



Bobbie Holsclaw
Jefferson County Clerk's Office

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INST # 2019052317

BATCH # 171098

JEFFERSON CO, KY FEE \$20.00

PRESENTED ON: 03-11-2019 9 03:01:32 PM

LODGED BY: BARDENWERPER TALBOTT & ROBERTS PLLC

RECORDED: 03-11-2019 03:01:32 PM

BOBBIE HOLSCRAW

CLERK

BY: JOLENE CARDWELL

RECORDING CLERK

BK: P 58

PG: 63-64

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 the plan of the VILLAS AT FLOYDS FORK SUBDIVISION, SECTION 2 and does hereby dedicate to public use the CAREFREE PLACE & CENTURION WAY shown therein.

OWNER: AIKEN ROAD DEVELOPMENT, LLC

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY COUNTY OF JEFFERSON JAMES L. MIMS Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of the VILLAS AT FLOYDS FORK SUBDIVISION, SECTION 2 was this day presented to me by JOSEPH PUSATERI

known to me, who executed the Certificates in my presence and acknowledge it to be HIS free act and deed. Witness my hand and seal this 4 day of MARCH 19 2019

Notary Public, ID No. 1000000000 State of Large My Commission Expires on May 1, 2021

CERTIFICATE OF APPROVAL

Approved this 14th day of March 2019 LOUISVILLE METRO PLANNING COMMISSION CASE NO. 16SUBDIV011

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. EASEMENTS

The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunication Easement," "Gas Easement" or "Electric and Telecommunication Easement" are hereby reserved as easements for gas, electric, and telecommunication utility purposes, which include: (1) the right of ingress and egress to and from the easements across all lots, access areas, ways and other easements; (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 and located by Louisville Gas and Electric Company (from LG & 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 adjoining lots or properties to install, operate and maintain electric service to LG & 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 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 LG & E's bringing service to the property shown on this plat & 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 the right to overhang lots with service wires to serve adjoining lots.

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 Drainage Easement", together with the right 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 easement 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 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.

OWNER: AIKEN ROAD DEVELOPMENT, LLC

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 the easement or right-of-way. In addition, the builder shall construct sidewalks and plant trees in accordance with the construction plan, the landscape plan, and all applicable regulations.

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.

GENERAL NOTES

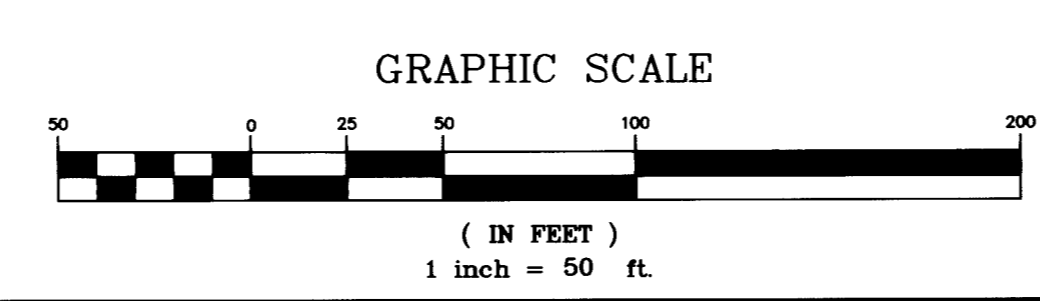
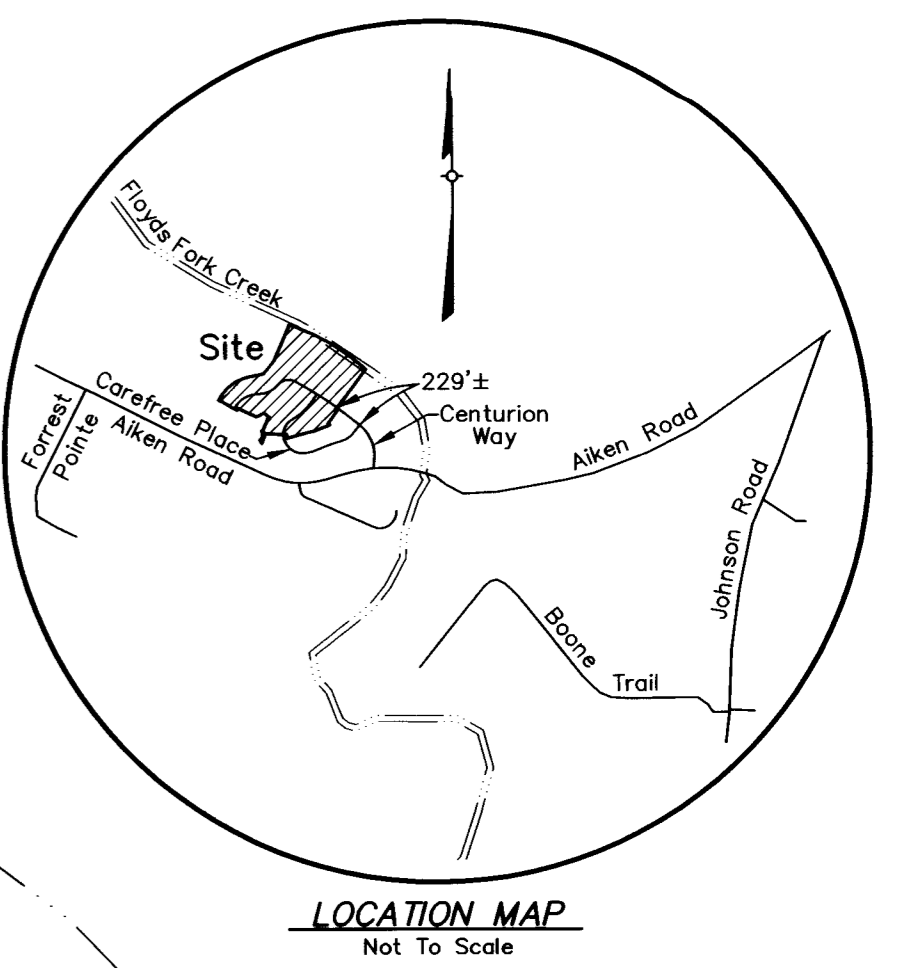
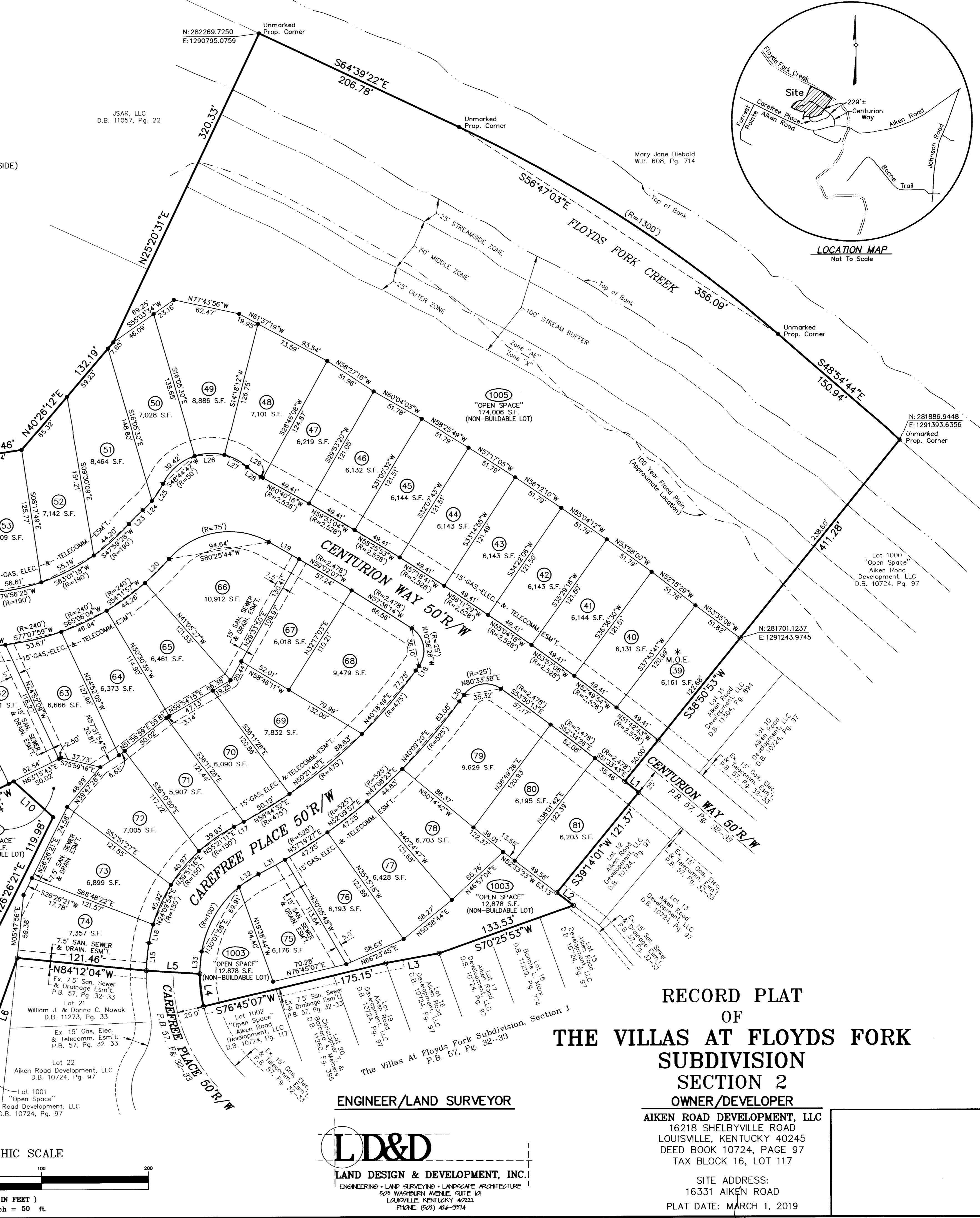
- 1) THERE SHALL BE NO FURTHER SUBDIVISION OR RECONSTRUCTION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED.
2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 11067, PAGE 231, AS AMENDED BY DEED BOOK PAGE
3) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN CASE NO. 16SUBDIV011 IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.
4) A PART OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOODPLAIN FROM A REVIEW OF F.E.M.A. MAP NO. 2111100034E & 2111100035E, DATED DECEMBER 5, 2008.
5) CONSTRUCTION FENCING SHALL BE ERRECTED 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.
6) A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT AND U.S.D.A. SOIL CONSERVATION SERVICE RECOMMENDATIONS AND A COPY OF SAID PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION.
7) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.
8) DENOTES EX. 1/2" BY 18" IRON PIN WITH CAP STAMPED "MINK 3492".
9) ALL OPEN SPACE SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE UNLESS OTHERWISE APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION.
10) ALL OPEN SPACES SHALL BE MAINTAINED BY THE NEIGHBORHOOD ASSOCIATION.
11) ALL NECESSARY RIGHTS FOR SANITARY SEWER & DRAINAGE, & PUBLIC UTILITY PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".
12) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 19LSCAPE1022.
13) MINIMUM OPENINGS: DWELLING CONSTRUCTION FOR LOT 39 SHALL HAVE NO OPENINGS BELOW THE ELEVATION 621.90. THIS LOT WILL REQUIRE INDIVIDUAL LOT APPROVAL FROM M.S.D. PRIOR TO ISSUANCE OF BUILDING PERMIT.

PROPERTY LINE TABLE

Table with columns: LINE, BEARING, LENGTH, RADIUS. Contains 33 rows of property line data.

PROJECT DATA:

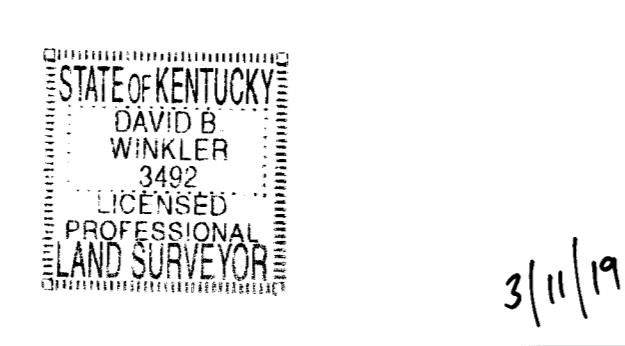
TOTAL SITE AREA = 12.93 ACRES
EXISTING ZONING = (R-4)
FORM DISTRICT = NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS = 43
TOTAL # OPEN SPACE LOTS = 3
TOTAL AREA OF R/W = 1.63 AC.
NET AREA = 11.30 AC.
GROSS DENSITY = 3.56 DU/AC.
NET DENSITY = 4.07 DU/AC.
TOTAL AREA OF BUILDABLE LOTS = 6.90 AC.
OPEN SPACE PROVIDED = 4.39 AC.
MINIMUM YARD REQUIREMENTS:
FRONT YARD = 30 FEET
STREET SIDE YARD = 30 FEET
SIDE YARD = 5 FEET (EACH SIDE)
REAR YARD = 25 FEET



RECORD PLAT OF THE VILLAS AT FLOYDS FORK SUBDIVISION SECTION 2 OWNER/DEVELOPER AIKEN ROAD DEVELOPMENT, LLC 16218 SHELBYVILLE ROAD LOUISVILLE, KENTUCKY 40245 DEED BOOK 10724, PAGE 97 TAX BLOCK 16, LOT 117 SITE ADDRESS: 16331 AIKEN ROAD PLAT DATE: MARCH 1, 2019

LD&D LAND DESIGN & DEVELOPMENT, INC. ENGINEERING & LAND SURVEYING - LANDSCAPE ARCHITECTURE 503 WASHINGTON AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202 PHONE: (607) 426-2914

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 plat meets the requirements of a Class A (Suburban Lands) Survey. The unadjusted traverse closure ratio exceeds an accuracy of 1:10000 and an angular closure of 15 seconds per angle. David Winkler #3492 3-1-19



3/1/19 CA 3/1/19 CWS

58 x 64

Book 58 Page 64

58 x 64