43X107

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledge the same to be the plat of.

COOPER FARMS SECTION 2

and does hereby dedicate to public use the LEVEN BOULEVARD

LEVEN COURT, CASSIDY LANE & CASSIDY CIRCLE shown thereon.

OWNERS: Donald J. Cole

COOPER FARMS

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY SS
COUNTY OF JEFFERSON

I, Susan E. Tracy a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of COOPER FARMS SECTION 2 was this day presented to me by Donald J. Cole Roger Allen known to me, who executed the Certificate in my presence and acknowledge it to be free act and deed.

Witness my hand and seal this 16th day of September, 1997

My Commission expires: 30 day of November 1999

Susan E. Tracy
Notary Public

CERTIFICATE OF APPROVAL

Approved this 17th day of September 1997

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

10-2-95 David M Hunsfeld
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 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 terminations 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 Bell South 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 UN right to overhang lot with service wires to service adjoining lots.

OWNERS:

COOPER FARMS

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 either fund 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

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.

OWNERS: N/A

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, and persons responsible shall be subject to fine.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned sub divider'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.

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

LAND SURVEYOR'S CERTIFICATE

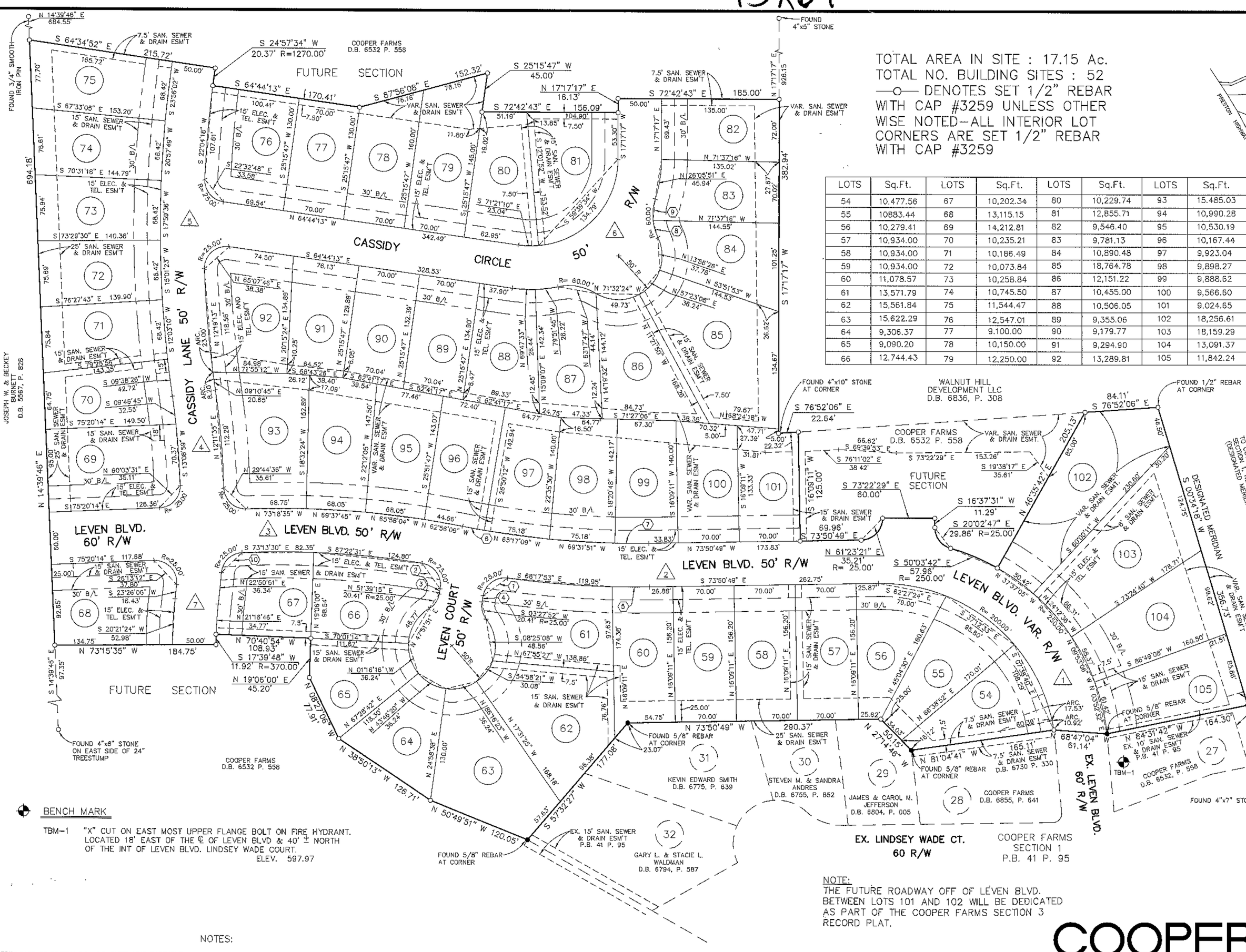
I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey and plat meets or exceeds the minimum standards of governing authorities.

David A. Mindel — P.L.S. # 2843 — Date 9/16/97

BUILDERS OBLIGATION

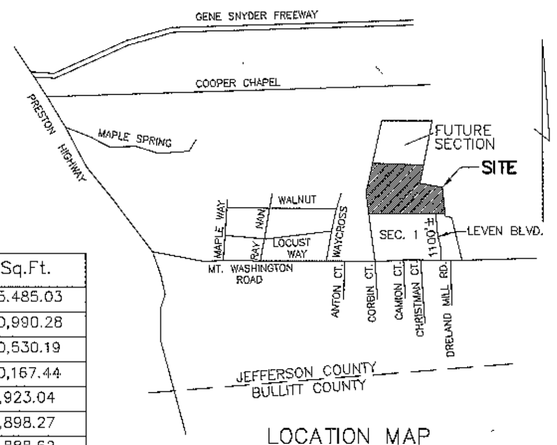
The builder of each lot in this subdivision is required to grade the lot so that cross-lot drainage is in conformance with the approved Composite Drainage Plan for the subdivision and all drainage from the lot is directed to a public drainage facility in easement or right-of-way.

STATE OF KENTUCKY
DAVID A. MINDEL
LS 2843
REGISTERED
LAND SURVEYOR



TOTAL AREA IN SITE : 17.15 Ac.
TOTAL NO. BUILDING SITES : 52
—o— DENOTES SET 1/2" REBAR WITH CAP #3259 UNLESS OTHER WISE NOTED—ALL INTERIOR LOT CORNERS ARE SET 1/2" REBAR WITH CAP #3259

LOTS	Sq.Ft.	LOTS	Sq.Ft.	LOTS	Sq.Ft.	LOTS	Sq.Ft.
54	10,477.56	67	10,202.34	80	10,229.74	93	15,485.03
55	10883.44	68	13,115.15	81	12,855.71	94	10,990.28
56	10,279.41	69	14,212.81	82	9,546.40	95	10,530.19
57	10,934.00	70	10,235.21	83	9,781.13	96	10,167.44
58	10,934.00	71	10,186.49	84	10,890.48	97	9,923.04
59	10,934.00	72	10,073.84	85	18,764.78	98	9,898.27
60	11,078.57	73	10,258.84	86	12,151.22	99	9,888.62
61	13,571.79	74	10,745.50	87	10,455.00	100	9,566.60
62	15,561.84	75	11,544.47	88	10,506.05	101	9,024.65
63	15,622.29	76	12,547.01	89	9,355.06	102	18,256.61
64	9,306.37	77	9,100.00	90	9,179.77	103	18,159.29
65	9,090.20	78	10,150.00	91	9,294.90	104	13,091.37
66	12,744.43	79	12,250.00	92	13,289.81	105	11,842.24



LOCATION MAP
NO SCALE

BEARINGS & DISTANCES

1	N 71°14'41" E	34.53'	R=25.00'
2	S 18°08'44" E	35.79'	R=25.00'
3	S 27°33'33" W	5.96'	
4	S 27°33'33" W	7.25'	
5	S 72°41'12" E	43.13'	R=1065.00"
6	N 82°26'56" W	25.31'	R=1015.00"
7	N 72°45'00" W	38.86'	R=1015.00"
8	N 01°31'07" E	20.37'	R=60.00'
9	N 23°05'56" E	24.56'	R=60.00'
10	N 83°05'10" E	33.04'	R=25.00'

CURVE DATA

1	Δ = 82°23'14.3" R = 230.000' T = 201.305' L = 330.724'	2	Δ = 12°06'45.3" R = 1040.000' T = 110.341' L = 219.860'	3	Δ = 13°36'10.3" R = 1040.000' T = 124.039' L = 246.911'
4	Δ = 15°15'34.3" R = 900.000' T = 120.562' L = 239.698'	5	Δ = 17°36'38.3" R = 1295.000' T = 200.600' L = 398.036'	6	Δ = 97°58'30.3" R = 125.000' T = 143.733' L = 213.748'
		7	Δ = 07°13'57.5.3" R = 395.000' T = 24.984' L = 49.862'		

BENCH MARK

TBM-1 "X" CUT ON EAST MOST UPPER FLANGE BOLT ON FIRE HYDRANT. LOCATED 18' EAST OF THE ℄ OF LEVEN BLVD & 40' ± NORTH OF THE INT OF LEVEN BLVD. LINDSEY WADE COURT.
ELEV. 597.97

NOTE:
THE FUTURE ROADWAY OFF OF LEVEN BLVD. BETWEEN LOTS 101 AND 102 WILL BE DEDICATED AS PART OF THE COOPER FARMS SECTION 3 RECORD PLAT.

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 6937, PG. 841

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

GRAPHIC SCALE 1"=80'
0 15 30 60 120

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.) THE FOLLOWING WAIVERS HAVE BEEN GRANTED:
A.) SIDE YARDS REQUIREMENTS 5 FEET MIN. (10' COMBINED)

8.) MINIMUM OPENING ELEVATIONS ARE AS FOLLOWING:

LOT NO.	ELEVATIONS
80 & 81	604.50

9.) LOTS 80 & 81 WILL REQUIRE INDIVIDUAL APPROVAL FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMIT.

COOPER FARMS

SECTION 2
RECORD PLAT

Recorded in Plat Book No. 43 Page No. 67

OWNER & DEVELOPER

COOPER FARMS
101 NORTH SEVENTH ST.
LOUISVILLE, KY 40202

TAX BLOCK 85 LOTS 283 D.B. 6532 PG. 558
SEPTEMBER, 1997 SCALE: 1"=60'

BOOK 6937 PAGE 0841

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

Document No.: 1997129155
Lodged By: COOPER FARMS
Recorded On: Sep 17, 1997 03:26:07 P.M.
Total Fees: $15.00
County Clerk: Rebecca Jackson
Deputy Clerk: GLORIA

43X107

43X107

43X107

E:\PLATS\REC-PLAT\1240bp1 Tue Sep 16 08:34:32 1997 Plotted by TIM