

16x25

CEDAR CREEK ROAD R/W VARIES

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 18 INCHES UNLESS OTHERWISE NOTED.

4. THERE SHALL BE NO DIRECT ACCESS TO CEDAR CREEK ROAD FROM ANY LOT IN THIS SUBDIVISION.

5. THERE SHALL BE NO DIRECT ACCESS TO TETON PASS TRAIL FROM LOTS 1 AND 5.

6. BEARING DATA FOR THIS PLAT IS BASED ON NORTH KENTUCKY COORDINATE SYSTEM (NAD 83).

7. THIS PLAT IS SUBJECT TO THE TREE PRESERVATION PLAN AREAS AS DESIGNATED ON THE PLAT.

8. THE PLAT IS SUBJECT TO 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.

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. 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. THERE SHALL BE NO DIRECT ACCESS TO CEDAR CREEK ROAD FROM ANY LOT IN THIS SUBDIVISION.

13. THERE SHALL BE NO DIRECT ACCESS TO TETON PASS TRAIL FROM LOTS 1 AND 5.

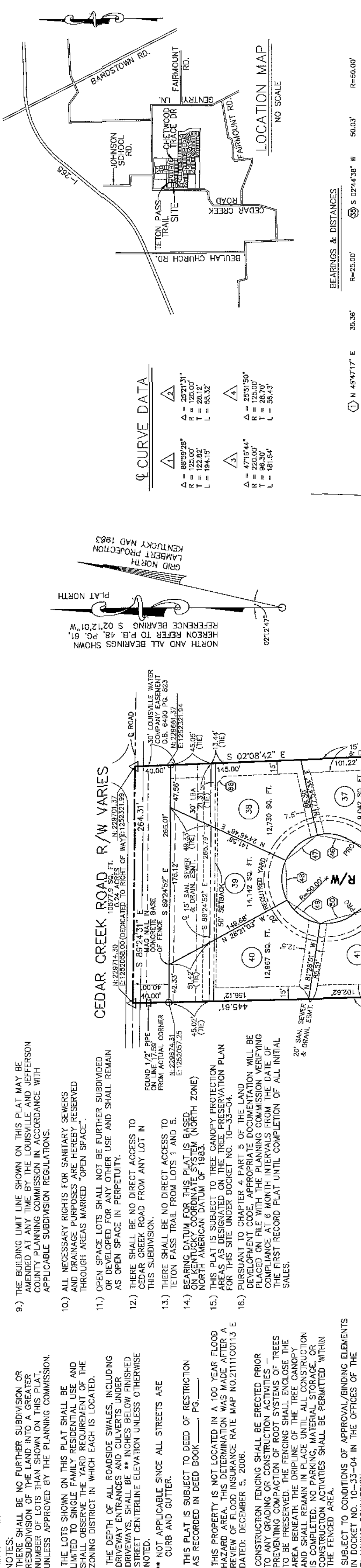
14. BEARING DATA FOR THIS PLAT IS BASED ON NORTH KENTUCKY COORDINATE SYSTEM (NAD 83).

15. THIS PLAT IS SUBJECT TO THE TREE PRESERVATION PLAN AREAS AS DESIGNATED ON THE PLAT.

16. THE PLAT IS SUBJECT TO 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.

17. SUBJECT TO CONDITIONS OF APPROVAL/BINDING ELEMENTS IN DOCKET NO. 10-33-04 IN THE OFFICES OF THE PLANNING COMMISSION.

18. THIS PROPERTY IS ZONED R-4, WITH THE FORM DISTRICT OF NEIGHBORHOOD.



CURVE DATA	
Δ = 85°59'28"	Δ = 25°21'31"
R = 125.00'	R = 125.00'
L = 122.32'	L = 58.32'
Δ = 47°18'44"	Δ = 25°21'31"
R = 125.00'	R = 125.00'
L = 122.32'	L = 58.32'

BEARINGS & DISTANCES	
1. N 45°47'17" E	35.36'
2. S 43°24'33" E	7.35'
3. S 01°47'17" W	1.01'
4. S 46°47'17" W	35.36'
5. N 86°12'43" W	5.00'
6. S 01°47'17" E	24.00'
7. N 01°47'17" E	24.00'
8. N 86°12'43" W	5.00'
9. N 57°08'55" E	25.80'
10. N 12°08'55" E	12.04'
11. N 46°47'17" E	35.36'
12. S 43°24'33" E	41.87'
13. S 01°47'17" W	40.00'
14. S 01°47'17" E	7.75'
15. S 06°09'05" E	45.75'
16. S 15°08'31" E	40.13'
17. S 15°33'27" W	28.73'
18. S 47°41'53" W	29.94'
19. S 44°21'31" W	5.53'
20. S 16°03'47" E	42.19'
21. S 33°43'12" E	41.99'
22. S 83°02'08" E	41.45'
23. S 87°05'12" E	21.45'
24. N 47°41'53" E	29.94'
25. N 01°47'17" E	12.77'
26. N 58°04'43" E	17.41'
27. S 79°36'35" E	19.53'
28. S 75°27'27" E	15.38'
29. S 75°27'27" E	10.38'
30. S 86°33'11" E	35.36'
31. N 42°12'11" W	2.48'
32. S 81°29'33" E	50.25'
33. N 01°47'17" E	2.27'
34. N 01°47'17" E	39.32'
35. N 21°44'42" W	6.02'
36. N 48°48'47" W	9.53'
37. S 86°39'49" E	1.08'
38. S 08°30'27" W	50.25'
39. S 02°47'49" W	21.88'
40. S 43°53'55" E	55.33'

OWNER: BALL HOMES, LLC

OWNER & DEVELOPER: BALL HOMES, LLC

9931 FOREST GREEN BLVD.
LOUISVILLE, KENTUCKY 40223
TAX BLOCK 656 LOT 18 D.B. 8933 PG. 671
NOVEMBER, 2007

MINDEL, SCOTT & ASSOCIATES, INC.
PLANNING * ENGINEERING * SURVEYING
LANDSCAPE ARCHITECTURE
5151 JEFFERSON BOULEVARD, LOUISVILLE, KY. 40219 (502)485-1508

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 18 INCHES UNLESS OTHERWISE NOTED.

4. THERE SHALL BE NO DIRECT ACCESS TO CEDAR CREEK ROAD FROM ANY LOT IN THIS SUBDIVISION.

5. THERE SHALL BE NO DIRECT ACCESS TO TETON PASS TRAIL FROM LOTS 1 AND 5.

6. BEARING DATA FOR THIS PLAT IS BASED ON NORTH KENTUCKY COORDINATE SYSTEM (NAD 83).

7. THIS PLAT IS SUBJECT TO THE TREE PRESERVATION PLAN AREAS AS DESIGNATED ON THE PLAT.

8. THE PLAT IS SUBJECT TO 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.

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. 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. THERE SHALL BE NO DIRECT ACCESS TO CEDAR CREEK ROAD FROM ANY LOT IN THIS SUBDIVISION.

13. THERE SHALL BE NO DIRECT ACCESS TO TETON PASS TRAIL FROM LOTS 1 AND 5.

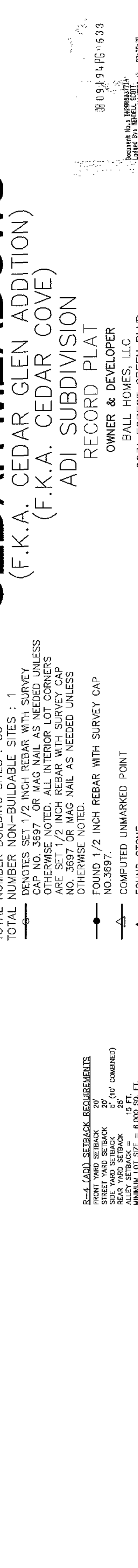
14. BEARING DATA FOR THIS PLAT IS BASED ON NORTH KENTUCKY COORDINATE SYSTEM (NAD 83).

15. THIS PLAT IS SUBJECT TO THE TREE PRESERVATION PLAN AREAS AS DESIGNATED ON THE PLAT.

16. THE PLAT IS SUBJECT TO 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.

17. SUBJECT TO CONDITIONS OF APPROVAL/BINDING ELEMENTS IN DOCKET NO. 10-33-04 IN THE OFFICES OF THE PLANNING COMMISSION.

18. THIS PROPERTY IS ZONED R-4, WITH THE FORM DISTRICT OF NEIGHBORHOOD.



CEDAR CREEK ROAD R/W VARIES

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 18 INCHES UNLESS OTHERWISE NOTED.

4. THERE SHALL BE NO DIRECT ACCESS TO CEDAR CREEK ROAD FROM ANY LOT IN THIS SUBDIVISION.

5. THERE SHALL BE NO DIRECT ACCESS TO TETON PASS TRAIL FROM LOTS 1 AND 5.

6. BEARING DATA FOR THIS PLAT IS BASED ON NORTH KENTUCKY COORDINATE SYSTEM (NAD 83).

7. THIS PLAT IS SUBJECT TO THE TREE PRESERVATION PLAN AREAS AS DESIGNATED ON THE PLAT.

8. THE PLAT IS SUBJECT TO 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.

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. 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. THERE SHALL BE NO DIRECT ACCESS TO CEDAR CREEK ROAD FROM ANY LOT IN THIS SUBDIVISION.

13. THERE SHALL BE NO DIRECT ACCESS TO TETON PASS TRAIL FROM LOTS 1 AND 5.

14. BEARING DATA FOR THIS PLAT IS BASED ON NORTH KENTUCKY COORDINATE SYSTEM (NAD 83).

15. THIS PLAT IS SUBJECT TO THE TREE PRESERVATION PLAN AREAS AS DESIGNATED ON THE PLAT.

16. THE PLAT IS SUBJECT TO 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.

17. SUBJECT TO CONDITIONS OF APPROVAL/BINDING ELEMENTS IN DOCKET NO. 10-33-04 IN THE OFFICES OF THE PLANNING COMMISSION.

18. THIS PROPERTY IS ZONED R-4, WITH THE FORM DISTRICT OF NEIGHBORHOOD.

OWNER: BALL HOMES, LLC

OWNER & DEVELOPER: BALL HOMES, LLC

9931 FOREST GREEN BLVD.
LOUISVILLE, KENTUCKY 40223
TAX BLOCK 656 LOT 18 D.B. 8933 PG. 671
NOVEMBER, 2007

MINDEL, SCOTT & ASSOCIATES, INC.
PLANNING * ENGINEERING * SURVEYING
LANDSCAPE ARCHITECTURE
5151 JEFFERSON BOULEVARD, LOUISVILLE, KY. 40219 (502)485-1508