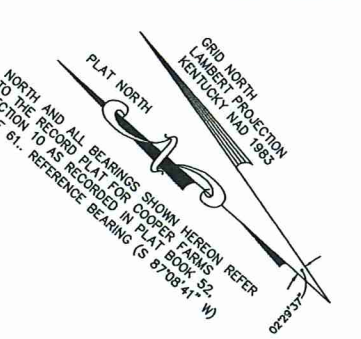
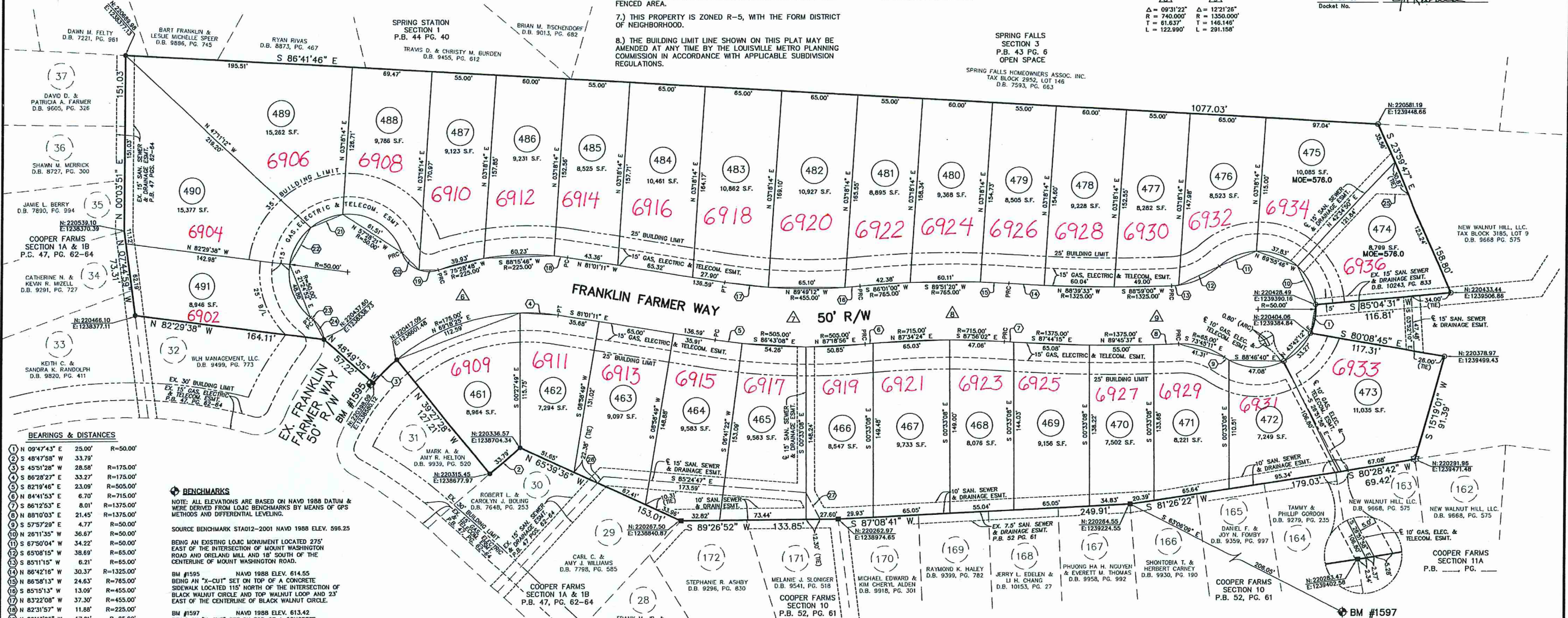


Table with 2 columns: CURVE DATA and CERTIFICATE OF APPROVAL. Curve data includes values for Delta, R, T, L for various curves. Certificate of approval includes date (7th day of April 2015) and signature (Carol Hodge).



BEARINGS & DISTANCES
Table listing bearings and distances for various points on the plat, such as N 09°47'43\"/>

BENCHMARKS
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
SOURCE BENCHMARK STA012-2001 NAVD 1988 ELEV. 596.25

LEGEND
DENOTES SET 1/2 INCH REBAR WITH SURVEY CAP NO. 3697 OR MAG NAIL, 7/8\"/>

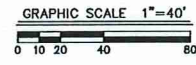
R-5 SETBACK REQUIREMENTS
FRONT YARD SETBACK 25'
STREET YARD SETBACK 25'
SIDE YARD SETBACK 5' (10' COMBINED)
REAR YARD SETBACK 25'

SITE INFO
TOTAL AREA IN SITE: 7.976 AC.
AREA DEDICATED TO RIGHT-OF-WAY: 1.22 AC.
TOTAL NUMBER BUILDING SITES: 31
TOTAL NUMBER NON-BUILDABLE SITES: 0

COOPER FARMS
SUBDIVISION SECTION 11B
RECORD PLAT

OWNER & DEVELOPER
BALL HOMES, LLC.
3609 WALDEN DRIVE
LEXINGTON, KENTUCKY 40517
TAX BLOCK 3185, LOT 0011
DEED BOOK 10237, PAGE 134
MARCH 18, 2015 SCALE: 1\"/>

Recorded in Plat Book
No. 54 Page 98
Part No.
Document No. 1 ENR15042544
Filed by BALL HOMES LLC
Recorded On 04/09/2015 2:08:08 PM
Transfer Tax \$0.00
County Clerk KIMBERLY HOLSINGER-JEFF CO KY
Deputy Clerk TERESA



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 traverses...

DAVIS K. BENTLEY, PLS NO. 3697
3-18-15
Date

54x98

54x98

pb 4/6/15

54x98

11/4/15