53 x 36

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledge the same to be this plat of HARRODS GLEN SUBDIVISION, SECTION 1 and does hereby dedicate to public use the HARRODS GLEN DRIVE & HARRODS RIDGE DRIVE shown thereon.

OWNER: FINCASTLE GROUP, LLC

CERTIFICATE OF APPROVAL

Approved this 23rd day of May 2007

LOUISVILLE METRO PLANNING AND DESIGN SERVICES

DOCKET NO.'S 10-53-05V

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Notary Public, and for the County aforesaid, do hereby certify that the foregoing plat of HARRODS GLEN SUBDIVISION, SEC. 1 was this day presented to me by [illegible] 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 23rd day of May 2007

My Commission expires: [illegible] day of [illegible] 2010

Notary Public

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. EASEMENTS

The areas 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, across 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 to enclose the above easements by private dividing lots.

OWNER: FINCASTLE 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 thereto 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 assigned to the Metropolitan Sewer District.

OWNER: FINCASTLE GROUP, LLC

CERTIFICATE OF SIGNATURE ENTRANCE

An easement for signature entrance purposes, including walls, fences and landscaping, is hereby reserved on, over and under the strip of land and spaces defined and bounded by dashed lines marked "Signature Entrance/Landscape Easement" for the installation, maintenance and repair of signature walls, fences and landscaping. The easement shall be for the benefit of Harrods Glen Homeowner's Association, Inc., and its assigns or agents. Any public agency responsible for maintenance of facilities within the right-of-way may require for any reason the removal of a signature entrance located within the right-of-way. The removal shall be done at the owner's expense and within 30 days from receiving a written notice.

OWNER: FINCASTLE GROUP, 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 no drainage from the lot is directed to a public drainage facility in easement or right-of-way.

NOTES:

1) NO LOTS SHOWN HEREON MAY BE SUBDIVIDED OR RESUBDIVIDED RESULTING IN THE CREATION OF A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED BY THE PLANNING COMMISSION.

2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 9041 PAGE 0781

3) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET NO. 10-53-05V 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 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.

5) A SOIL EROSION AND SEDIMENT 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 HAZARD AREA FROM A REVIEW OF F.E.M.A. MAP NO. 21111C0047E DATED DECEMBER 5, 2006.

7) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983. N30°29'41"W.

8) THE UNADJUSTED CLOSURE FOR THIS TRACT IS 1 PART IN 10,000 FEET. THIS TRACT HAS NOT BEEN ADJUSTED FOR CLOSURE. SURVEY WAS DONE BY RANDOM TRAVERSE METHOD.

9) 1/2" x 18" IRON PIN W/CAP STAMPED "WHK 3492" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

10) ALL OPEN SPACE SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.

11) ALL OPEN SPACES SHALL BE MAINTAINED BY NEIGHBORHOOD ASSOCIATION.

12) ALL NECESSARY RIGHTS FOR SANITARY SEWER & DRAINAGE, & PUBLIC UTILITY PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

13) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NO. 10-53-05V.

14) VARIANCE GRANTED:

A VARIANCE WAS GRANTED TO ALLOW THE REQUIRED 25' FRONT YARD TO BE REDUCED TO A 45' BUILDING LIMIT (BUILD TO LINE) ON LOTS 1-11.

A VARIANCE WAS GRANTED TO ALLOW THE 75' REQUIRED FRONT YARD TO BE REDUCED TO 40' MINIMUM (NOT TO EXCEED 45') ON LOTS 12-27.

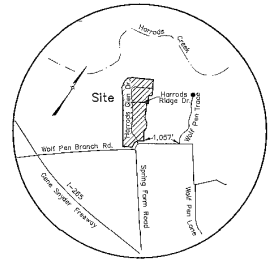
15) THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT IN THIS SUBDIVISION TO WOLF PEN BRANCH ROAD.

PROPERTY LINE TABLE

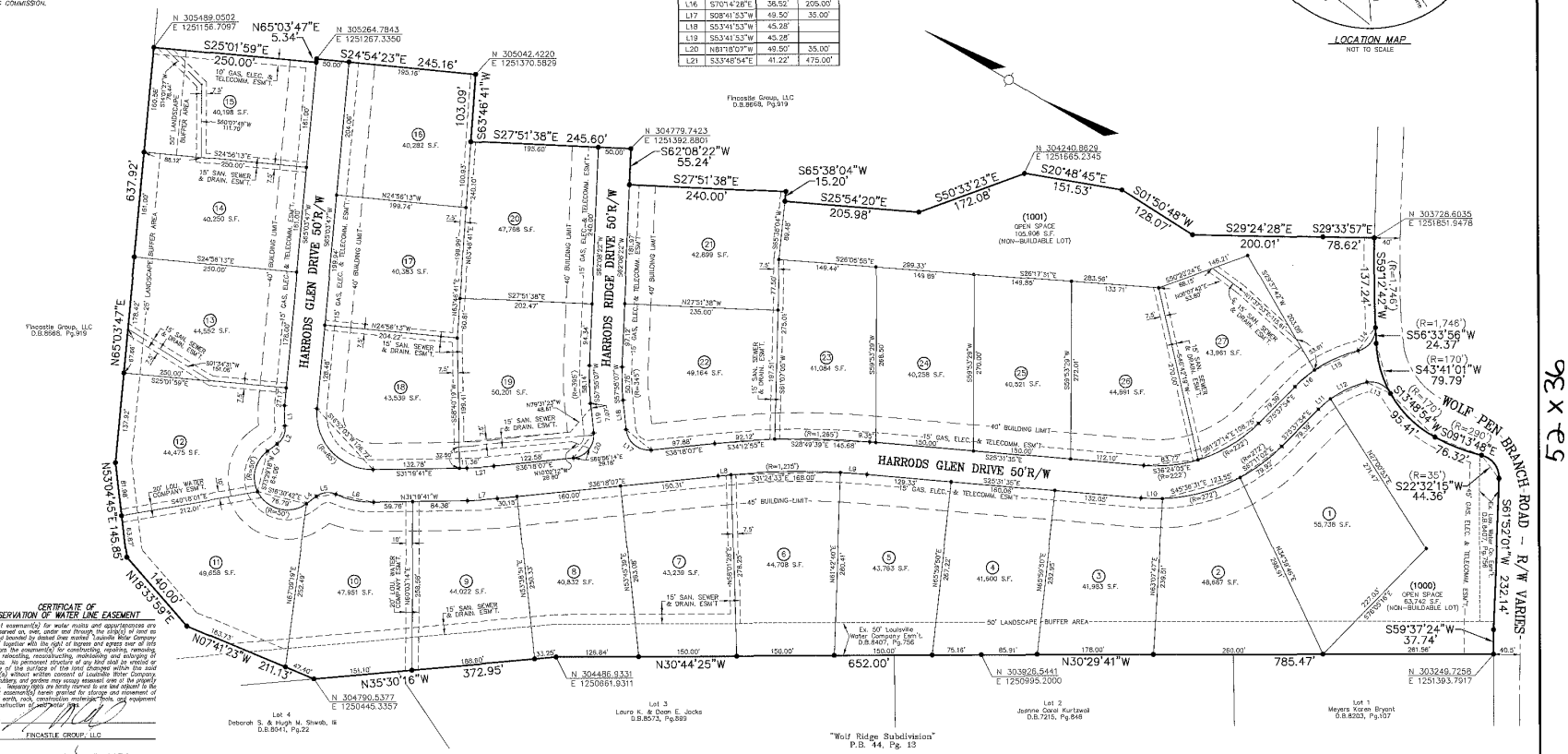
LINE	BEARING	LENGTH	RADIUS
L1	S58°30'12"W	30.84'	135.00'
L2	S82°38'07"W	30.63'	30.00'
L3	N66°40'22"W	18.00'	
L4	S66°40'22"E	19.08'	
L5	S36°22'04"E	30.28'	30.00'
L6	S18°41'44"E	59.05'	135.00'
L7	S33°48'54"E	45.56'	525.00'
L8	S35°50'16"E	19.69'	1,215.00'
L9	S26°29'08"E	40.67'	1,215.00'
L10	S29°00'13"E	32.99'	272.00'
L11	S71°08'45"E	24.43'	155.00'
L12	S55°10'07"E	61.40'	155.00'
L13	S04°56'55"E	40.21'	35.00'
L14	S83°39'39"E	44.41'	35.00'
L15	S54°34'06"E	73.18'	205.00'
L16	S70°14'28"E	36.52'	205.00'
L17	S08°41'53"W	49.50'	35.00'
L18	S53°41'53"W	45.28'	
L19	S53°41'53"W	43.28'	
L20	N81°18'07"W	49.50'	35.00'
L21	S33°48'54"E	41.22'	475.00'

PROJECT DATA

EXISTING ZONING	= R-1
FORM DISTRICT	= NEIGHBORHOOD
TOTAL SITE AREA	= 34.75 AC.
TOTAL # RESIDENTIAL LOTS (SEC. 1)	= 27
TOTAL OPEN SPACE (SECTION 1)	= 2
TOTAL AREA OF R/W	= 3.39 AC.
NET AREA	= 31.36 AC.
GROSS DENSITY	= 0.83 DU/AC.
NET DENSITY	= 0.92 DU/AC.
MINIMUM YARD REQUIREMENTS:	
FRONT YARD (LOTS 1-11)	= 45 FEET (PER VARIANCE)
FRONT YARD (LOTS 12-27)	= 40 FEET (PER VARIANCE)
SIDE YARD:	
Total For Both	= 30 FEET
Minimum	= 15 FEET
STREET SIDE YARD	= 40 FEET
REAR YARD	= 25 FEET



LOCATION MAP
NOT TO SCALE



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 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) herein granted for storage and movement of excavated earth, rock, construction materials, tools, and equipment during construction of water mains.

OWNER: FINCASTLE GROUP, LLC

PROPERTY OWNER'S OBLIGATION

Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations to be bonded 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 the

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 Land) Survey. The unadjusted traverse closure ratio exceeds an accuracy of 1:10000 and no angular closure of 15 seconds per angle

STATE OF KENTUCKY DAVID B. WINKLER 3492 LICENSED PROFESSIONAL LAND SURVEYOR

David B. Winkler #3492 5-18-07
Signature PLS # Date

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

ENGINEER/LAND SURVEYOR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
525 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40243
PHONE: (502) 412-0374 FAX: (502) 412-0375

RECORD PLAT OF HARRODS GLEN SUBDIVSION SECTION 1

OWNER/DEVELOPER
FINCASTLE GROUP, LLC
11800 BRINLEY AVENUE, SUITE 201
LOUISVILLE, KENTUCKY 40245
DEED BOOK 8668, PAGE 919
TAX BLOCK 7, LOT 1 & TAX BLOCK 6, LOT 34

SITE ADDRESS:
7501 WOLF PEN BRANCH ROAD
PLAT DATE: 5-18-07

DB 09041 PG 0781

Document No.: DEED2007037270
Lodged By: FINCASTLE GROUP LLC
Recorded On: 05/24/2007 01:36:43
Total Fees: 20.00
Transfer Tax: .00
County Clerk: DORRIE GOLSLAN-JEFF CO KY
Deputy Clerk: ANNGRO

Recorded In Plat Book No. 53 Page 36
Part No.

52 x 36

53 x 36

53x90

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plan and hereby acknowledge the same to be the plan of HARRODS GLEN SUBDIVISION, SECTION 2

and does hereby dedicate to public use the HARRODS GLEN DRIVE & HARRODS RIDGE DRIVE shown thereon.

OWNER: FINCASTLE GROUP, LLC — Member

CERTIFICATE OF APPROVAL

Approved this 25th day of March 2011

LOUISVILLE METRO PLANNING AND DESIGN SERVICES

DOCKET NO. 10-53-05V

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON

I, _____, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of HARRODS GLEN SUBDIVISION, SEC. 2 was presented to me by _____ and _____ known to me, who severally, in the certificates in my presence and acknowledge it to be their act and deed.

Witness my hand this _____ day of _____, 2011

My Commission expires _____

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 path, span, 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 extend service with service drop lines to adjoining lots.

OWNER: FINCASTLE GROUP, LLC — Member

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

An easement for sanitary sewer and drainage purposes is hereby reserved as 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 easement for the purpose of installing, operating 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 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 of the aforesaid Sewer District.

OWNER: FINCASTLE GROUP, LLC — Member

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 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 pipelines and appurtenances thereon. No grade may ever be altered in 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 assessed area of the property 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.

OWNER: FINCASTLE GROUP, LLC — Member

NOTES:

1) NO LOTS SHOWN HEREON MAY BE SUBDIVIDED OR RESUBDIVIDED RESULTING IN THE CREATION OF A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED BY THE PLANNING COMMISSION.

2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 9041 PAGE 781 AS AMENDED BY DEED BOOK 9411 PAGE 641

3) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET No. 10-53-05V IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

4) CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OF 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.

5) A SOIL EROSION AND SEDIMENT 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 HAZARD AREA FROM A REVIEW OF F.E.M.A. MAP NO. 21111C0001E DATED DECEMBER 5, 2006.

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

8) THE UNADJUSTED CLOSURE FOR THIS TRACT IS 1-10,000 FEET. THIS TRACT HAS BEEN ADJUSTED FOR CLOSURE. SURVEY WAS DONE BY RANDOM TRAVERSE METHOD.

9) ● DENOTES SET 1/2"x18" IRON PIN W/CAP STAMPED "MWK 3492"
○ DENOTES EX. 1/2"x18" IRON PIN W/CAP STAMPED "MWK 3492"

10) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. L-1-008

11) A VARIANCE WAS GRANTED TO ALLOW THE 75' REQUIRED FRONT YARD TO BE REDUCED TO 40' MINIMUM (NOT TO EXCEED 45').

PROJECT DATA

EXISTING ZONING	= R-1
FORM DISTRICT	= NEIGHBORHOOD
TOTAL SITE AREA	= 10.75 AC.
TOTAL # RESIDENTIAL LOTS	= 9
TOTAL OPEN SPACE	= 0
TOTAL AREA OF R/W	= 1.49 AC.
NET AREA	= 9.26 AC.
GROSS DENSITY	= 0.84 DU/AC.
NET DENSITY	= 0.97 DU/AC.
MINIMUM YARD REQUIREMENTS:	
FRONT YARD	= 75 FEET (40' Per Variance)
SIDE YARD:	
Minimum	= 15 FEET
Total	= 45 FEET
STREET SIDE YARD	= 25 FEET
REAR YARD	= 25 FEET

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.

NOTICE OF BOND REQUIREMENT

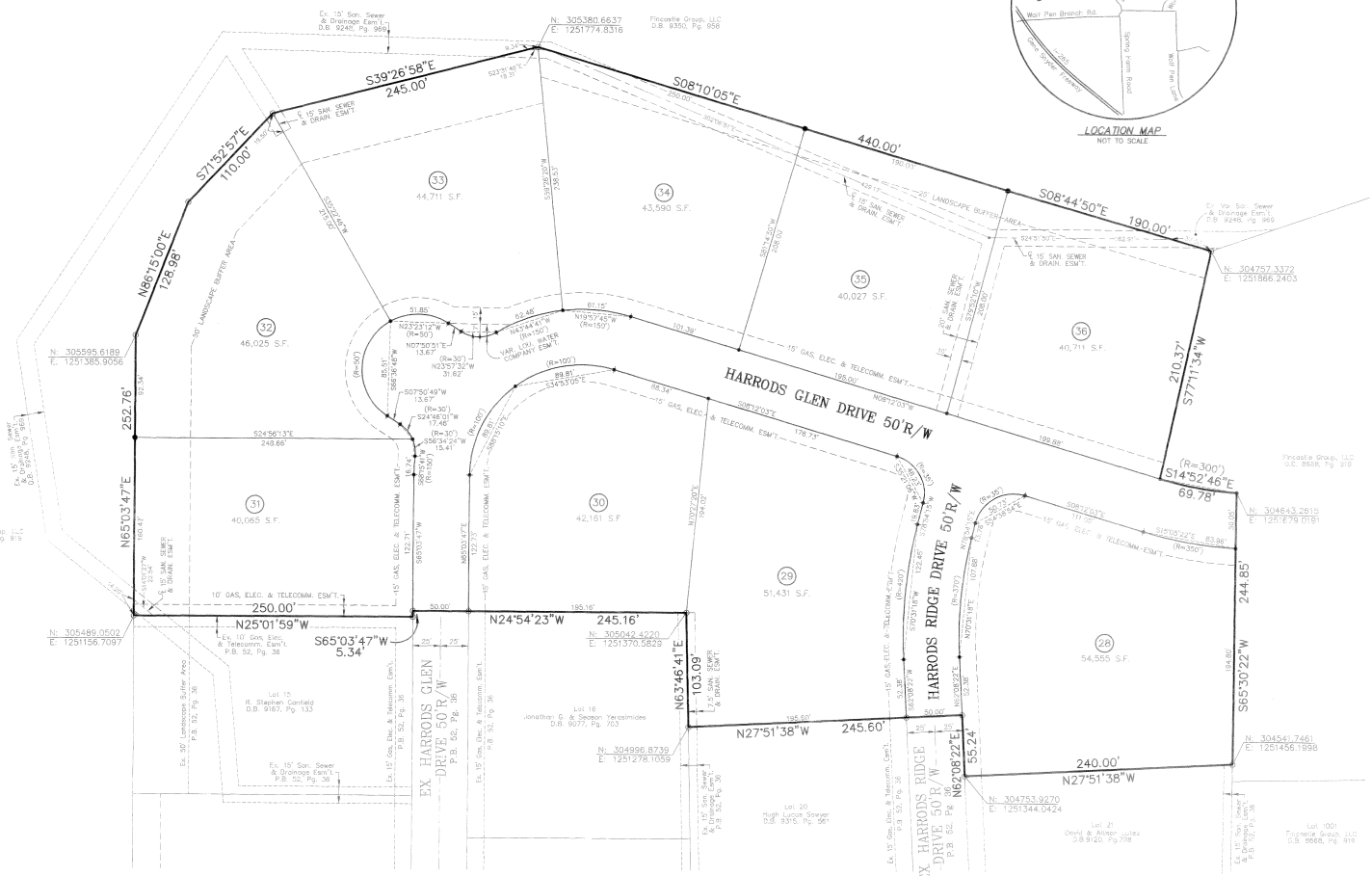
After construction approval and release of the undersigned subdivider's bond by the Louisville Metro Planning and Design Services, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 7.2.70 of the Metropolitan Subdivision Regulations.

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 1/10000 and an angular closure of 15 seconds per angle.

David Webb #3492 3-18-11
Signature P.L.S. # Date

53x90



53x90

RECORD PLAT OF HARRODS GLEN SUBDIVSION SECTION 2

ENGINEER/LAND SURVEYOR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
525 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40223
PHONE: (502) 416-7974 FAX: (502) 416-7976

OWNER/DEVELOPER

FINCASTLE GROUP, LLC
11800 BRINLEY AVENUE, SUITE 201
LOUISVILLE, KENTUCKY 40243-3007
DEED BOOK 8668, PAGE 919
TAX BLOCK 7, LOT 97

PLAT DATE: 8-30-09

DB 09699 PG 0649

Document No.: DN2011037987
Lodged By: harrodsglen
Recorded On: 03/25/2011 09:37:44
Total Fees: 29.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: SHESCH

Recorded in Plat Book No. 53 Page 90
Part No.

54 x 81

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 HARRODS GLEN SUBDIVISION, SECTION 3

and does hereby dedicate to public use the HARRODS GLEN DRIVE *shown thereon.*

OWNER: Mike Jones Asst Mgr.

HARRODS GLEN, LLC

CERTIFICATE OF APPROVAL

Approved this 22nd *day of* Oct., 2014

LOUISVILLE METRO PLANNING COMMISSION

DOCKET NO.'S 10-53-05V

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 HARRODS GLEN SUBDIVISION, SEC. 3 *was this day presented to me by* Mike Jones

known to me, who executed the Certificates in my presence and acknowledge it to be his own act and deed.

Witness my hand and seal this 22 *day of* October, 2014

My Commission expires: 8 May October, 2018

Notary Public

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 to overhang lots with service wires to serve adjoining lots.

OWNER: Mike Jones Asst Mgr.

HARRODS GLEN, LLC

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

Easements for sanitary sewer and drainage purposes are 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, maintenance of sewers and drains over, under and across said land. No permanent structure of any kind shall 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 Metropolitan Sewer District, or by any other public agency having legal authority for such construction, or by others subject to the approval by the aforesaid sewer district.

OWNER: Mike Jones Asst Mgr.

HARRODS GLEN, 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

NOTES:

1) NO LOTS SHOWN HEREON MAY BE SUBDIVIDED OR RESUBDIVIDED RESULTING IN THE CREATION OF A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED BY THE PLANNING COMMISSION.

2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 9041, PAGE 781 AS AMENDED BY DEED BOOK 9699, PAGE 649 AND BY DEED BOOK - 10315 PAGE 0968.

3) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET No. 10-53-05V 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 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.

5) A SOIL EROSION AND SEDIMENT 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 HAZARD AREA FROM A REVIEW OF F.E.M.A. MAP NUMBER 21111C0007E, DATED DECEMBER 5, 2006.

7) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983. BEARING BEING S 44°08'39" E.

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

DENOTES EX. 1/2"x18" IRON PIN W/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 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 HARRODS GLEN SUBDIVISION ARE TO MEET THE OPEN SPACE REQUIREMENTS FOR ALL OTHER SECTIONS.

13) THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT IN THIS SUBDIVISION TO WOLF PEN BRANCH ROAD.

14) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NO. 10-53-05V.

15) A VARIANCE WAS GRANTED TO ALLOW THE 75' REQUIRED FRONT YARD TO BE REDUCED TO 40' MINIMUM (NOT TO EXCEED 45').

**16) MINIMUM OPENINGS : DWELLING CONSTRUCTION FOR LOT #44 SHALL HAVE NO OPENINGS BELOW THE ELEVATION 579.00.*

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

PROJECT DATA

EXISTING ZONING	= R-1
FORM DISTRICT	= NEIGHBORHOOD
TOTAL SITE AREA	= 11.77 AC.
TOTAL # RESIDENTIAL LOTS	= 10
TOTAL OPEN SPACE	= 1
TOTAL AREA OF R/W	= 1.05 AC.
NET AREA	= 10.72 AC.
GROSS DENSITY	= 0.93 DU/AC.
NET DENSITY	= 1.03 DU/AC.
MINIMUM YARD REQUIREMENTS:	
FRONT YARD	= 45 FEET (40' Per Variance)
SIDE YARD:	
Minimum	= 15 FEET
Total	= 45 FEET
STREET SIDE YARD	= 25 FEET
REAR YARD	= 25 FEET

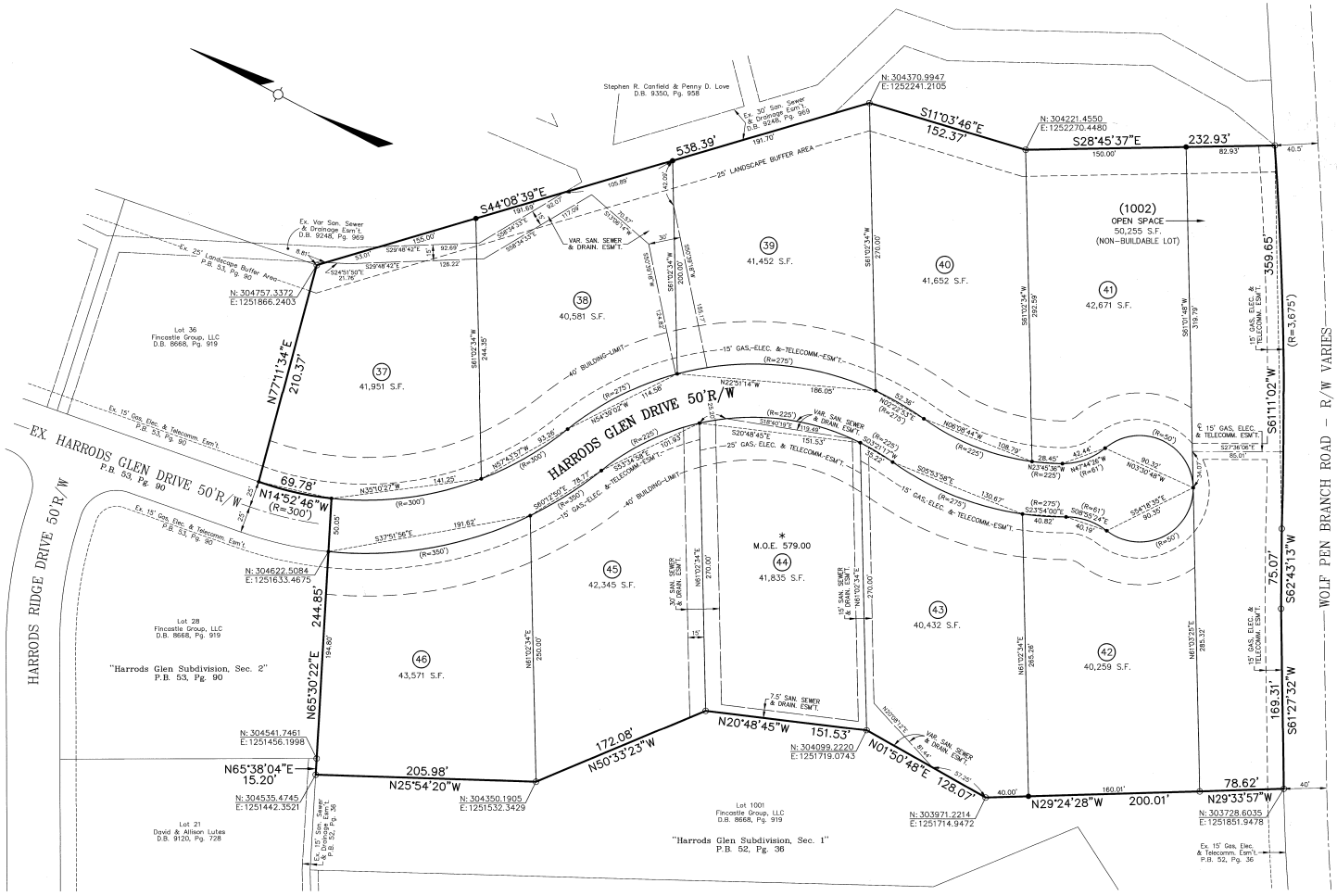
NOTICE OF BOND REQUIREMENT

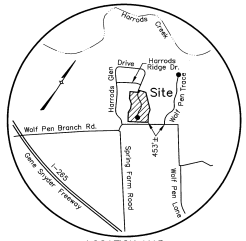
After construction approval and release of the undersigned subdivider's bond by the Louisville Metro Planning and Design Services, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 7.2.70 of the Metropolitan Subdivision Regulations.

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 1:10000 and an angular closure of 15 seconds per angle.

STATE OF KENTUCKY
DAVID B. WINKLER
3492
LICENSED
PROFESSIONAL LAND SURVEYOR





LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

50 0 25 50 100 200

RECORD PLAT OF HARRODS GLEN SUBDIVSION SECTION 3

ENGINEER/LAND SURVEYOR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 101

OWNER/DEVELOPER

HARRODS GLEN, LLC
8607 SMYRNA PARKWAY, UNIT 106
LOUISVILLE, KENTUCKY 40228-3304
DEED BOOK 10235, PAGE 0001
TAX BLOCK 7, LOT 97

DB 10315 PG 0968

Document No.: DN2014135896
Lodged By: HARRODS GLEN
Recorded On: 10/22/2014 03:16:37
Total Fees: 28.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: ANNEHU

Recorded In Plat Book

54 x 81

Wint Proj#2013-10506 \dwg\10506-v-c3.dwg 10/22/2014