

52x32

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

NOTE: It is to be noted that the recording of this subdivision and dedication is the act of the owner. It is not the act of the State or County and the State or County does not warrant the correctness of the information herein.

LOUISVILLE METRO PLANNING COMMISSION

Approved this 10th day of February 2007

**CERTIFICATE OF ACKNOWLEDGMENT**

STATE OF KENTUCKY  
COUNTY OF JEFFERSON

CEDAR GLEN SUBDIVISION SECTION 2

By: *[Signature]*  
Cedar Glen

**CERTIFICATE OF APPROVAL**

LOUISVILLE METRO PLANNING COMMISSION

Approved this 10th day of February 2007

*[Signature]*

**CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMMUNICATIONS EASEMENTS**

The spaces reserved by utility lines and related Gas, Electric and Telecommunications Easements are hereby reserved as follows:

- The right to install and maintain overhead or underground utility lines and related facilities.
- The right to install and maintain underground utility lines and related facilities.
- The right to install and maintain overhead or underground utility lines and related facilities.

**CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS**

An easement for sanitary sewer and drainage purposes is hereby reserved on, over, under and through the parcels shown on this plat and is to be used for the installation, construction, maintenance and repair of sanitary sewer and drainage lines and related facilities.

**CERTIFICATE OF RESERVATION OF GAS EASEMENT**

The spaces outlined by dashed lines and marked "Gas Easement" are hereby reserved on, over, under and through the parcels shown on this plat and are to be used for the installation, construction, maintenance and repair of gas lines and related facilities.

**PROPERTY OWNER'S OBLIGATION**

Certain improvements to be made on the property are required by the Metropolitan Planning Commission as follows:

1. A minimum lot area of 12,113 square feet.

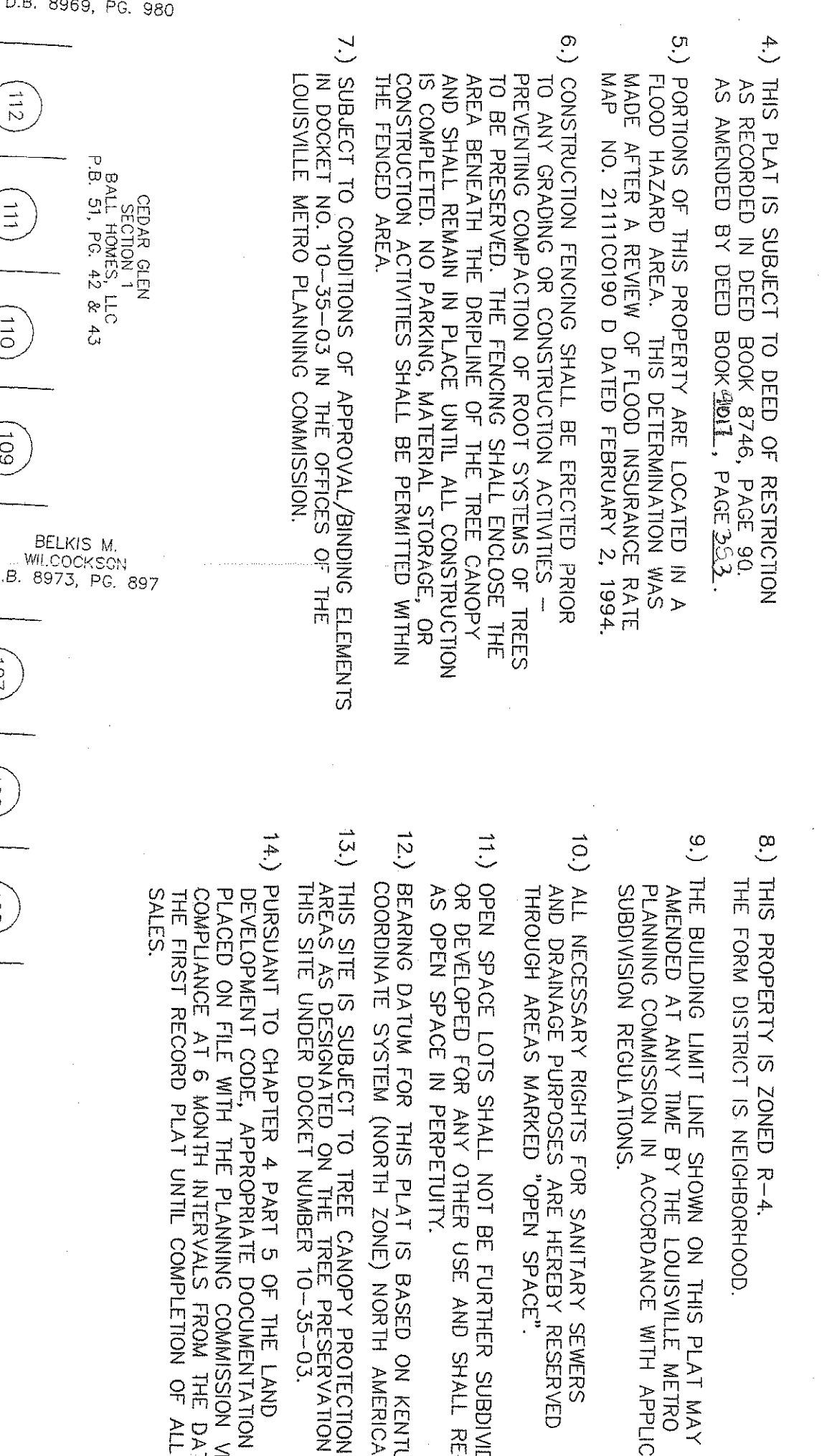
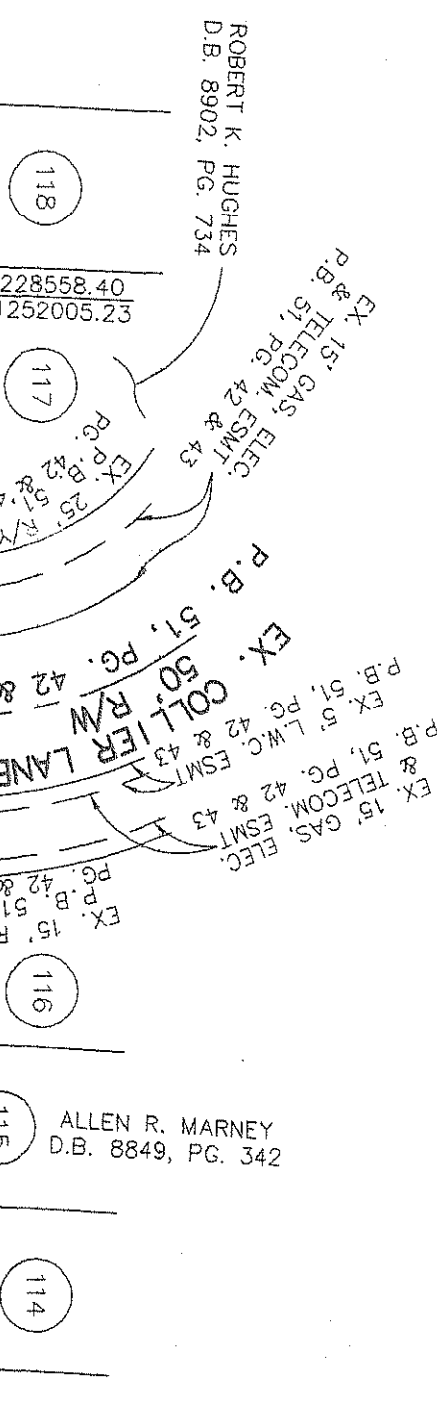
2. A minimum number of non-buildable sites of 57.

**NOTICE OF BOND REQUIREMENT**

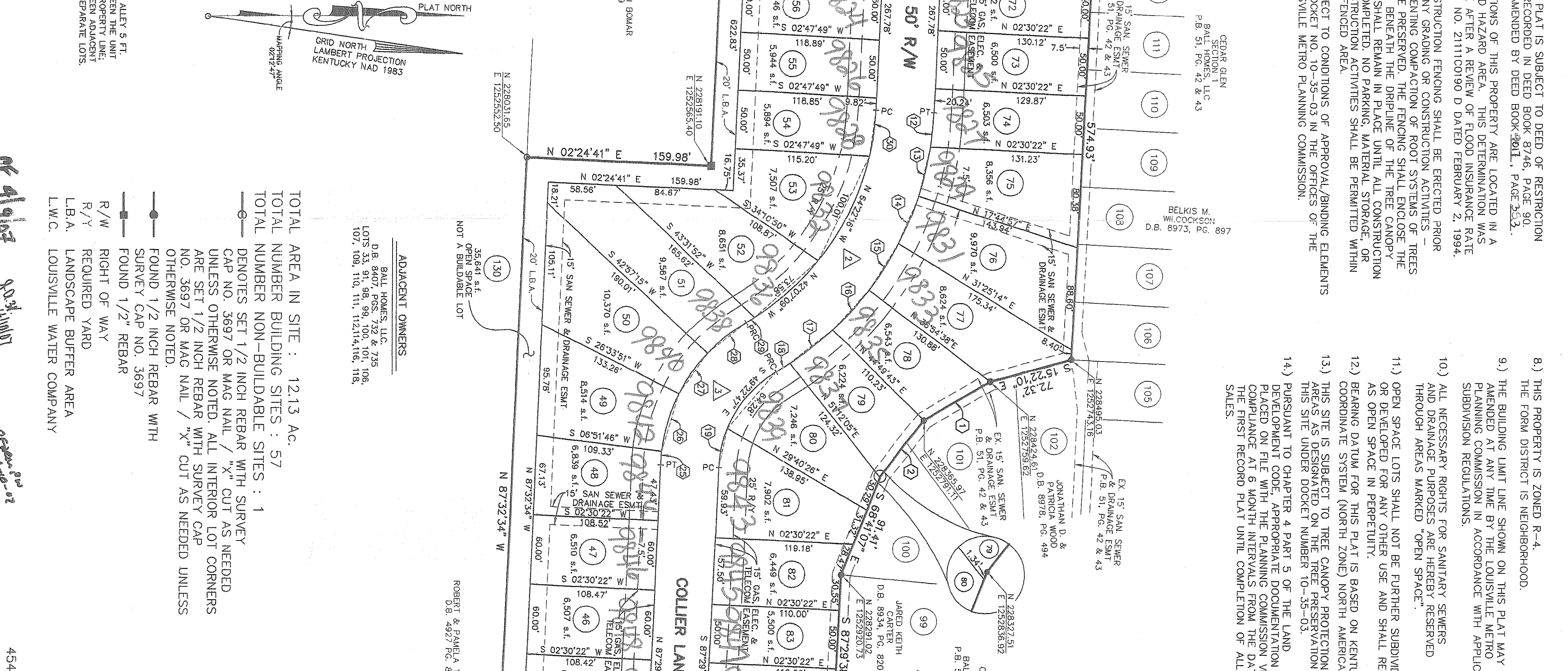
After construction of approved streets of the subdivision and dedication has been completed, the applicant shall provide a bond in the amount of \$100,000.00 to the Louisville Metro Planning Commission.

**CURVE DATA**

- 1) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED RESIDENTIAL DEVELOPMENT PRELIMINARY PLAN, NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR WITHOUT APPROVAL OF 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 CURLEYS UNDER DRIVEWAYS, SHALL BE \*\* INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.
- 4) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 8746, PAGE 90, AS AMENDED BY DEED BOOK 9011, PAGE 353.
- 5) PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD ZONE. THE PROPERTY OWNER SHALL MAKE AFTER A REVIEW OF FLOOD INSURANCE RATE MAP NO. 21111C0190 D DATED FEBRUARY 2, 1994.
- 6) CONSTRUCTION FINISHING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. TREE REMOVAL OR ROOT SYSTEMS OF TREES BEING BENEATH THE DEPTH OF THE FLOOD COVERAGE AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FLOOD AREA.
- 7) SUBJECT TO CONDITIONS OF APPROVAL/JOINING ELEMENTS IN DEED NO. 10-35-03 IN THE OFFICES OF THE LOUISVILLE METRO PLANNING COMMISSION.



BEARINGS & DISTANCES	BEARINGS & DISTANCES	BEARINGS & DISTANCES
1) S 30°28'56" E 66.55'	21) N 85°18'56" W 51.32'	41) S 30°28'56" E 66.55'
2) S 52°11'21" E 59.81'	22) N 73°17'12" W 51.32'	42) S 52°11'21" E 59.81'
3) S 12°17'20" W 38.02'	23) N 55°14'27" W 42.76'	43) S 12°17'20" W 38.02'
4) S 25°57'40" E 24.11'	24) N 38°50'21" W 42.82'	44) S 25°57'40" E 24.11'
5) N 20°57'50" E 50.00'	25) N 31°40'15" W 81.5'	45) N 20°57'50" E 50.00'
6) S 02°30'22" W 20.00'	26) N 82°21'10" W 40.32'	46) S 02°30'22" W 20.00'
7) N 47°37'17" E 28.20'	27) N 79°21'39" W 42.44'	47) N 47°37'17" E 28.20'
8) S 88°42'12" E 50.01'	28) N 68°22'32" W 49.83'	48) S 88°42'12" E 50.01'
9) S 02°30'22" W 31.63'	29) S 82°08'55" W 26.73'	49) S 02°30'22" W 31.63'
10) S 88°47'25" E 2.46'	30) S 49°51'14" W 1.88'	50) S 88°47'25" E 2.46'
11) S 84°23'14" E 29.81'	31) N 77°41'27" W 46.89'	51) S 84°23'14" E 29.81'
12) S 76°45'56" E 43.29'	32) N 55°58'47" W 31.70'	52) S 76°45'56" E 43.29'
13) S 67°37'52" E 44.30'	33) N 20°05'09" W 29.86'	53) S 67°37'52" E 44.30'
14) S 58°03'01" E 47.56'	34) N 23°55'59" E 44.24'	54) S 58°03'01" E 47.56'
15) S 48°14'58" E 46.40'	35) N 48°51'14" E 12.89'	55) S 48°14'58" E 46.40'
16) S 38°29'48" E 47.11'	36) N 49°51'14" E 2.30'	56) S 38°29'48" E 47.11'
17) S 32°08'27" E 14.16'	37) N 17°32'32" E 26.73'	57) S 32°08'27" E 14.16'
18) S 77°48'37" E 33.64'	38) N 10°20'00" W 23.19'	58) S 77°48'37" E 33.64'
19) S 47°30'22" E 35.38'	39) N 01°41'53" W 21.89'	59) S 47°30'22" E 35.38'
20) N 08°15'54" W 37.38'	40) N 02°30'22" E 30.97'	60) N 08°15'54" W 37.38'
21) S 10°41'17" E 43.56'		61) S 10°41'17" E 43.56'
22) S 00°45'59" W 12.88'		62) S 00°45'59" W 12.88'
23) N 42°28'38" W 35.38'		63) N 42°28'38" W 35.38'



**MINIMUM ADJ. REQUIREMENTS:**

- MINIMUM LOT AREA = 3200 SQ. FT.
- MINIMUM FRONT YARD SETBACK = 25 FT.
- MINIMUM REAR YARD SETBACK = 25 FT.
- MINIMUM SIDE YARD SETBACK = 0 FT.

**STATEMENT:**

I hereby certify that the survey, map and plat were prepared by me or under my direct supervision and that I am a duly licensed Professional Surveyor in the State of Kentucky. I certify that the survey, map and plat were prepared in accordance with the laws and regulations of the State of Kentucky.

**PROFESSIONAL:**

FRANK K. BENNETT, P.L.S. NO. 3897

DATE: 3-18-07

**GRAPHIC SCALE:** 1" = 60'

0 15 30 60 120

**NOTES:**

- THE PROPERTY IS ZONED R-4.
- THE FORM DISTRICT IS NEIGHBORHOOD.
- THE BUILDING FOOTPRINT SHOWN ON THIS PLAT MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE METRO PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.
- ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".
- OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.
- BEARING DATA FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM 1983.
- THIS SITE IS SUBJECT TO TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NUMBER 10-35-03.
- PURSUANT TO CHAPTER 4 PART 5 OF THE LAND DEVELOPMENT CODE, APPROPRIATE DOCUMENTATION WILL BE PLACED ON FILE WITH THE PLANNING COMMISSION VERIFYING COMPLIANCE AT 6 MONTH INTERVALS FROM THE DATE OF THE FIRST RECORD PLAT UNTIL COMPLETION OF ALL INITIAL SALES.

**ADJACENT OWNERS:**

BALL HONES, LLC  
D.B. 8407, P.C. 732 & 735  
LOTS 53, 91, 98, 100, 101, 106,  
107, 109, 110, 111, 112, 114, 116, 118.