

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 7.2.7.0 of the Metropolitan Subdivision Regulations.

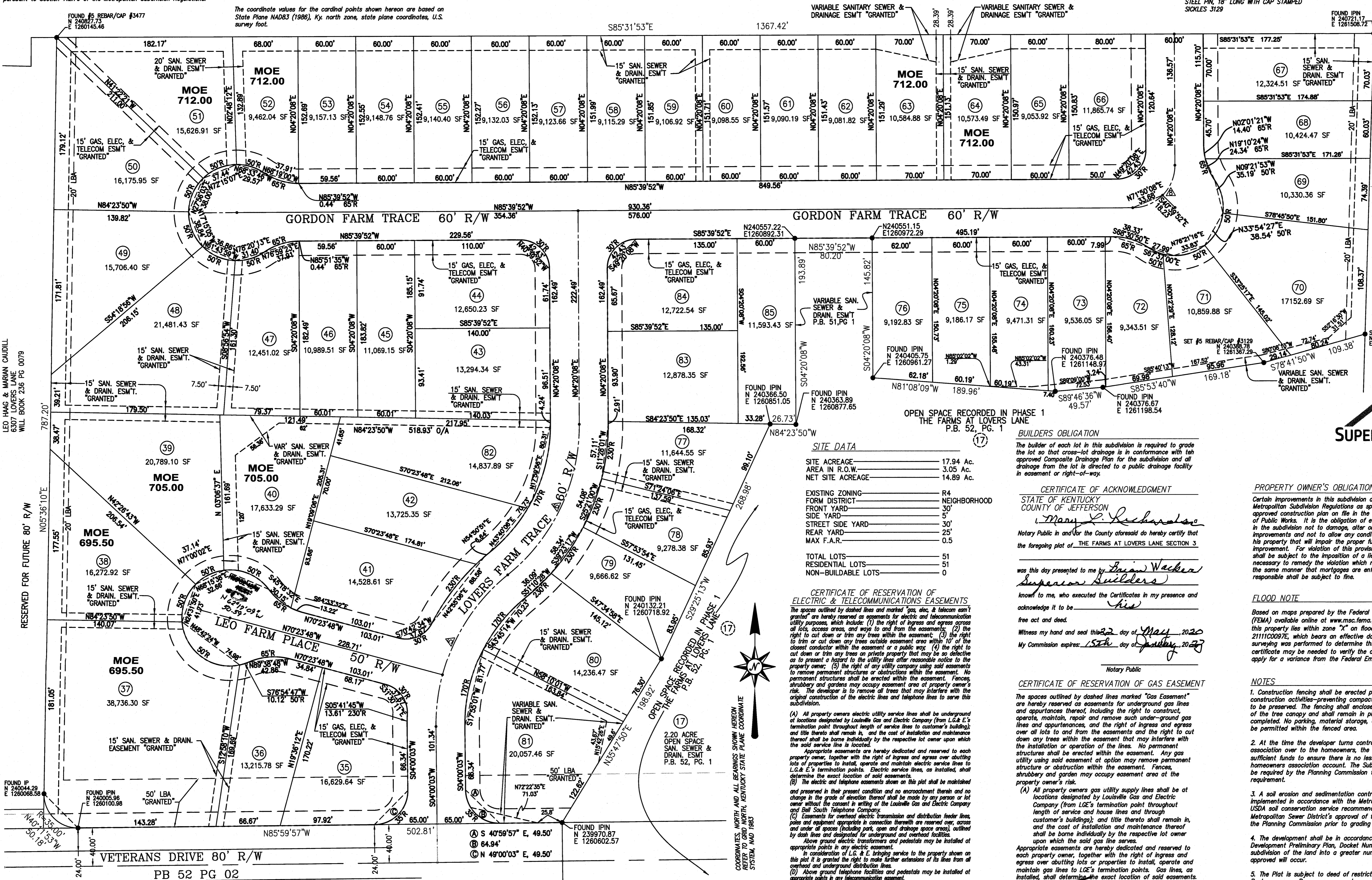
REFERENCE MERIDIAN

The reference meridian used on this plat to determine the directions of deed lines is based on record bearings as shown on the minor subdivision plat attached to and made part of D.B. 8353, Pg. 517 in the office of the Court Clerk of Jefferson County, Kentucky.

The coordinate values for the cardinal points shown hereon are based on State Plane NAD83 (1986), Ky. north zone, state plane coordinates, U.S. survey foot.

SUPERIOR BUILDERS INC
6015 LOVERS LANE
DB 10457 PG 0548

FUTURE FARMS AT LOVERS LANE SECTION 4



RICHARD & CHERYL METCALF
11209 JEFFERSON TRACE BLVD
DB 80116 PG 754

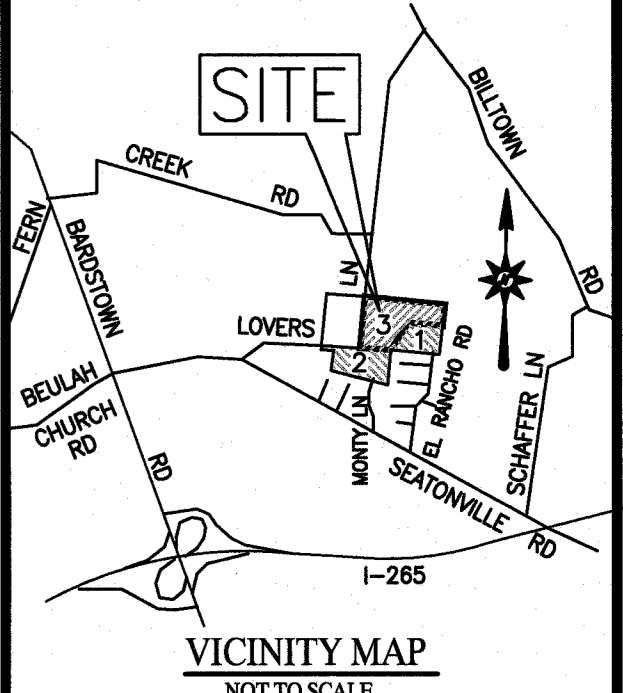
JOSEPH K KLAIN
11207 JEFFERSON TRACE BLVD
DB 10629 PG 726

THEODORE W WAHNOWSKY
11205 JEFFERSON TRACE BLVD
DB 10472 PG 665

PHILLIP W. SR. & MARTHA LEIGH
D.B. 6991, PG. 0981
R-4

ClasSickle Incorporated
288 Twelve Oaks Drive
Mt. Washington, KY
Office: (502) 493-2722
Email: clas@clasickled.com

BlueStone Engineers, PLLC
3703 TAYLORSVILLE ROAD, SUITE 205
LOUISVILLE, KY 40220
P. 502-298-2272
C. 502-292-9288
CHRIS@BLUESTONEENGINEERS.COM



RECORD PLAT FOR THE FARMS AT LOVERS LANE SECTION 3
VETERANS DRIVE (PARCEL ID: 0051-0679)
DEED BOOK 10311, PAGE 148
OWNER: SUPERIOR BUILDERS, INC
P.O. BOX 91483
LOUISVILLE, KY. 40291-0483

SUPERIOR BUILDERS, INC.
Quality Homes Since 1991

SITE DATA

Table with 2 columns: Category and Value. Includes Site Acreage (17.94 Ac), Area in R.O.W. (3.05 Ac), Net Site Acreage (14.89 Ac), Existing Zoning (R4), Form District (Neighborhood), Front Yard (30'), Side Yard (5'), Street Side Yard (5'), Rear Yard (25'), Max F.A.R. (0.5), Total Lots (51), Residential Lots (51), Non-Buildable Lots (0).

CERTIFICATE OF RESERVATION OF ELECTRIC & TELECOMMUNICATIONS EASEMENTS
The spaces outlined by dashed lines and marked "Gas, Elec. & Telecom Eas't" granted are hereby reserved as easements for electric and telecommunication utility purposes...

CERTIFICATE OF RESERVATION OF GAS EASEMENT
The spaces outlined by dashed lines marked "Gas Easement" are hereby reserved as easements for underground gas lines and appurtenances thereon...

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"...

CERTIFICATE OF OWNERSHIP AND DEDICATION
This is to certify that the undersigned is the owner of the land shown on this plat and hereby dedicates to be the plat of THE FARMS AT LOVERS LANE SECTION 3 and does hereby dedicate to public use...

OWNERS: SUPERIOR BUILDERS, INC - BRIAN WACKER

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.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON
I, Mary L. Richardson
Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of THE FARMS AT LOVERS LANE SECTION 3 was this day presented to me by Brian Wacker, Superior Builders.

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

Witness my hand and seal this 22nd day of May, 2020
My Commission expires: 15th day of January, 2027

Notary Public

CERTIFICATE OF RESERVATION OF GAS EASEMENT

The spaces outlined by dashed lines marked "Gas Easement" are hereby reserved as easements for underground gas lines and appurtenances thereon, including the right to construct, operate, maintain, repair and remove such underground gas lines and appurtenances, and the right of ingress and egress over all lots and from the easements and the right to cut down any trees within the easement that may interfere with the installation or operation of the lines.

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

OWNERS: SUPERIOR BUILDERS, INC - BRIAN WACKER

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 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.

OWNERS: SUPERIOR BUILDERS, INC - BRIAN WACKER

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 Public Works. It is the obligation of every property owner in the subdivision to install or alter or destroy these improvements and not to allow any condition or activity on his property that will impair the proper functioning of those improvements.

FLOOD NOTE

Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at www.msc.fema.gov, and by graphic plotting only, this property lies within zone "X" on flood insurance rate map number 21111C0007E, which bears an effective date of 12/05/2008. No field surveying was performed to verify this zone and an elevation certificate may be needed to verify the accuracy of the maps and/or to apply for a variance from the Federal Emergency Management Agency.

NOTES

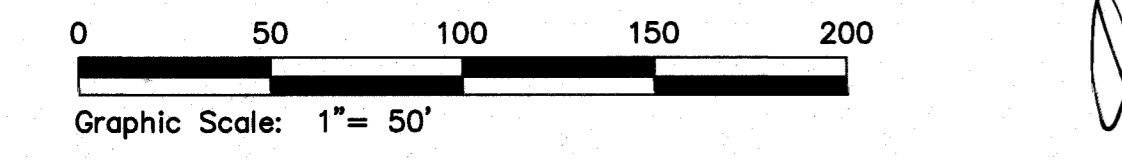
- 1. Construction fencing shall be erected prior to any grading or construction activities...
2. At the time the developer turns control of the homeowners association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowners association account...
3. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and the USGA soil conservation service recommendations...
4. The development shall be in accordance with the approved Residential Development Preliminary Plan, Docket Number 10-14-03...
5. The Plat is subject to deed of restrictions as recorded in Deed Book 11498, Page 518, and as amended by Deed Book...
6. This subdivision is subject to the approved Preliminary Subdivision Plan and binding elements as filed with the Louisville and Jefferson County Planning Commission, Docket No. 10-14-03...
7. Woodland Protection Areas (WPAs) identified on the approved Preliminary Subdivision Plan Docket No. 10-14-03, represents portions of the site that shall permanently preserve all existing vegetation...
8. Open space lots shall not be further subdivided or developed for any other use and shall remain open space in perpetuity...
9. Subject to Tree Canopy Protection Areas designated on the Tree Preservation Plan for this site under Docket No. L-05-04.

CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LEN, DELTA ANGLE, TANGENT. Includes data for curves 1, 2, and 3.

STATE OF KENTUCKY
ANTHONY J. SICKLES
3129
LICENSED PROFESSIONAL SURVEYOR

CERTIFICATE OF APPROVAL
Approved this 22th day of May, 2020.
BY: LOUISVILLE METRO PLANNING COMMISSION
APPROVAL SUBJECT TO ATTACHED CERTIFICATES.
SPECIAL REQUIREMENT(S):
DOCKET NO. 20-PP-0013
10-14-03

SURVEYOR'S CERTIFICATION STATEMENT:
I hereby certify that the survey depicted by this plat was performed by persons under my direct supervision by the method of random traverse with sideshots and the unadjusted precision ratio of the traverse exceeds 1:30,000 and was not adjusted.
This survey meets or exceeds the minimum standards for an Urban survey and complies with the State of Kentucky's 201 KAR 18:150.
Anthony Sickle 05/22/2020
ANTHONY SICKLES P.L.S. NO. 3129 DATE
APR 2/21/2020



60x5

END OF DOCUMENT