

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 plan of

and does hereby dedicate to public use the ARTISAN PARK PLACE & ARTISAN GLEN COURT shown thereon.

OWNER: Michael Jones AM
RHODES GROUP, LLC

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON

I, Tracee Susan
Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of

was this day presented to me by Michael Jones
Asst. Manager

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 14 day of Dec, 2016
My Commission expires: 21 day of March, 2020

Tracee Susan
Notary Public

CERTIFICATE OF APPROVAL

Approved this 21 day of Dec, 2016
LOUISVILLE METRO PLANNING COMMISSION

Doris
CASE NUMBER: 11879

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 or 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 LG & E's termination point throughout length of service lines to customer's building) and life 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 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 thereon 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 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.

OWNER: Michael Jones AM
RHODES GROUP, LLC

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

An easement for sanitary sewer and drainage purposes is hereby reserved over, 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 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.

OWNER: Michael Jones AM
RHODES GROUP, LLC

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easement(s) for water mains and appurtenances are hereby reserved over, over and under the strip(s) of land as defined and bounded by dashed lines marked "Louisville Water Company Easement" 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 or 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 property owner's risk. Temporary rights are hereby reserved to use land adjacent to the permanent easement(s) for storage and movement of excavated earth, rock, construction materials, tools, and equipment during construction of said water lines.

OWNER: Michael Jones AM
RHODES GROUP, LLC

GENERAL NOTES

1) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED RESIDENTIAL PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR WITHOUT APPROVAL OF THE PLANNING COMMISSION.

2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK _____ PAGE _____

3) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF CASE NO. 11879 AS ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

4) 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 DRAIN 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.

5) 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.

6) NO PORTION OF THIS TRACT LIES IN A FLOOD AREA FROM A REVIEW OF F.E.M.A. MAP NO. 21111C0069E, DATED DECEMBER 5, 2006.

7) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

8) DENOTES SET 1/2"x18" IRON PIN WITH CAP STAMPED "WINK 3492"

9) ALL OPEN SPACES 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 & LANDSCAPE PLAN FOR THIS SITE UNDER CASE NUMBER 16LSCAPE1078.

13) MINIMUM OPENINGS: DWELLING CONSTRUCTION FOR THESE LOTS SHALL HAVE NO OPENINGS BELOW THE FOLLOWING ELEVATION:
LOTS 8, 9, 17, 18 & 19 = 724.00
LOTS 10, 11, 12 & 13 = 736.00
LOTS 25, 26 & 27 = 710.00
LOT 20 = 716.00
LOT 21 = 713.00

THESE LOTS WILL REQUIRE INDIVIDUAL LOT APPROVAL FROM M.S.D. PRIOR TO ISSUANCE OF BUILDING PERMIT.

WAIVERS:

1) A WAIVER WAS GRANTED UNDER CASE NO. 11879 TO WAIVE THE REQUIREMENT FROM SECTION 7.3.30.B TO ALLOW LOTS FOR DETACHED HOUSES TO FRONT ON A PRIVATE STREET.

2) A WAIVER WAS GRANTED UNDER CASE NO. 11879 TO WAIVE THE REQUIREMENT FROM SECTION 6.2.8.A TO ALLOW PRIVATE STREETS SERVING MORE THAN 3 LOTS TO BE LESS THAN 50 FEET IN WIDTH.

3) A WAIVER WAS GRANTED UNDER CASE NO. 11879 TO WAIVE THE REQUIREMENT FROM SECTION 7.11.9.E.3 TO NOT PROVIDE SIDEWALKS ON CUL-DE-SACS, COURTS AND LOOP LANES.

PROJECT DATA

TOTAL SITE AREA = 19.88 AC.
EXISTING ZONING = R-4
FORM DISTRICT = NEIGHBORHOOD

TOTAL # RESIDENTIAL LOTS = 40
TOTAL # OPEN SPACE LOTS = 2
TOTAL AREA OF R/W = 2.14 AC.
NET AREA = 17.74 AC.

GROSS DENSITY = 2.11 DU/AC.
NET DENSITY = 2.37 DU/AC.
TOTAL AREA OF BUILDABLE LOTS = 6.98 AC.
OPEN SPACE PROVIDED = 10.76 AC.

MINIMUM YARD REQUIREMENTS:
(Conservation Subdivision)

FRONT YARD: Minimum = 15 FEET
Maximum = 25 FEET
SIDE YARD = 3 FEET
STREET SIDE YARD = 15 FEET
REAR YARD = 25 FEET

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 fine 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.

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.

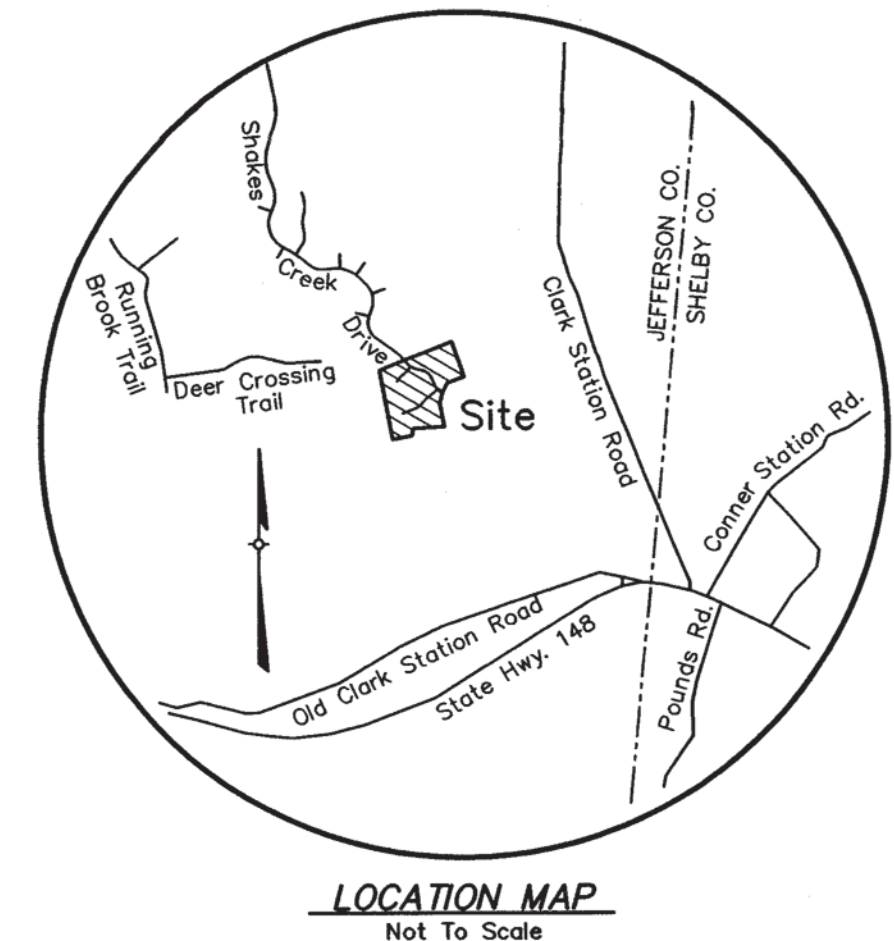
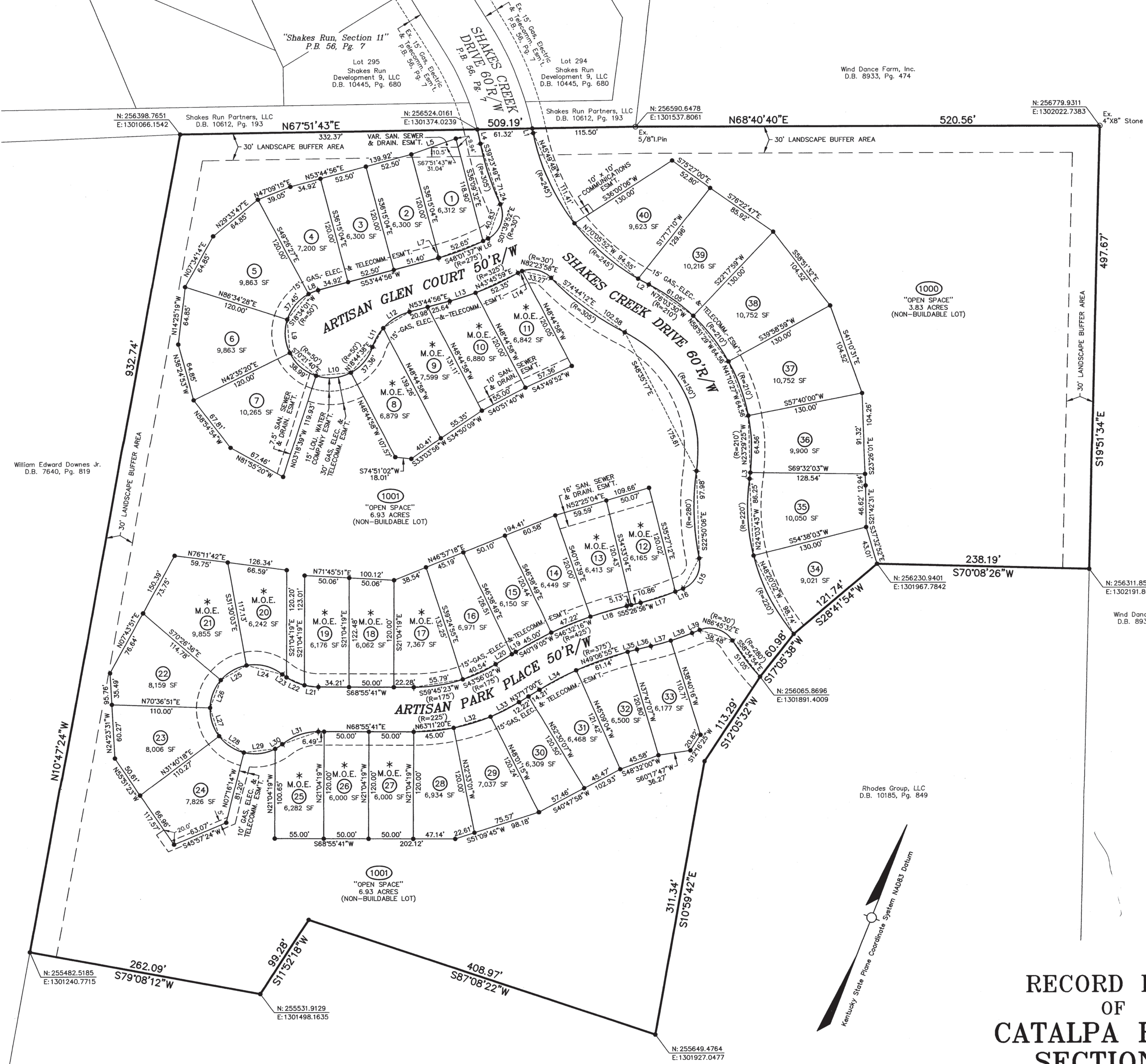
NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivision's bond by the Louisville Metro Planning and Design Services, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 7.2.70 of the Metropolitan Subdivision Regulations.

LAND SURVEYOR'S CERTIFICATE

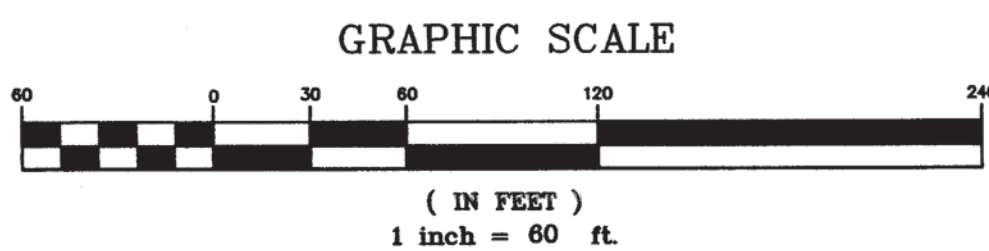
I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This plat meets the requirements of a Class A (Suburban Land) Survey. The unadjusted traverse closure ratio exceeds an accuracy of 1:10,000 and an angular closure of 15 seconds per angle.

Signature David Winkler #3492 12-14-16
PLS / Date



PROPERTY LINE TABLE

L1	N32°37'10\"W	5.26'	R=363.39'
L2	N82°49'12\"W	13.65'	R=245'
L3	N13°42'12\"W	6.93'	R=210'
L4	S33°36'47\"E	16.49'	R=303.39'
L5	N49°14'08\"E	52.74'	
L6	S41°52'40\"W	6.30'	R=275'
L7	S53°38'03\"W	1.10'	R=275'
L8	S47°09'15\"W	11.48'	R=50'
L9	S25°25'06\"E	37.45'	R=50'
L10	N63°41'10\"E	39.08'	R=50'
L11	N08°30'47\"E	24.35'	R=60'
L12	N36°59'07\"E	34.61'	R=60'
L13	N51°04'03\"E	30.41'	R=325'
L14	N43°55'56\"E	5.01'	R=30'
L15	S06°58'42\"W	38.48'	R=30'
L16	S48°52'07\"W	9.19'	
L17	S51°09'32\"W	41.14'	R=275'
L18	S52°35'09\"W	42.46'	R=425'
L19	S37°17'00\"W	5.08'	
L20	S37°17'00\"W	21.34'	
L21	S75°57'23\"W	15.91'	R=65'
L22	N87°20'27\"W	21.85'	R=65'
L23	N75°07'08\"W	5.78'	R=65'
L24	S82°57'49\"W	41.41'	R=50'
L25	S39°01'40\"W	33.33'	R=50'
L26	S00°05'08\"W	33.33'	R=50'
L27	S38°51'25\"E	33.33'	R=50'
L28	S77°47'58\"E	33.33'	R=50'
L29	N62°04'52\"E	35.26'	R=50'
L30	N35°55'51\"E	9.59'	R=50'
L31	N49°40'42\"E	42.66'	R=65'
L32	N51°56'09\"E	43.24'	R=225'
L33	N41°51'10\"E	35.85'	R=225'
L34	N40°51'40\"E	46.80'	R=375'
L35	N54°37'13\"E	10.85'	R=375'
L36	N55°26'56\"E	15.99'	
L37	N53°23'20\"E	23.37'	R=325'
L38	N49°05'56\"E	25.29'	R=325'
L39	N46°52'07\"E	9.19'	



ENGINEER/LAND SURVEYOR

LD&D

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
509 WESTBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40212
PHONE: 502-416-9714 FAX: 502-416-9715
WEB SITE: WWW.LD&D.COM

RECORD PLAT
OF
CATALPA FARMS
SECTION 1
(CONSERVATION SUBDIVISION)

OWNER/DEVELOPER:

RHODES GROUP, LLC
3615 WOODSIDE PLACE
LOUISVILLE, KENTUCKY 40222-5992
DEED BOOK 10185, PAGE 849
TAX BLOCK 42, LOT 36

SITE ADDRESS:
3208 OLD CLARK STATION ROAD
PLAT DATE: 12-14-16

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 plan of CATALPA FARMS, SECTION 2

and does hereby dedicate to public use the LITTLE CATALPA WAY & SHAKES CREEK DRIVE

shown therein: Mike Jones A.M.
OWNER: RHODES GROUP, LLC

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of CATALPA FARMS, SECTION 2

was this day presented to me by Mike Jones Asst. Manager

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 14 day of Nov, 2017
My Commission expires: 21 day of Mar, 2020

Notary Public
Notary Public

CERTIFICATE OF APPROVAL

Approved this 14th day of November, 2017
LOUISVILLE METRO PLANNING COMMISSION

CASE NUMBER: 11879

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 at locations designated 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 abutting 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 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 of entering lots with service wires to serve adjoining lots.

OWNER: Mike Jones A.M.
RHODES GROUP, 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 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 into 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.

OWNER: Mike Jones A.M.
RHODES GROUP, LLC

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.

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.

GENERAL NOTES

1) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED RESIDENTIAL PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR WITHOUT APPROVAL OF THE PLANNING COMMISSION.

2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK 10786, PAGE 680, AS AMENDED BY DEED BOOK 11026, PAGE 924.

3) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF CASE NO. 11879 AS ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

4) 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 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.

5) 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.

6) NO PORTION OF THIS TRACT LIES IN A FLOOD AREA FROM A REVIEW OF F.E.M.A. MAP NO. 21111C0068E, DATED DECEMBER 5, 2006.

7) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

8) —●— DENOTES SET 1/2"x18" IRON PIN WITH CAP STAMPED "WINK 3492"

—○— DENOTES EX. 1/2"x18" IRON PIN WITH CAP STAMPED "WINK 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) ALL OPEN SPACE DEDICATED IN THIS PORTION OF CATALPA FARMS ARE TO MEET THE OPEN SPACE REQUIREMENTS FOR ALL OTHER SECTIONS.

13) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED IN THE TREE PRESERVATION & LANDSCAPE PLAN FOR THIS SITE UNDER CASE NUMBER 16LSCAPE1185.

WAIVERS

1) A WAIVER WAS GRANTED UNDER CASE NO. 11879 TO WAIVE THE REQUIREMENT FROM SECTION 7.3.3.0.B TO ALLOW LOTS FOR DETACHED HOUSES TO FRONT ON A PRIVATE STREET.

2) A WAIVER WAS GRANTED UNDER CASE NO. 11879 TO WAIVE THE REQUIREMENT FROM SECTION 6.2.8.A TO ALLOW PRIVATE STREETS SERVING MORE THAN 3 LOTS TO BE LESS THAN 50 FEET IN WIDTH.

3) A WAIVER WAS GRANTED UNDER CASE NO. 11879 TO WAIVE THE REQUIREMENT FROM SECTION 7.11.1.E.3 TO NOT PROVIDE SIDEWALKS ON CUL-DE-SACS, COURTS AND LOOP LANES.

PROJECT DATA

TOTAL SITE AREA = 10.34 AC.
EXISTING ZONING = R-4
FORM DISTRICT = NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS = 21
TOTAL # OPEN SPACE LOTS = 3
TOTAL AREA OF R/W = 1.80 AC.
NET AREA = 8.54 AC.
GROSS DENSITY = 2.32 DU/AC.
NET DENSITY = 2.81 DU/AC.
TOTAL AREA OF BUILDABLE LOTS = 4.52 AC.
OPEN SPACE PROVIDED = 4.02 AC.

MINIMUM YARD REQUIREMENTS:
(Conservation Subdivision)

FRONT YARD:
Minimum = 15 FEET
Maximum = 25 FEET
SIDE YARD = 3 FEET
STREET SIDE YARD = 15 FEET
REAR YARD = 25 FEET

PROPERTY LINE TABLE

L1	S78°19'51"E	9.10'	R=280'
L2	S18°26'46"E	16.78'	R=340'
L3	N34°20'38"E	4.96'	R=555'
L4	N20°59'52"W	11.12'	R=280'
L5	N46°29'05"E	18.60'	
L6	N65°00'05"E	48.23'	R=280'
L7	S46°29'05"W	18.60'	
L8	N77°38'10"W	15.88'	R=280'

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivision's bond by the Louisville Metro Planning and Design Services, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 7.2.7.0 of the Metropolitan Subdivision Regulations.

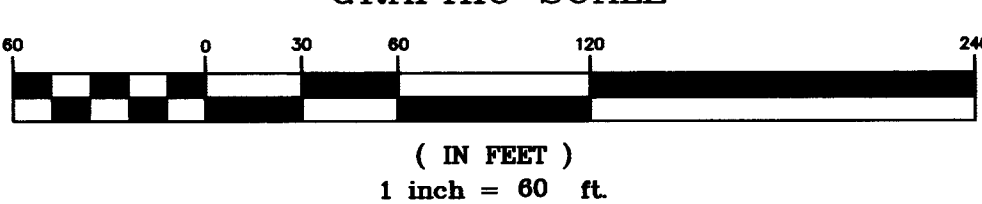
LAND SURVEYOR'S CERTIFICATE

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 1:10,000 and an angular closure of 15 seconds per angle.

David Winkler #3492 11-14-17
Signature PLS # Date



GRAPHIC SCALE



11-15-17
Tom

ENGINEER/LAND SURVEYOR



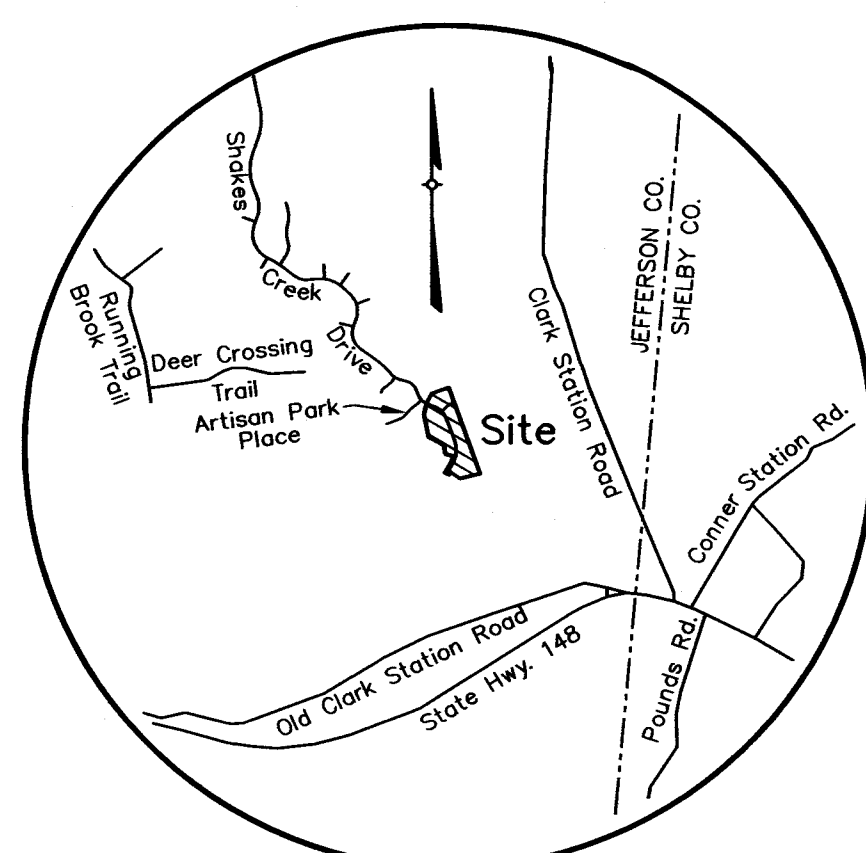
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
509 WEBBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202
PHONE: 502-464-2914 WEB SITE: WWW.LD-D.COM

RECORD PLAT OF CATALPA FARMS SECTION 2 (CONSERVATION SUBDIVISION)

OWNER/DEVELOPER:

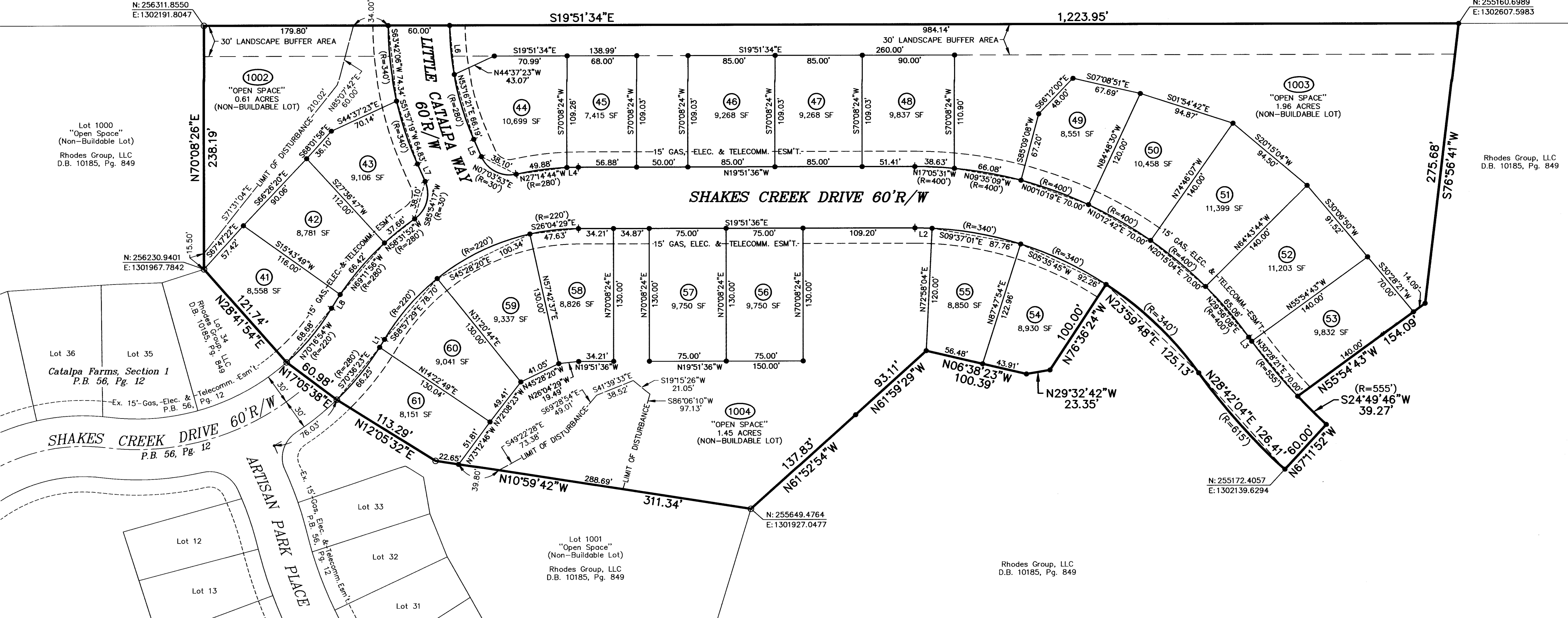
RHODES GROUP, LLC
3615 WOODSIDE PLACE
LOUISVILLE, KENTUCKY 40222-5992
DEED BOOK 10185, PAGE 849
TAX BLOCK 42, LOT 36

SITE ADDRESS:
3208 OLD CLARK STATION ROAD
PLAT DATE: NOVEMBER 14, 2017



LOCATION MAP

Not To Scale



LIXL6

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 plan of CATALPA FARMS, SECTION 4

and does hereby dedicate to public use the SHAKES CREEK DRIVE

shown therein
OWNER: Mike Jones AM
RHODES GROUP, LLC

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON
I, Debbie Swan

Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of CATALPA FARMS, SECTION 4

was this day presented to me by Mike Jones Assistant Manager

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 17 day of Nov, 2017
My Commission expires: 21 day of Mar, 2020

Debbie Swan
Notary Public

CERTIFICATE OF APPROVAL

Approved this 22 day of Nov, 2017

LOUISVILLE METRO PLANNING COMMISSION
[Signature]
CASE NUMBER: 11879

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 of 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 LG & E's service 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 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 drained 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 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 perform lots with service wires to serve adjoining lots.

OWNER: Mike Jones AM
RHODES GROUP, 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 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 installation, 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 easement. 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 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.

Mike Jones AM
OWNER: [Signature]
RHODES GROUP, LLC

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.

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.

GENERAL NOTES

1) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED RESIDENTIAL PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR WITHOUT APPROVAL OF THE PLANNING COMMISSION.

2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK 10786, PAGE 680, AS AMENDED BY DEED BOOK 11028, PAGE 924 AND AS FURTHER AMENDED BY DEED BOOK 10531, PAGE 584.

3) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF CASE NO. 11879 AS ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

4) 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 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.

5) 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.

6) NO PORTION OF THIS TRACT LIES IN A FLOOD AREA FROM A REVIEW OF F.E.M.A. MAP NO. 21111C0068B, DATED DECEMBER 5, 2006.

7) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

8) DENOTES SET 1/2"x18" IRON PIN WITH CAP STAMPED "WINK 3492"
 DENOTES EX. 1/2"x18" IRON PIN WITH CAP STAMPED "WINK 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) ALL OPEN SPACE DEDICATED IN THIS PORTION OF CATALPA FARMS ARE TO MEET THE OPEN SPACE REQUIREMENTS FOR ALL OTHER SECTIONS.

WAIVERS

1) A WAIVER WAS GRANTED UNDER CASE NO. 11879 TO WAIVE THE REQUIREMENT FROM SECTION 7.3.30.B TO ALLOW LOTS FOR DETACHED HOUSES TO FRONT ON A PRIVATE STREET.

2) A WAIVER WAS GRANTED UNDER CASE NO. 11879 TO WAIVE THE REQUIREMENT FROM SECTION 6.2.8.A TO ALLOW PRIVATE STREETS SERVING MORE THAN 3 LOTS TO BE LESS THAN 50 FEET IN WIDTH.

3) A WAIVER WAS GRANTED UNDER CASE NO. 11879 TO WAIVE THE REQUIREMENT FROM SECTION 7.11.9.E.3 TO NOT PROVIDE SIDEWALKS ON CUL-DE-SACS, COURTS AND LOOP LANES.

PROJECT DATA

TOTAL SITE AREA = 4.45 AC.
EXISTING ZONING = R-4
FORM DISTRICT = NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS = 14
TOTAL # OPEN SPACE LOTS = 2
TOTAL AREA OF R/W = 0.89 AC.
NET AREA = 3.56 AC.
GROSS DENSITY = 3.60 DU/AC.
NET DENSITY = 4.49 DU/AC.
TOTAL AREA OF BUILDABLE LOTS = 3.29 AC.
OPEN SPACE PROVIDED = 0.27 AC.

MINIMUM YARD REQUIREMENTS: (Conservation Subdivision)

FRONT YARD:
Minimum = 15 FEET
Maximum = 25 FEET
SIDE YARD = 3 FEET (EACH)
STREET SIDE YARD = 15 FEET
REAR YARD = 25 FEET

PROPERTY LINE TABLE			
L1	N09°20'47"W	42.43'	R=30'
L2	N02°04'04"W	31.21'	R=555'
L3	S01°54'16"E	38.09'	R=615'
L4	S80°39'13"W	42.43'	R=30'
L5	S67°11'52"E	60.00'	
L6	N24°49'46"E	39.27'	R=555'

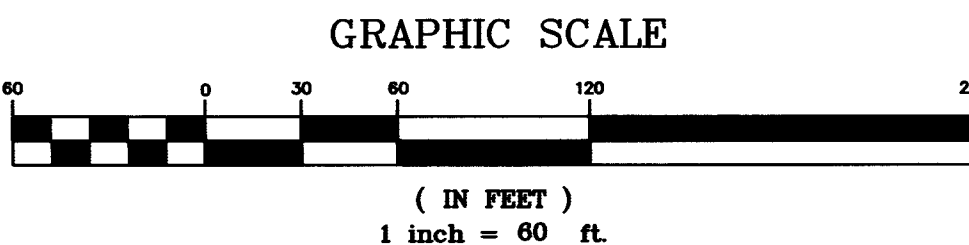
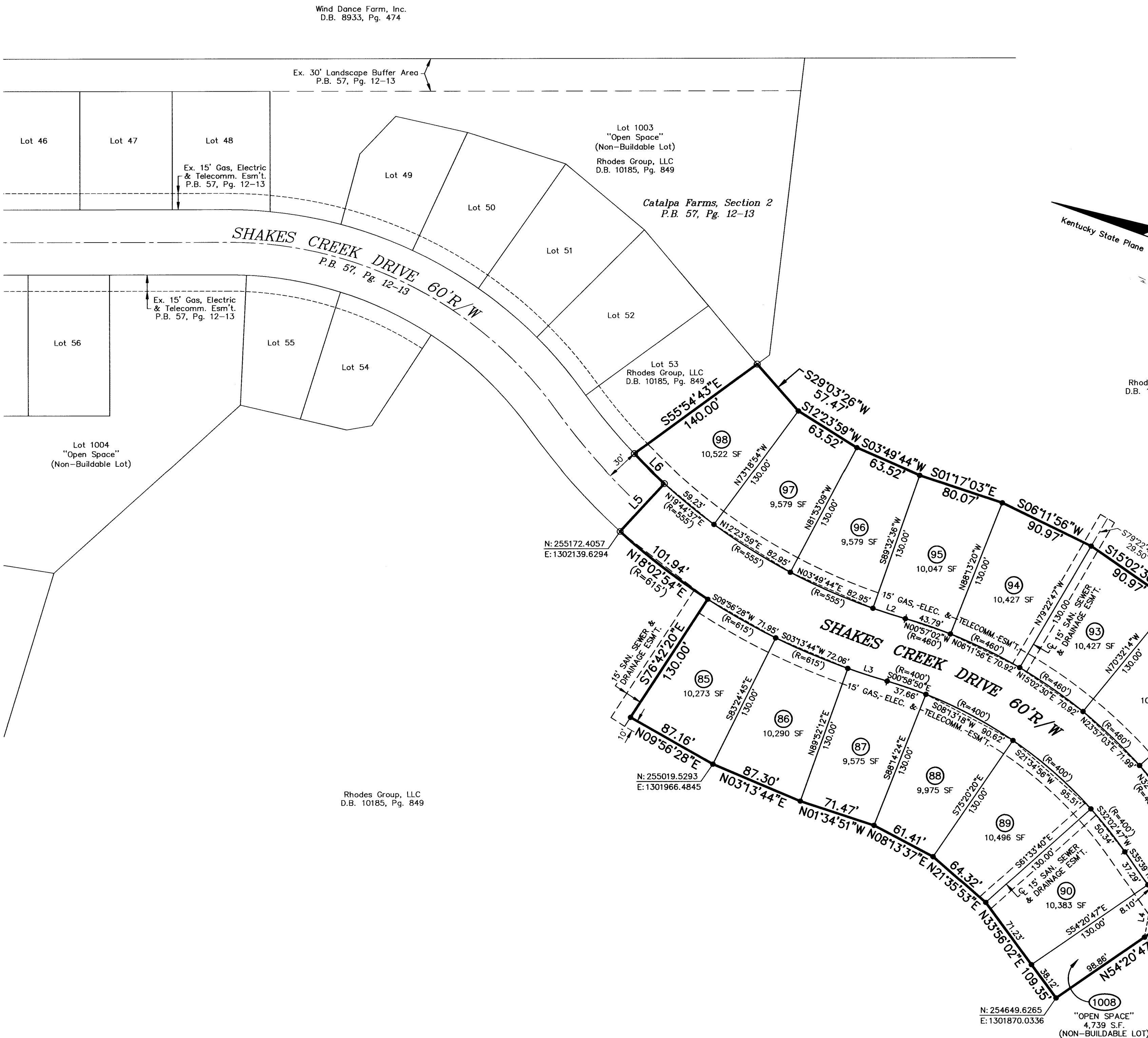
NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivider's bond by the Louisville Metro Planning and Design Services, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 7.2.70 of the Metropolitan Subdivision Regulations.

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 1:10,000 and an angular closure of 15 seconds per angle.

David Winkler *3492 11-17-17
Signature PLS # Date



ENGINEER/LAND SURVEYOR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
809 WASHINGTON AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202
PHONE: 502-464-9714 WEB SITE: WWW.LD-D.COM

RECORD PLAT OF CATALPA FARMS SECTION 4 (CONSERVATION SUBDIVISION)

OWNER/DEVELOPER:

RHODES GROUP, LLC
3615 WOODSIDE PLACE
LOUISVILLE, KENTUCKY 40222-5992
DEED BOOK 10185, PAGE 849
TAX BLOCK 42, LOT 36

SITE ADDRESS:
3208 OLD CLARK STATION ROAD
PLAT DATE: NOVEMBER 17, 2017