



Bobbie Holsclaw
Jefferson County Clerk's Office

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INST # 2024073741

BATCH # 525753

JEFFERSON CO, KY FEE \$50.00

PRESENTED ON: 05-02-2024 4 02:56:30 PM

LODGED BY: SUPERIOR BUILDERS INC

RECORDED: 05-02-2024 02:56:30 PM

BOBBIE HOLSCLOW

CLERK

BY: RAY BENSON

LEGAL RECORDS

BK: P 64

PG: 67-68

NOTES

1. SUBDIVISION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. FENCING SHALL BE ERECTED AT THE CORNERS OF THE SUBDIVISION AND AT THE MIDPOINTS OF EACH SIDE OF THE SUBDIVISION. FENCING SHALL BE ERECTED AT THE CORNERS OF THE SUBDIVISION AND AT THE MIDPOINTS OF EACH SIDE OF THE SUBDIVISION.
2. AT THE TIME THE DEVELOPER TAKES CONTROL OF THE SUBDIVISION, THE DEVELOPER SHALL ENSURE THAT THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION REGULATION. THE DEVELOPER SHALL ENSURE THAT THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION REGULATION.
3. A SOX EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION REGULATION. THE DEVELOPER SHALL ENSURE THAT THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION REGULATION.
4. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED SUBDIVISION PLAN AND THE SUBDIVISION REGULATION. THE DEVELOPER SHALL ENSURE THAT THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION REGULATION.
5. THE PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK 1261, PAGE 130, AND AS AMENDED BY DEED BOOK 1261, PAGE 130.
6. THIS SUBDIVISION IS SUBJECT TO THE APPROVED PRELIMINARY SUBDIVISION PLAN AND THE SUBDIVISION REGULATION. THE DEVELOPER SHALL ENSURE THAT THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION REGULATION.
7. WOODLAND PROTECTION AREAS (WPA) IDENTIFIED ON THE SUBDIVISION PLAN SHALL BE PRESERVED. ALL CLEARING, GRADING, AND CONSTRUCTION SHALL BE LIMITED TO THE AREAS IDENTIFIED ON THE SUBDIVISION PLAN.
8. OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.

SITE DATA

AREA IN R.O.W.	9.87 ACRE
NET SITE AREA	1.33 ACRE
EXISTING ZONING	R5
NEIGHBORHOOD	15
FRONT YARD	15
REAR YARD	30
STREET SIDE YARD	25
MAX F.A.R.	0.5
TOTAL LOTS	46
NON-BUILDABLE LOTS	2

FLOOD HAZARD ZONE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT www.fema.gov AND BY GRAPHIC FLOODING ONLY, THIS SUBDIVISION IS LOCATED WITHIN FLOOD HAZARD ZONE 10-14-03. NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR.

REFERENCE MERIDIAN

THE REFERENCE MERIDIAN FOR THIS PLAT IS BASED ON A GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION. THE CORRESPONDING DATUM IS KENTUCKY STATE MODEL 2011, NAD 83, STATE 1001.

LEGEND

PLAY/LOT/DEED CORNER SET 5/8" INTERIOR LOT CORNERS ARE SET 5/8" OF STAKED ANCHOR STAKES, P.S. 316

OWNER: SUPERIOR BUILDERS, INC. BY BRIAN WACKER

CERTIFICATE OF RESERVATION OF GAS EASEMENT

THE AREAS OUTLINED BY DASHED LINES MARKED "GAS EASEMENT" ARE HEREBY RESERVED AS EASEMENTS FOR GAS EASEMENT. THE EASEMENTS ARE HEREBY RESERVED AS EASEMENTS FOR GAS EASEMENT. THE EASEMENTS ARE HEREBY RESERVED AS EASEMENTS FOR GAS EASEMENT.

OWNER: SUPERIOR BUILDERS, INC. BY BRIAN WACKER

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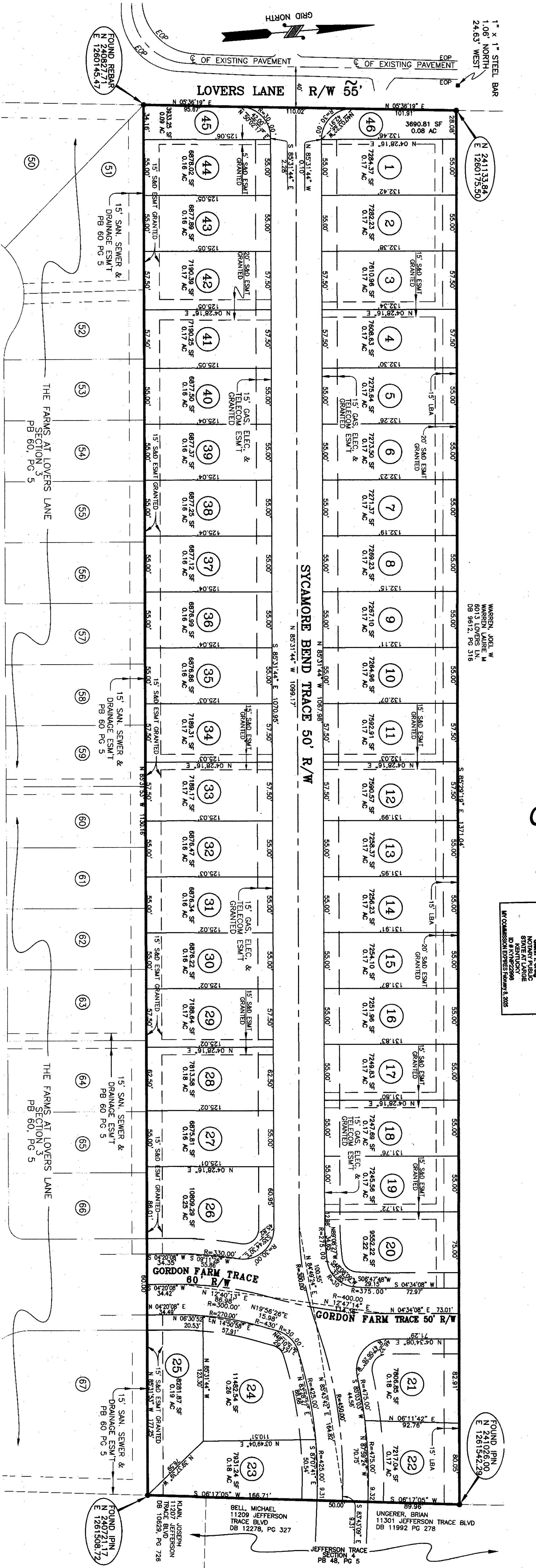
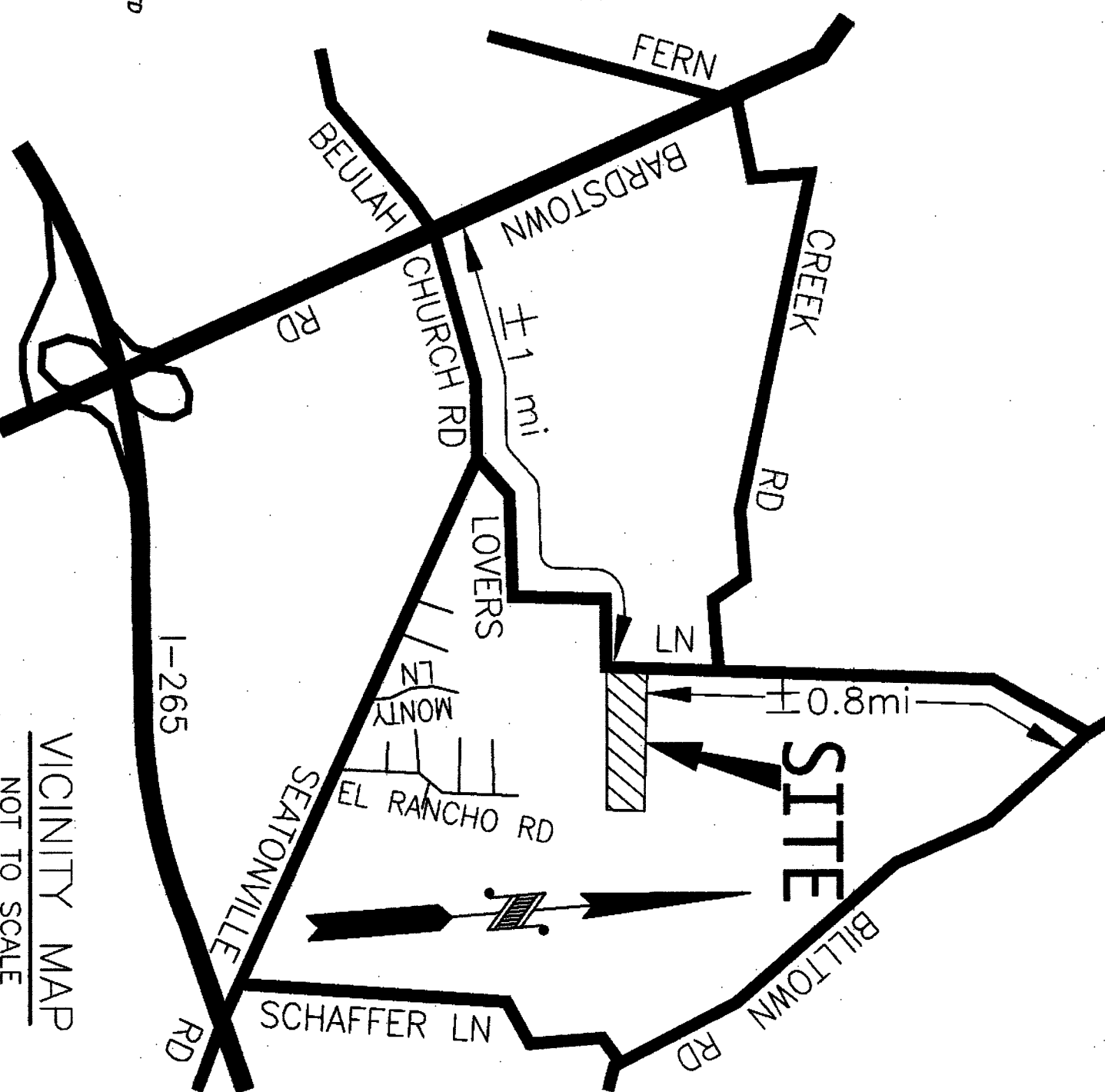
CERTIFICATE OF ACKNOWLEDGMENT

I, A NOTARY PUBLIC IN AND FOR THE COUNTY OF JEFFERSON, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF THE RESERVES AT LOVERS LANE WAS THIS DAY PRESENTED TO ME BY BRIAN WACKER, PRESIDENT OF SUPERIOR BUILDERS, A KENTUCKY CORPORATION, WHO EXECUTED THE CERTIFICATES IN MY PRESENCE AND ACKNOWLEDGED IT TO BE HIS FREE ACT AND DEED, ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND SEAL THIS 24 DAY OF April, 2024

MY COMMISSION EXPIRES DAY OF 20

NOTARY PUBLIC
GORDON T. GORDON
NOTARY PUBLIC
ID #17422288
MY COMMISSION EXPIRES January 8, 2025



CERTIFICATE OF APPROVAL

APPROVED THIS 24 DAY OF May, 2024

BY: *[Signature]*

DIVISION OF THE OFFICE OF PLANNING
LOUISVILLE METRO PLANNING AND DESIGN

APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

SPECIAL REQUIREMENTS(S):

LOUISVILLE METRO OFFICE OF PLANNING AND DESIGN SERVICES

CASE NO. 24-RP-0002

SCALE: 1" = 50'

DATE: 02/28/2024

MSD EMTS EDITED: 02/28/2024

DATE: 02/28/2024

SHEET: 1 OF 1

RECORD PLAT

THE RESERVES AT LOVERS LANE

6015 LOVERS LANE

PVA ID: 0051-0142-0000

DEED BOOK 10457, PAGE 0548

DEVELOPER

SUPERIOR BUILDERS

502-762-9196

Brian Wacker
Builder - Realtor - Developer

LAND SURVEYOR

Classick

INCORPORATED

Land Surveys

ENGINEER

BlueStone Engineers, PLLC

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