

CERTIFICATE OF OWNERSHIP AND DEDICATION
 This is to certify that the undersigned is the owner of the land shown on the plat and hereby dedicates the same to be a public use as follows:
 WOODLANDS CREEK SUBDIVISION

and does hereby dedicate to public use the _____ SEAN CAIN PLACE,
 WOODLANDS CREEK DRIVE, CAIN LANE, CREEKSHIRE DRIVE
 OWNERS: McBride & Son Homes Land Development, Inc.

CERTIFICATE OF ACKNOWLEDGMENT
 STATE OF KENTUCKY
 COUNTY OF JEFFERSON
 I, ANGELA LYNN CARTER
 a hereby public in and for the County aforesaid hereby certify that the foregoing plat of _____
 was prepared and presented to me by JEFFREY M. CARTER
 known to me, who executed the certificate in my presence and acknowledgment
 on this day of 13 Feb 2006
 My hand and seal of office this 27 day of April 2006
Angela Lynn Carter
 County Clerk
 My Comm. Expires 12/31/2008

CERTIFICATE OF APPROVAL
 Approved this 9 day of June 2006
 LOUISIANA B. FITZGIBBON
 COUNTY CLERK
 10-17-05 John A. Bell
 Notary Public

BENCHMARK DESCRIPTIONS

- BM #12 NAVD88 ELEV. 771.21
SET RR. SPIKE IN UTILITY POLE APPROX. 5.75' WEST OF THE EDGE OF PAVEMENT OF OLD LAGRANGE ROAD AND 38' NORTH OF THE CENTERLINE OF A BLACKTOP DRIVE.
- BM #13 NAVD88 ELEV. 753.10
SET RR. SPIKE IN UTILITY POLE APPROX. 8.75' WEST OF THE EDGE OF PAVEMENT OF OLD LAGRANGE ROAD AND 36' NORTH OF THE CENTERLINE OF A BLACKTOP DRIVE.
- BM #14 NAVD88 ELEV. 733.22
SET RR. SPIKE IN A 18" SYCAMORE APPROX. 40' EAST OF THE WEST PROPERTY LINE 194' NORTH OF THE SOUTH PROPERTY LINE.

CURVE DATA

Δ = 69°47'31"	Δ = 27°55'27"	Δ = 94°20'03"
R = 124.50'	R = 10.97'	R = 140.00'
L = 186.90'	L = 216.94'	L = 230.50'
Δ = 02°58'52"	Δ = 05°19'24"	Δ = 02°58'52"
R = 7850.00'	R = 3740.00'	R = 7850.00'
L = 415.98'	L = 347.48'	L = 415.98'

BEARINGS & DISTANCES

1	S 17°52'26" E	38.74'	R=25.00'
2	S 64°24'24" E	7.12'	R=165.00'
3	S 53°28'50" E	48.82'	R=165.00'
4	S 74°50'02" E	26.92'	R=25.00'
5	S 77°29'40" E	47.94'	R=50.00'
6	S 33°04'46" E	39.88'	R=50.00'
7	S 80°52'28" W	7.40'	R=50.00'
8	S 33°53'28" W	25.92'	R=25.00'
9	S 09°47'26" W	40.83'	R=165.00'
10	S 21°34'17" E	31.12'	R=25.00'
11	S 74°52'19" E	48.56'	R=35.00'
12	N 12°07'41" W	48.44'	R=25.00'
13	S 72°27'13" W	33.12'	R=165.00'
14	S 47°24'48" W	53.37'	R=25.00'
15	S 35°32'08" W	17.95'	R=25.00'
16	S 42°19'17" W	44.85'	R=50.00'
17	N 87°27'54" W	39.88'	R=50.00'
18	N 49°32'27" W	24.91'	R=50.00'
19	N 56°02'39" W	17.86'	R=150.00'
20	N 70°59'11" W	31.27'	R=150.00'
21	N 61°53'58" W	9.12'	R=150.00'
22	N 62°54'48" W	20.47'	R=420.00'
23	N 80°08'39" W	16.83'	R=420.00'
24	N 85°12'01" W	41.47'	R=280.00'
25	N 85°12'01" W	17.15'	R=280.00'
26	N 64°30'44" W	43.42'	R=1325.91" E

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMMUNICATIONS EASEMENTS
 The undersigned hereby reserves for itself, its heirs, assigns, successors, assigns, and assigns, all rights, interests, and claims in and to the land shown on the plat and hereby dedicates the same to be a public use as follows:
 WOODLANDS CREEK SUBDIVISION
 OWNERS: McBride & Son Homes Land Development, Inc.

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT
 The undersigned hereby reserves for itself, its heirs, assigns, successors, assigns, and assigns, all rights, interests, and claims in and to the land shown on the plat and hereby dedicates the same to be a public use as follows:
 WOODLANDS CREEK SUBDIVISION
 OWNERS: McBride & Son Homes Land Development, Inc.

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT
 The undersigned hereby reserves for itself, its heirs, assigns, successors, assigns, and assigns, all rights, interests, and claims in and to the land shown on the plat and hereby dedicates the same to be a public use as follows:
 WOODLANDS CREEK SUBDIVISION
 OWNERS: McBride & Son Homes Land Development, Inc.

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. BREAKING THE PLAT INTO A GREATER NUMBER OF LOTS THAN SHOWN ON THIS PLAT IS LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENT OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.
- 2.) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAYS, SHALL BE IN ACCORDANCE WITH THE STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.
- 3.) THIS PROPERTY IS ZONED R-4, WITH THE FORM DISTRICT IN DOCKET NO. 10-17-05 IN THE OFFICES OF THE PLANNING COMMISSION.
- 4.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 8949-C-743.
- 5.) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD ZONE AND IS NOT SUBJECT TO A FLOOD HAZARD REVIEW OF FLOOD INSURANCE RATE MAP NO. 211100040 D & MAP NO. 211100105 D DATED FEBRUARY 2, 1994.

12.) MINIMUM OPENING ELEVATIONS ARE AS FOLLOWS:
 LOT NO. ELEVATIONS
 21 741.50
 22 741.50
 23 741.50
 24 741.50
 25 741.50

13.) THE ABOVE LOT WILL REQUIRE INDIVIDUAL APPROVAL FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMITS.
 14.) THERE SHALL BE NO DIRECT ACCESS TO WOODLANDS CREEK DRIVE FROM LOTS 1 OR 50.
 15.) THIS PLAT IS SUBJECT TO THE TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NUMBER 10-17-05.
 16.) MOSQUITO ABATMENT ON RETENTION AND OR DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
 17.) THE PRESERVATION AREA LOCATED ON LOT 66 AND THE LANDSCAPE EASEMENT LOCATED ON LOTS 25 THROUGH 29 WILL BE MAINTAINED BY WOODLANDS CREEK HOME OWNERS ASSOCIATION, INC.
 18.) THIS PLAT IS SUBJECT TO THE APPROVED LANDSCAPE PLAN FOR THIS SITE UNDER DOCKET NUMBER 10-17-05.

6.) CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTING OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE ENTIRE BREAKING PLINE PLACES UNTIL THE 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. 10-17-05 IN THE OFFICES OF THE PLANNING COMMISSION.

8.) THIS PROPERTY IS ZONED R-4, WITH THE FORM DISTRICT OF SUBURBAN WORKPLACE/NEIGHBORHOOD.

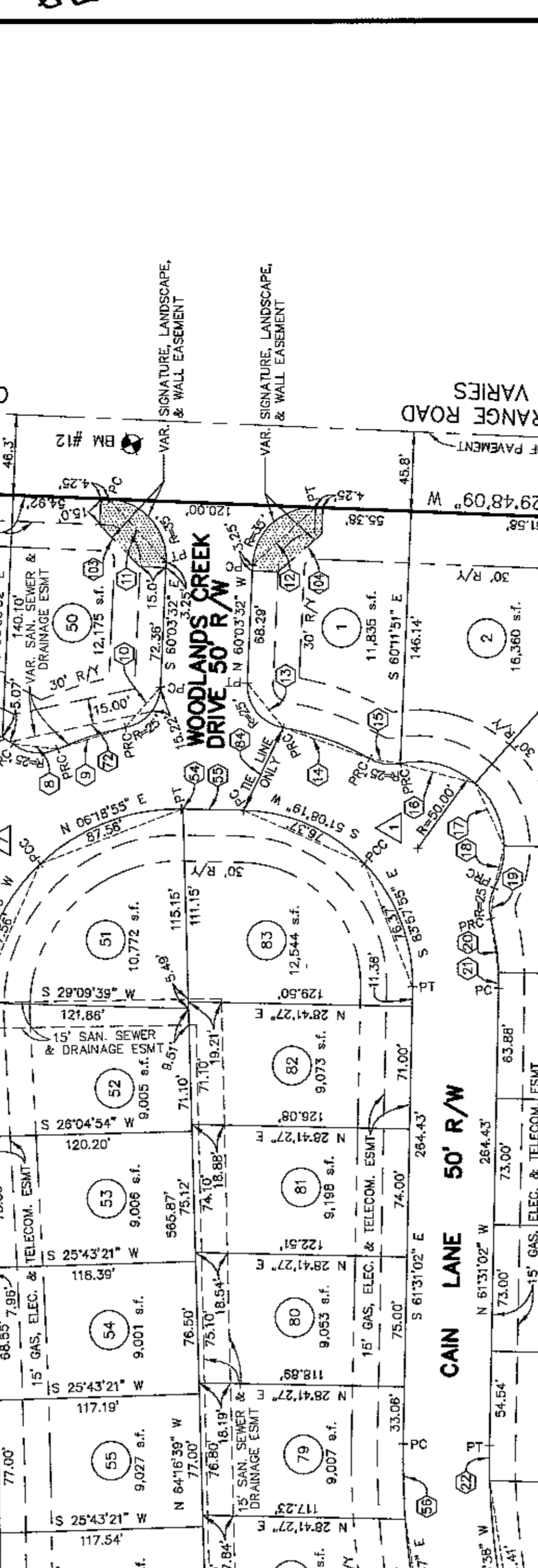
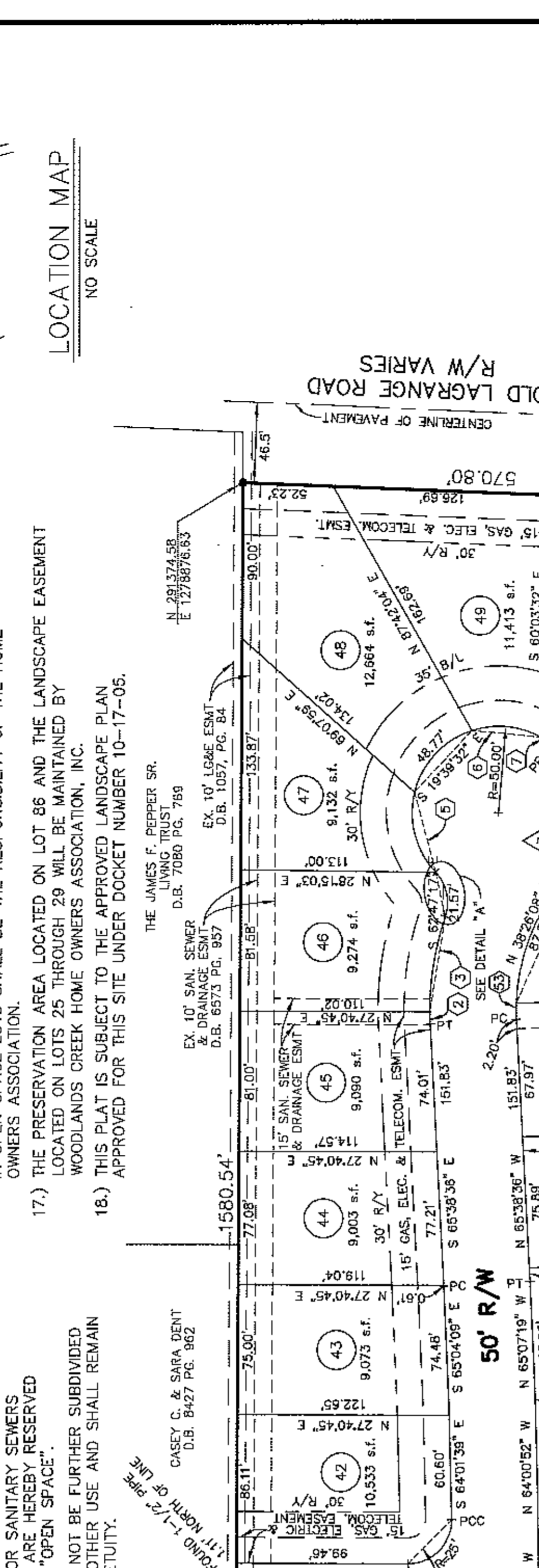
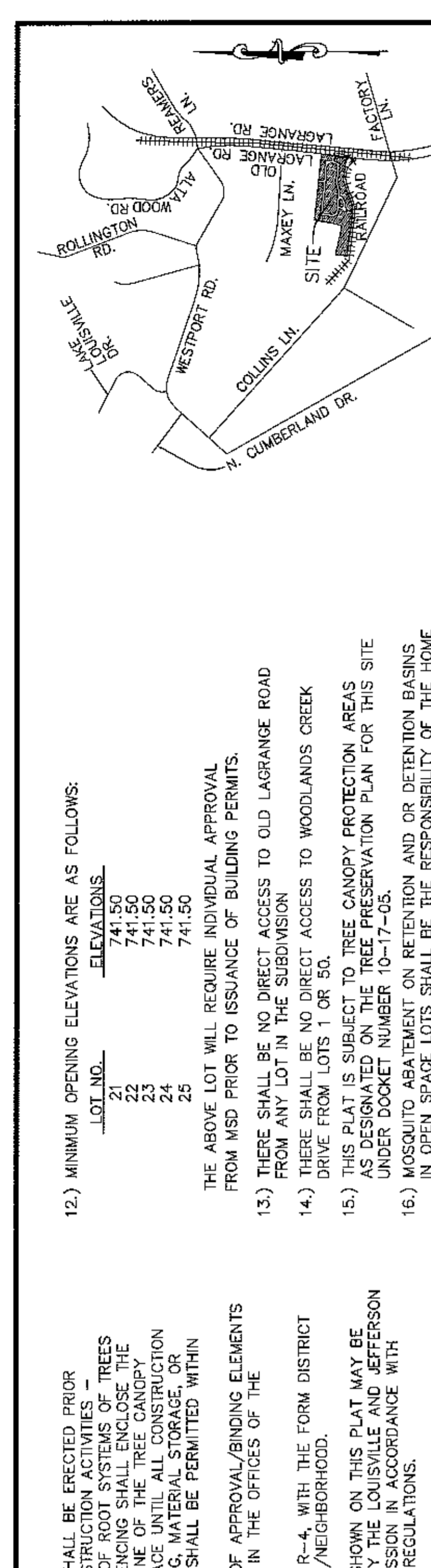
9.) THE BUILDING LIMIT LINE SHOWN ON THIS PLAT MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

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.) CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTING OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE ENTIRE BREAKING PLINE PLACES UNTIL THE CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

13.) THE ABOVE LOT WILL REQUIRE INDIVIDUAL APPROVAL FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMITS.
 14.) THERE SHALL BE NO DIRECT ACCESS TO WOODLANDS CREEK DRIVE FROM LOTS 1 OR 50.
 15.) THIS PLAT IS SUBJECT TO THE TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NUMBER 10-17-05.
 16.) MOSQUITO ABATMENT ON RETENTION AND OR DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
 17.) THE PRESERVATION AREA LOCATED ON LOT 66 AND THE LANDSCAPE EASEMENT LOCATED ON LOTS 25 THROUGH 29 WILL BE MAINTAINED BY WOODLANDS CREEK HOME OWNERS ASSOCIATION, INC.
 18.) THIS PLAT IS SUBJECT TO THE APPROVED LANDSCAPE PLAN FOR THIS SITE UNDER DOCKET NUMBER 10-17-05.



BEARINGS & DISTANCES

27	N 72°17'19" W	6.04'	R=25.00'
28	S 62°24'29" E	24.50'	R=7975.00'
29	S 80°41'40" E	48.53'	R=3715.00'
30	N 72°50'09" E	35.45'	R=25.00'
31	N 83°33'38" W	9.70'	R=115.00'
32	N 28°41'27" E	35.22'	R=50.00'
33	S 81°10'53" E	43.89'	R=470.00'
34	S 81°19'57" E	10.85'	R=470.00'
35	S 87°43'29" E	28.30'	R=470.00'
36	S 83°36'28" W	44.16'	R=230.00'
37	S 83°36'28" W	33.53'	R=7925.00'
38	S 83°36'28" W	33.53'	R=7925.00'
39	N 81°00'37" W	15.02'	R=3765.00'
40	S 19°28'55" W	53.61'	R=3765.00'
41	S 82°47'17" E	21.57'	R=470.00'
42	N 73°17'53" W	33.28'	R=50.00'
43	S 22°16'58" W	122.49'	R=50.00'
44	S 22°16'58" W	2.18'	R=50.00'
45	S 76°14'23" E	142.61'	R=150.00'
46	S 20°38'38" W	24.00'	R=150.00'
47	S 37°17'11" E	53.03'	R=420.00'
48	S 89°12'43" E	28.13'	R=420.00'
49	S 84°10'44" E	368.00'	R=280.00'
50	N 73°39'38" E	33.62'	R=280.00'
51	S 13°55'21" E	33.57'	R=280.00'

WOODLANDS CREEK SUBDIVISION RECORD PLAT SHEET 1 OF 2

OWNER & DEVELOPER
 MCBRIDE & SON HOMES
 LAND DEVELOPMENT, INC.
 331 TOWNPARK CIRCLE, SUITE 100
 LOUISVILLE, KENTUCKY 40243
 TAX BLOCK 15 LOTS 605 D.B. 8762 PG. 662

APRIL, 2006 SCALE: 1"=60'

MINDEL, SCOTT & ASSOCIATES, INC.
 PLANNING * ENGINEERING * SURVEYING
 LANDSCAPE ARCHITECTURE
 4545 BISHOP LANE, SUITE 200 LOUISVILLE, KY. 40218 (502)465-1508

Recorded in Plat Book 5178
 Part No. 28

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

51X15

51X78

51X78

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