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:

CEDAR RIDGE

and does hereby dedicate to public use CEDAR GARDEN DRIVE

CEDAR CREEK ROAD, CEDAR CREST LANE

CEDAR CREST COURT

shown thereon.

OWNERS: Patrick R. Lancaster IV

LIMESTONE BUILDERS, INC.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, Linda M. Brown

a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of CEDAR RIDGE was this day presented to me by Patrick R. Lancaster IV 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 17th day of July 2017

My Commission expires: 21st day of February 2018

Linda M. Brown
Notary Public

CERTIFICATE OF APPROVAL

Approved this 31st day of July 2017

LOUISVILLE METRO
PLANNING COMMISSION

DOCKET NO. _____

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC AND TELECOMMUNICATIONS EASEMENTS

The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunication Easement, "Gas Easement" or "Electric and Telecommunication Easement", are hereby reserved and easements for gas, electric and telecommunication utility purposes, which include: (1) the right of ingress and egress across all lots, access areas and ways to and from the easement; (2) the right to trim or cut down any trees within the easement; (3) the right to trim or cut down any trees outside easement area within 10' of the closest conductor within the easement of a public way; (4) the right to cut down or trim any trees on private property that may be so defective as to present a hazard to the utility lines after reasonable notice to the property owner; (5) the right of any utility company using said easement to remove permanent structures or obstructions within said easement. No permanent structures shall be erected within the easement. Fences, shrubbery, and gardens may occupy easement area at property owner's risk. The developer is to remove all trees that may interfere with the original construction of the gas, electric and/or telecommunication lines to serve this subdivision.

(A) All property owners gas and electric utility service lines shall be underground at locations designated by Louisville Gas and Electric Company (from L.G. & E.'s termination point throughout length of service lines to customer's building); and title thereto shall remain in, and the cost of installation and maintenance thereof shall be borne individually by the respective lot owner upon which the said service line is located.

Appropriate easements are hereby dedicated and reserved to each property owner together with the right ingress and egress over abutting lots or properties to install, operate and maintain electric service to L.G. & E.'s termination points. Gas and Electric service lines, as installed, shall determine the exact location of said easements.

(B) The gas, electric and telecommunication easements shown on this plat shall be maintained and preserved in their present condition and no encroachment therein and no change in the grade or elevation thereof shall be made by any person or lot owner without the consent of the Louisville Gas and Electric Company and BellSouth Telecommunications, Inc.

(C) Easements for overhead electric transmission and distribution feeder lines, poles and equipment appropriate in connection therewith are reserved over, across and under all spaces (including park, open and drainage space areas), outlined by dashed lines and designated for underground and overhead facilities.

Above ground electric transformers and pedestals may be installed at appropriate points in any electric easement.

In 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: _____

LIMESTONE BUILDERS, INC.

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

An easement for sanitary sewer and drainage purposes is hereby reserved on, over and under the strips of land and spaces as defined and bounded by dashed lines, marked "Sanitary Sewer and Drain Easement", together with the rights of ingress and egress over all lots to and from the easements for construction, operation and maintenance of sewers and drains over said land. No permanent structure of any kind is to be placed on, over or under the land which is subject to said easements. The easements shall be for the benefit of the land in the subdivision and other land which contributes drains therein, and said sewers and drains may be constructed by the Louisville and Jefferson County Metropolitan Sewer District, or any other public agency having legal authority for such construction, or by others subject to approval by the aforesaid Sewer District.

OWNERS: _____

LIMESTONE BUILDERS, INC.

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENTS

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 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 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: _____

LIMESTONE BUILDERS, INC.

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT

Easements for drainage and ponding purposes are hereby reserved on and over the land and spaces as defined and bounded by dashed lines marked "Drainage Retention Basin Easement", together with the right of ingress and egress over all lots to and from the easements for construction, operation, maintenance and reconstruction of retention basins and other drainage improvements. No permanent structure of any kind shall be placed on or over the land within said easements except for drainage structures, pavements and landscape planting. The easements shall be for the benefit of the land in the subdivision and additional drainage improvements may be constructed by Louisville and Jefferson County Metropolitan Sewer District, Jefferson County, or by any other public agency having legal authority for such construction, or by others subject to approval of the aforesaid Sewer District or Jefferson County Works Department. Until said easement areas are accepted for maintenance by said Sewer District, Jefferson County, or another responsible public agency, said areas shall be maintained by the owners of the underlying fee simple title.

OWNERS: N/A

BUILDERS OBLIGATION

The builder of each lot in this subdivision is required to grade the lot so that cross-lot drainage is in conformance with the approved composite drainage plan for the subdivision and all drainage from the lot is directed to a public drainage facility in an easement

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 and Jefferson County Planning Commission, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 2.70 of the Metropolitan Subdivision Regulations.

MINIMUM PRD YARD REQUIREMENTS DETACHED AND SEMI-DETACHED UNITS					
ZONING	FORM DISTRICT	FRONT	MINIMUM SIDE	REAR	MAX BLDG HEIGHT
PRD	N	*15'*	6' BETWEEN UNITS	*25'*	35'

* SEE VARIATIONS BELOW *

EXISTING VARIATIONS

(APPROVED MAY 24, 2010 UNDER CASE # 13839.)

1. WAIVER FROM LDC CHAPTER 10.2.4.B TO ALLOW UTILITY EASEMENTS TO ENCROACH INTO THE REQUIRED LANDSCAPE BUFFER BY MORE THAN 50%.

* 2. VARIANCE FROM LDC CHAPTER 5.3.1.D.B.v TO REDUCE THE REAR YARD FROM 25' TO 10'.

** 3. VARIANCE FROM LDC CHAPTER 5.3.1.D.B.ii TO REDUCE THE FRONT YARD SETBACK FOR LOTS 28-30, 34 & 35 FROM 15' TO 2' MINIMUM. (NOT APPLICABLE TO THIS PLAN.)

TOTAL AREA IN SITE : 10.308 ACRES
TOTAL AREA "OPEN SPACE" : 0.918 ACRE
TOTAL NO. BUILDING SITES SHOWN: 47
TOTAL NO. OPEN SPACES : 2

NOTES:

THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR UNLESS APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION.

THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THIS PLAT IS SUBJECT TO BINDING ELEMENTS OF CASE 13839 AND CONDITION OF APPROVAL IN CASE NO. "15SUBDIV1022", ON FILE IN THE OFFICE OF THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION.

THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. "16LSCAPE1138", ON FILE IN THE OFFICE OF THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION.

THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA AS DETERMINED FROM REVIEW OF F.I.R.M. FLOOD MAP NO. 21111C0097E, DATED DECEMBER 5, 2006.

THIS IS A URBAN CLASS SURVEY AND MEETS OR EXCEEDS THE MINIMUM STANDARDS AS DEFINED IN 201-KAR-18.150.

THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN DEED BOOK 10943 PAGE 788

ALL OPEN SPACES, TRAFFIC ISLANDS AND LANDSCAPED AREAS TO BE MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS.

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

NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER

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, OR AS SHOWN ON THE TREE PROTECTION PLAN AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIALS STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

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

MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

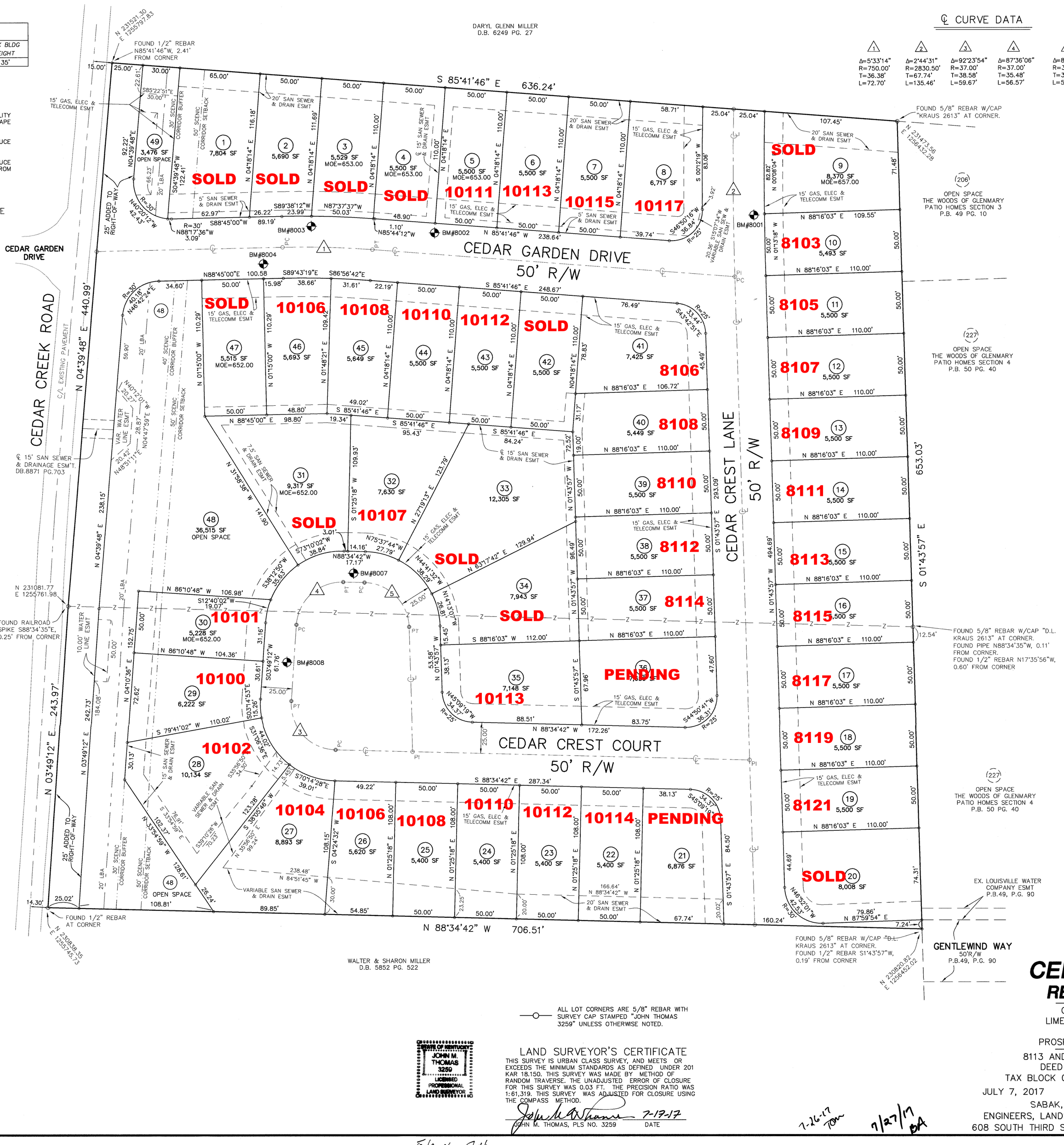
ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED FOR THROUGH AREAS MARKED "OPEN SPACE"

MINIMUM OPENINGS: DWELLINGS CONSTRUCTED ON THE LOTS LISTED BELOW SHALL HAVE NO OPENINGS BELOW THE ELEVATION LISTED BELOW, PER NAVD 1988 DATUM, BASED ON CURRENT LOCAL FLOODPLAIN PARAMETERS AND CONDITIONS. THESE LOTS WILL REQUIRE INDIVIDUAL LOT APPROVAL FROM MSD FOR ISSUANCE OF A BUILDING PERMIT.

LOT 3 - MOE ELEVATION = 653.00
LOT 4 - MOE ELEVATION = 653.00
LOT 5 - MOE ELEVATION = 653.00
LOT 9 - MOE ELEVATION = 657.00
LOT 30 - MOE ELEVATION = 652.00
LOT 31 - MOE ELEVATION = 652.00
LOT 47 - MOE ELEVATION = 652.00

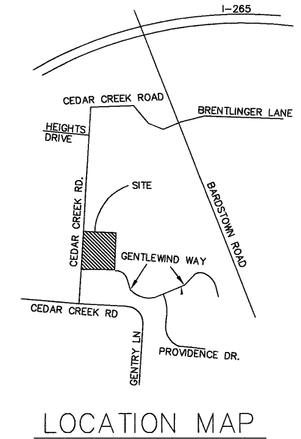
VERTICAL BENCHMARKS

BENCHMARK #8001	ELEV=657.80 SQUARE CUT ON TO OF CONCRETE CURB BETWEEN LOTS 9 AND 10 (DATUM=NAVD 1988)
BENCHMARK #8002	ELEV=652.28 SQUARE CUT ON TO OF CONCRETE CURB BETWEEN LOTS 4 AND 5 (DATUM=NAVD 1988)
BENCHMARK #8003	ELEV=650.89 SQUARE CUT ON TO OF CONCRETE CURB BETWEEN LOTS 2 AND 3 (DATUM=NAVD 1988)
BENCHMARK #8004	ELEV=650.63 SQUARE CUT ON TO OF CONCRETE CURB BETWEEN LOTS 46 AND 47 (DATUM=NAVD 1988)
BENCHMARK #8007	ELEV=653.82 SQUARE CUT ON TO OF CONCRETE CURB BETWEEN LOTS 31 AND 32 (DATUM=NAVD 1988)
BENCHMARK #8008	ELEV=654.12 SQUARE CUT ON TO OF CONCRETE CURB BETWEEN LOTS 29 AND 30 (DATUM=NAVD 1988)



℄ CURVE DATA

1	2	3	4	5
Δ=5°33'14"	Δ=2°44'31"	Δ=92°23'54"	Δ=87°36'06"	Δ=86°50'46"
R=750.00'	R=2830.50'	R=37.00'	R=37.00'	R=37.00'
T=36.38'	T=67.74'	T=38.58'	T=35.48'	T=35.02'
L=72.70'	L=135.46'	L=59.67'	L=56.57'	L=56.08'



LOCATION MAP

NO SCALE

COORDINATES, NORTH AND ALL BEARINGS SHOWN HEREON ARE BASED ON KENTUCKY SINGLE ZONE, NAD 1983, (S 85°41'46" E)

SCALE 1"=40'

0 40 80

ALL LOT CORNERS ARE 5/8" REBAR WITH SURVEY CAP STAMPED "JOHN THOMAS 3259" UNLESS OTHERWISE NOTED.

STATE OF KENTUCKY
JOHN M. THOMAS
3259
LICENSED PROFESSIONAL LAND SURVEYOR

LAND SURVEYOR'S CERTIFICATE

THIS SURVEY IS URBAN CLASS SURVEY, AND MEETS OR EXCEEDS THE MINIMUM STANDARDS AS DEFINED UNDER 201 KAR 18.150. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE. THE UNADJUSTED ERROR OF CLOSURE FOR THIS SURVEY WAS 0.03 FT. THE PRECISION RATIO WAS 1:61,319. THIS SURVEY WAS ADJUSTED FOR CLOSURE USING THE COMPASS METHOD.

John M. Thomas 7-17-17

JOHN M. THOMAS, PLS NO. 3259 DATE

7-26-17 TOM 7/27/17 BA

CEDAR RIDGE
RECORD PLAT

OWNER/DEVELOPER:
LIMESTONE BUILDERS, INC.
P.O. BOX 277
PROSPECT, KENTUCKY 40059

8113 AND 8117 CEDAR CREEK ROAD
DEED BOOK 10649, PAGE 94
TAX BLOCK 0657, LOT 0063 AND LOT 0066
JULY 7, 2017 JOB NO. 2688 SCALE 1"=40'

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
608 SOUTH THIRD STREET LOUISVILLE, KENTUCKY 40202

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Book 56 Page 74

56 x 74

56 x 74

END OF DOCUMENT