36x84

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

SOUTHERN FARMS, SECTION 1

and does hereby dedicate to public use NORTHLAND DRIVE, NORTHLAND COURT, CRUMS LANE & POPPY LANE shown thereon.

OWNERS: Maria Gruning Hampton

THE HOUSING PARTNERSHIP, INC.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, DENNIS L. KRAUS a Notary Public in and for the County aforesaid do hereby certify that the forgoing plat of SOUTHERN FARMS SEC. 1. was this day presented to me by MARIA GREWING HAMPTON known to me, who executed the Certificate in my presence and acknowledge it to be Her free act and deed

Witness my hand and seal this 9 day of JULY 2002

My Commission expires: 14 day of JUNE 2006

NOTARY PUBLIC Dennis L. Kraus

CERTIFICATE OF APPROVAL

Approved this 10th day of July 2002
LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

DOCKET NO. 9-09-01 & 10-05-01

Kendal R. Baker

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC AND TELECOMMUNICATIONS EASEMENTS

The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunication Easement, "Gas Easement" or "Electric and Telecommunication Easement" are hereby reserved and easements for gas, 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 trim or cut down 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 said 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 gas, electric and/or telecommunication lines to serve this subdivision.

(A) All property owners gas and 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 termination points. Gas and Electric service lines, as installed, shall determine the exact location of said easements.

(B) The gas, 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 BellSouth 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 considerations 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 (a) overhead and underground distribution lines.

(D) Above ground telecommunication facilities and pedestals may be installed at appropriate points in any telecommunication easement.

NOTE:
Also the right to overhang lots with service wires to serve adjoining lots

OWNERS: Maria Gruning Hampton

THE HOUSING PARTNERSHIP, INC.

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 other land 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: Maria Gruning Hampton

THE HOUSING PARTNERSHIP, INC.

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 on 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: Maria Gruning Hampton

THE HOUSING PARTNERSHIP, INC.

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

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.

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 these 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

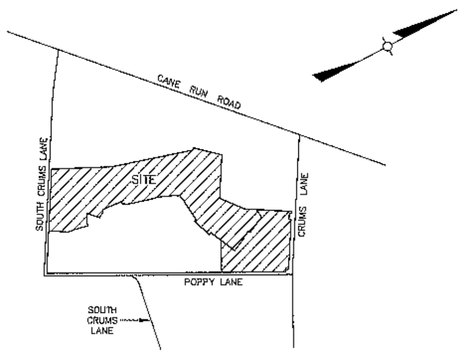
After construction approval and release of the undersigned subdivider's bond by the Louisville and Jefferson County Planning Commission, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 2.70 of the Metropolitan Subdivision Regulations.

℄ CURVE DATA

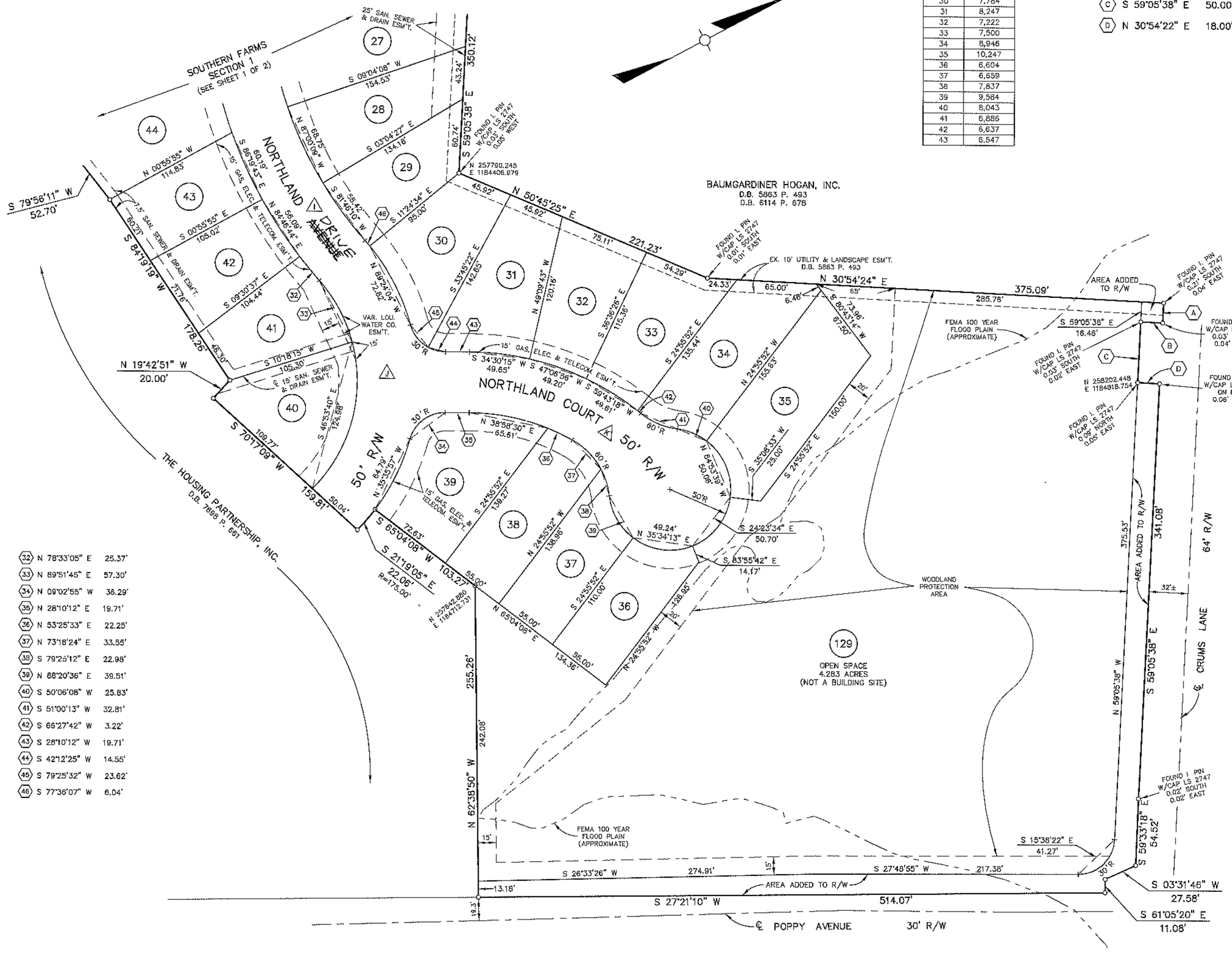
1	2	K
R = 350.00'	R = 150.00'	R = 200.00'
Δ = 25°27'43"	Δ = 86°01'00"	Δ = 55°31'06"
T = 79.05'	T = 139.92'	T = 105.27'
A = 155.54'	A = 225.19'	A = 193.80'

LOT AREAS	
LOT NO.	SQ. FT.
28	7,771
29	6,501
30	7,784
31	8,247
32	7,222
33	7,500
34	8,846
35	10,247
36	6,604
37	6,659
38	7,837
39	9,584
40	8,043
41	6,886
42	6,637
43	6,547

A	S 59°05'38" E	16.46'
B	S 30°54'22" W	18.00'
C	S 59°05'38" E	50.00'
D	N 30°54'22" E	18.00'



LOCATION MAP
NO SCALE



MINIMUM YARD REQUIREMENTS				
FRONT	SIDE			REAR
	TOTAL	MINIMUM	STREET	
25'	10'	5'	25'	25'

32	N 78°33'05" E	25.37'	
33	N 69°51'45" E	57.30'	
34	N 09°02'55" W	36.29'	
35	N 28°10'12" E	19.71'	
36	N 53°25'33" E	22.25'	
37	N 73°18'24" E	33.55'	
38	S 79°25'12" E	22.98'	
39	N 88°20'36" E	39.51'	
40	S 50°06'08" W	25.83'	
41	S 51°00'13" W	32.81'	
42	S 66°27'42" W	3.22'	
43	S 28°10'12" W	19.71'	
44	S 42°12'25" W	14.55'	
45	S 79°25'32" W	23.62'	
46	S 77°36'07" W	6.04'	

NOTES:

1.) THERE SHALL BE NO FURTHER RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED, HOWEVER, THIS SHALL NOT PRECLUDE LOT LINE ADJUSTMENTS OR CONSOLIDATION OF LOTS.

2.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK 7916 PAGE 160.

3.) BEARING DATUM USED FOR THIS PLAT IS BASED ON KENTUCKY STATE PLANE COORDINATE SYSTEM NORTH ZONE.

4.) 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.

5.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL CONFORM WITH THE YARD REQUIREMENTS OF THE R-5 ZONING DISTRICT IN WHICH IT IS LOCATED.

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 DRIPLINE 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.) DWELLING ON LOT 35 SHALL HAVE ON OPENING BELOW ELEVATION 448.0. DWELLINGS ON LOTS 40 AND 41 SHALL HAVE NO OPENING BELOW ELEVATION 449.0. DWELLING ON LOT 36 SHALL NOT HAVE A FINISHED FLOOR BELOW ELEVATION 448.0, NO ENCLOSED BASEMENTS ALLOWED. ALL OF THESE LOTS WILL REQUIRE INDIVIDUAL LOT APPROVAL FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMIT. LOT BUILDING ELEVATION REQUIREMENTS ARE BASED ON CURRENT LOCAL FLOODPLAIN PARAMETERS AND CONDITIONS, AND ARE SUBJECT TO CHANGE.

8.) PORTIONS OF THIS PROPERTY ARE LOCATED IN A 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM A REVIEW OF FLOOD INSURANCE RATE MAP 210120 0135 D, DATED FEB. 2, 1994.

9.) ALL NECESSARY RIGHTS FOR SANITARY SEWER, DRAINAGE & RETENTION BASIN PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

10.) WOODLAND PROTECTION AREAS INDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THE DEVELOPER HAS AGREED TO PRESERVE. THE WOODLAND PROTECTION AREA SHALL BE PRESERVED IN ITS NATURAL STATE, AND NO CLEARING, GRADING OR OTHER LAND DISTURBING ACTIVITY SHALL OCCUR, EXCEPT SUPPLEMENTAL LANDSCAPE PLANTING, PRUNING TO IMPROVE THE GENERAL HEALTH AND SAFETY, AND CLEARING OF UNDER BRUSH TO REMOVE A PUBLIC HEALTH OF SAFETY THREAT. IF ANY TREE OR SHRUB IS REMOVED IN VIOLATION OF THIS RESTRICTION, THE PERSON WHO REMOVED IT SHALL REPLACE IT WITHIN THIRTY (30) DAYS WITH A TREE OR SHRUB OF EQUAL SIZE AND COMPARABLE SPECIES. THIS RESTRICTION MAY BE AMENDED OR RELEASED ONLY WITH THE PRIOR WRITTEN, RECORDED APPROVAL OR THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION. THIS RESTRICTION MAY BE ENFORCED BY OWNERS OF LOTS IN SOUTHERN FARMS, THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION AND BY THE HOMEOWNERS ASSOCIATION. OWNERS SHALL ALSO COMPLY WITH THE REQUIREMENTS OF THE LOUISVILLE AND JEFFERSON COUNTY PLANNING LOUISVILLE AND JEFFERSON COMMISSION WITH RESPECT TO THE TREE PRESERVATION AREAS AS SET FORTH IN THE BINDING ELEMENTS IN DOCKET NUMBER 9-9-01 AND 10-5-01.

11.) THIS PLAT IS SUBJECT TO THE BINDING ELEMENTS IN DOCKET NO. 9-9-01 AND 10-5-01 ON FILE IN THE OFFICE OF THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION.

THIS IS A CLASS "A" SURVEY. THE UNADJUSTED ERROR OF CLOSURE WAS 0.10 FEET. THE PRECISION RATIO 1:53,766. THIS SURVEY WAS ADJUSTED BY COMPASS METHOD. FIELD WORK FOR THIS SURVEY WAS DONE IN NOVEMBER 2000.

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.

Dennis L. Kraus #2613 07/09/2002
Signature P.L.S. # Date

STATE OF KENTUCKY DENNIS L. KRAUS 2613 LICENSED PROFESSIONAL LAND SURVEYOR

TOTAL AREA IN SITE: 19.947 ACRES
TOTAL NUMBER OF BUILDING SITES: 63
DENOTES 5/8" IRON PIN 18" LONG
—o— W/CAP STAMPED D.L. KRAUS, L.S. 2613
UNLESS OTHERWISE NOTED

GRAPHIC SCALE
0 25 50 100

TAX BLOCK 1014, LOT NO. 33

SOUTHERN FARMS

SECTION 1

(SHEET 2 OF 2)

OWNER & DEVELOPER

THE HOUSING PARTNERSHIP, INC.
DEED BOOK 7698, PAGE 661
333 GUTHRIE GREEN, SUITE 404
LOUISVILLE, KENTUCKY 40202

JULY 2002 SCALE 1" = 50'

SABAK, WILSON & LINGO INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET LOUISVILLE, KENTUCKY

BOOK 07916 PG 0160

Recorded in Plat Book
No. 48 Page 26
Part No.

Document No.: DOC0021251143
Lodged By: LOUISVILLE TITLE
Recorded On: 07/10/2002 12:17:19
Total Fees: 15.00
Transfer Tax: .00
County Clerk: Bobbie Holsclaw-JEFF CO KY
Deputy Clerk: EWCAY

48 x 26

7/10/02 CF

P:\JOBS\2248\RELATVP1-2 Tue Jul 09 13:45:56 2002