50x96

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:

LITTLE SPRING FARM, SECTION 2B

and does hereby dedicate to public use LITTLE SPRING BOULEVARD, VISTA CLUB DRIVE, VISTA CLUB COURT, RADLEIGH LANE AND EXPEDITION WAY shown thereon.

OWNERS: Lee Mattingly Member
BROWN, NOLTEMEYER & MATTINGLY, LLC

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 foregoing plat of LITTLE SPRING FARM, SEC. 2B was this day presented to me by LEE MATTINGLY known to me, who executed the Certificate in my presence and acknowledge it to be HIS free act and deed

Witness my hand and seal this 22 day of JULY 2005

My Commission expires, 14 day of JUNE 2006

NOTARY PUBLIC Dennis L. Kraus

CERTIFICATE OF APPROVAL

Approved this 3rd day of August 2005

LOUISVILLE AND ~~JEFFERSON COUNTY~~ METRO PLANNING COMMISSION

DOCKET NO. 10-19-00 & 9-56-00

CERTIFICATE OF RESERVATION OF PRIVATE POND 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 "Private Pond Easement", together with the right of ingress and egress over all lots to and from the easements for construction, operation, maintenance and reconstruction of the pond and other drainage improvements. No permanent structure of any kind shall be placed on or over the land within said easement except for drainage structure and landscaping planting. The easement shall be for the benefit of the land in the subdivision and that additional drainage improvements may be constructed by the developer, his agents, and/or assigns. All rights to maintain or improve the easement reserved herein will be held by the Little Spring Farm Community Association, Inc. and shall be transferred upon turnover of the Association from the developer to the lot owners. Temporary rights are hereby reserved to use the land adjacent to the "Private Pond Easement" for storage and movement of excavated construction materials and equipment in order to maintain said pond. The developer, his agents, and/or assigns retains the right of ingress and egress over lot 383 to and from the easement at all times for the purpose of constructing, operating, maintaining and maintaining and repairing said pond. 383

OWNERS: Lee Mattingly Member
BROWN, NOLTEMEYER & MATTINGLY, LLC

A	N 217229.193 E 1260835.290	E	N 216836.2371 E 1260727.598
B	N 217192.872 E 1260818.145	F	N 216521.675 E 1260630.159
C	N 217173.755 E 1260823.899	G	N 216865.874 E 1260853.345
D	N 217032.060 E 1260826.396	H	N 216877.935 E 1260693.454

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 detective 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 thereto 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 consideration 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 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.

OWNERS: Lee Mattingly Member
BROWN, NOLTEMEYER & MATTINGLY, LLC

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 thereon, 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: Lee Mattingly Member
BROWN, NOLTEMEYER & MATTINGLY, LLC

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: Lee Mattingly Member
BROWN, NOLTEMEYER & MATTINGLY, LLC

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. 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.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivider's bond by the Louisville Metro 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.

1	N 216956.788 E 1260739.802	M	N 217393.616 E 1260685.859
2	N 217066.434 E 1260678.499	N	N 217567.467 E 1260581.993
3	N 217241.853 E 1260678.006	O	N 217613.292 E 1260696.366
4	N 217245.208 E 1260707.657		

GRAPHIC SCALE
0 30 60 120

THIS IS A CLASS "A" SURVEY AND MEETS OR EXCEEDS THE MINIMUM STANDARDS AS DEFINED UNDER KAR 18.150. THIS SURVEY WAS MADE BY GPS OBSERVATION AND BY RANDOM TRAVERSE. THE REFERENCE BEARING (S 20°06'14" E) DATUM USED FOR THIS SURVEY IS BASED ON KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983, MSD MONUMENT NO. 38, STAMPED GPS 86-36.

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.

Brian E. Matherly 3596 7/22/05
Signature P.L.S. # Date

STATE OF KENTUCKY
BRIAN E. MATHERLY
3596
LICENSED PROFESSIONAL LAND SURVEYOR

FORM DISTRICT: N

MINIMUM YARD REQUIREMENTS (R-4 ZONING)				
FRONT	SIDE		STREET	REAR
	TOTAL	MINIMUM		
30'	10'	5'	30'	25'

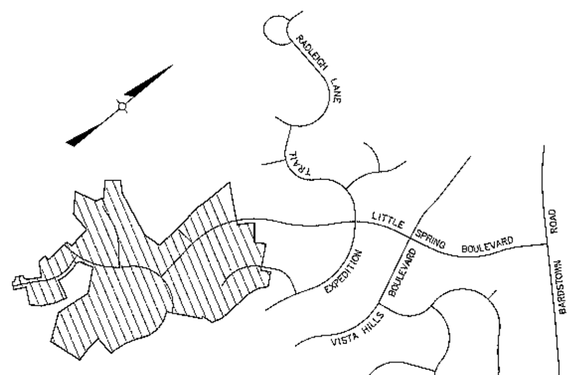
LOTS 224-234, 246-254, 258, 344-359, 362-364 & 383

FORM DISTRICT: N

MINIMUM YARD REQUIREMENTS (R-5 ZONING)				
FRONT	SIDE		STREET	REAR
	TOTAL	MINIMUM		
25'	10'	5'	25'	25'

LOTS 263-267

LOCATION MAP
NO SCALE



BROWN, NOLTEMEYER & MATTINGLY, INC.
D.B. 7793 P. 408

A	N 85°51'14" E R=765.00'	10.94'
B	N 83°32'39" E R=450.00'	29.84'
C	N 28°32'43" E R=570.00'	14.55'
D	N 34°21'22" E R=570.00'	100.94'
E	N 50°01'03" E	66.29'

℄ CURVE DATA

	A	B	C	D	E	F
	R = 250.00' Δ = 73°02'12" T = 185.11' A = 318.68'	R = 263.50' Δ = 109°52'57" T = 375.49' A = 505.34'	R = 475.00' Δ = 55°10'02" T = 248.15' A = 457.35'	R = 300.00' Δ = 28°57'02" T = 77.45' A = 151.59'	R = 250.00' Δ = 49°04'57" T = 114.15' A = 214.16'	R = 2000.00' Δ = 06°14'08" T = 108.94' A = 217.86'

1	N 06°22'31" W	15.78'
2	N 21°01'33" E R=500.00'	47.07'
3	N 25°46'07" E R=570.00'	40.68'
4	S 25°49'48" W R=630.00'	46.31'
5	S 35°21'23" W	20.81'
6	S 79°42'50" W	44.07'
7	N 78°09'08" W	43.27'
8	N 62°16'09" W	40.45'
9	N 69°42'03" E	23.04'
10	N 89°24'04" E	18.01'
11	S 53°34'56" E	5.41'
12	N 85°51'14" E R=815.00'	11.65'
13	N 82°19'26" E	54.43'
14	S 58°46'28" E	40.16'
15	S 16°45'10" E	19.96'
16	S 32°02'21" W	20.53'
17	N 31°38'04" E	47.93'
18	N 29°43'58" E	24.92'
19	S 03°19'25" E	12.21'
20	S 13°09'57" W	22.18'
21	N 38°10'32" W	25.51'
22	N 28°23'12" W	51.02'
23	N 00°10'47" W	23.90'

P	N 218196.384 E 1261302.156	U	N 218098.655 E 1261752.969
Q	N 218212.176 E 1261309.109	V	N 218033.209 E 1261718.971
R	N 218212.926 E 1261466.475	W	N 217965.159 E 1261707.878
S	N 218129.684 E 1261629.809	X	N 217831.457 E 1261629.677
T	N 218172.279 E 1261688.704		

TOTAL AREA IN SITE: 24.524 ACRES
TOTAL NUMBER OF BUILDING SITES: 46
DENOTES SET 5/8" IRON PIN 18" LONG W/CAP STAMPED B. MATHERLY, L.S. 3596 UNLESS OTHERWISE NOTED
FND DENOTES FOUND 5/8" IRON PIN 18" LONG W/CAP STAMPED B. MATHERLY, L.S. 3596 UNLESS OTHERWISE NOTED

THE FOLLOWING WAIVER HAS BEEN GRANTED:

1.) TREE CANPOY REQUIREMENTS OF THE LAND DEVELOPMENT CODE, SECTION 10.1.4.

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 _____ PAGE _____.

3.) THE DEPTH OF ALL ROADSIDE SWALES INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS SHALL BE 4 INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.

* NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER.

4.) ALL ISLANDS (AS SHOWN ON APPROVED CONSTRUCTION PLANS), LANDSCAPED AREAS AND ENTRANCE WALLS TO BE MAINTAINED BY THE DEVELOPER, HIS SUCCESSORS AND/OR ASSIGNS.

5.) THE LOTS SHOWN ON THIS PLAT, EXCEPT LOT 383 SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL CONFORM WITH THE YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH 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.) THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM A REVIEW OF FLOOD INSURANCE RATE MAP 210120 0280 D, DATED FEBUARY 2, 1994.

8.) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET NUMBER 10-19-00 AND 9-56-00 ON FILE IN THE OFFICE OF THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION.

9.) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NO. 10-19-00 & 9-56-00.

10.) DWELLINGS ON THE FOLLOWING LOTS SHALL HAVE NO OPENINGS BELOW THE ELEVATION LISTED. THESE LOTS WILL REQUIRE INDIVIDUAL APPROVAL FROM M.S.D. PRIOR TO ISSUANCE OF BUILDING PERMIT.

LOT NO. & ELEV.	LOT NO. & ELEV.
229 – 663.5	249 – 663.5
230 – 663.5	266 – 663.0
246 – 663.5	344 – 663.0
247 – 663.5	383 – 653.75
248 – 663.5	

TAX BLOCK 88, LOT NO. 6

LITTLE SPRING FARM

SECTION 2B

OWNER & DEVELOPER
BROWN, NOLTEMEYER & MATTINGLY,
DEED BOOK 7793, PAGE 408
122 NORTH PETERSON AVENUE
LOUISVILLE, KENTUCKY 40206

JULY 2005 SCALE 1" = 60'

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

8670PG0523

Document No.: DN2005127168
Lodged By: ACKERSON & YANN
Recorded On: 08/03/2005 02:08:28 PM
Total Fees: 15.00
Transfer Taxx: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: LAHILL

Recorded in Plat Book No. 50 Page 96
Part No. _____

50x96

CF 7/28/05 B.O.W. 7/28/05