

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 the same to be the plan of CHISM TRAIL SUBDIVISION, SECTION 2, and does hereby dedicate to public use the REESEMAN DRIVE, WAGON TRAIL COURT & TRADING POST COURT shown hereon.

OWNER: Superior Builders, Inc.

CERTIFICATE OF ACKNOWLEDGEMENT

COMMONWEALTH OF KENTUCKY
 COUNTY OF JEFFERSON

Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of CHISM TRAIL SUBDIVISION, SECTION 2,

was this day presented to me by Brian Wacker,

President

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 1 day of July, 2024

My Commission expires: 21 day of March, 2028

TRACE SWAN

Notary Public Signature

TRACE SWAN

Notary Public Printed Name

My Notary Registration Number is KYNP3125

CERTIFICATE OF APPROVAL

Approved this 3 day of July, 2024.

Invalid if not recorded before this date: 7-3-25

By: [Signature]

LOUISVILLE METRO PLANNING COMMISSION

Approval subject to attached certificates

Special requirement(s):

Case Number: 22-RP-0032

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 all 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 running lots with service wires to serve adjoining lots.

OWNER: Superior Builders, Inc.

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

An easement for sanitary 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". MSD or others authorized by MSD have the right of ingress and egress over within these easements at all times for the purpose of constructing, operating, maintaining, repairing and reconstructing sanitary sewers, drains, and related equipment, structures or materials, hereinafter referred to as "sanitary sewer and drainage easement". The easement does not imply release or waiver by MSD of rights to land owners and their property to sewer lines, drains, and related equipment, structures or materials, hereinafter referred to as "sanitary sewer and drainage easement", or the environment within or outside the sanitary sewer and drainage easement granted herein, or to any land or improvements used for ingress and egress to such easement, caused by MSD during construction, operation, maintenance, repair or reconstruction of said sanitary sewers, drains, and related equipment, structures or materials, hereinafter referred to as "sanitary sewer and drainage easement", unless damage is caused by the placing of any structure within or outside the easement in violation of this certificate, in such case no liability will be assumed by MSD.

(MSD CERT ESMT 8/17/20)

OWNER: Superior Builders, Inc.

GENERAL 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 RESTRICTIONS AS RECORDED IN DEED BOOK 9618, PAGE 970, AS AMENDED BY DEED BOOK 12465, PAGE 303 AND FURTHER AMENDED BY DEED BOOK _____, PAGE _____.

3) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN CASE NO. 15313 IN THE OFFICES OF THE LOUISVILLE METRO PLANNING COMMISSION.

4) CONSTRUCTION FENCING SHALL BE ERRECTED TO PROTECT TREES ON SITE AND WHEN OFFSITE TREES OR TREE CANOPY EXISTS WITHIN 3' OF A COMMON PROPERTY LINE, FENCING SHALL BE IN PLACE PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING ROOT SYSTEMS FROM COMPACTION, THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREAS.

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 FEMA MAP NO. 21111C00097E, DATED DECEMBER 5, 2006.

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

8) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 10999.

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 CHISM TRAIL SUBDIVISION ARE TO MEET THE PORTION SPACE REQUIREMENTS FOR ALL OTHER SECTIONS.

13) MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

* 14) MINIMUM OPENING ELEVATION (M.O.E.) - DWELLING CONSTRUCTION FOR THESE LOTS SHALL HAVE NO OPENING BELOW THE FOLLOWING ELEVATION: LOT 58 & LOT 59 = 681.00

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

LEGEND

- EX. EXISTING
- ESM'T. EASEMENT
- C CENTERLINE
- R/W RIGHT-OF-WAY
- SET 1/2" BY 18" IRON PIN WITH CAP STAMPED "WINK 3492"
- EXISTING 1/2" BY 18" IRON PIN WITH CAP STAMPED "WINK 3492" (UNLESS OTHERWISE NOTED)

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 on 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 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 of water lines.

OWNER: Superior Builders, Inc.

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.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdividers 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

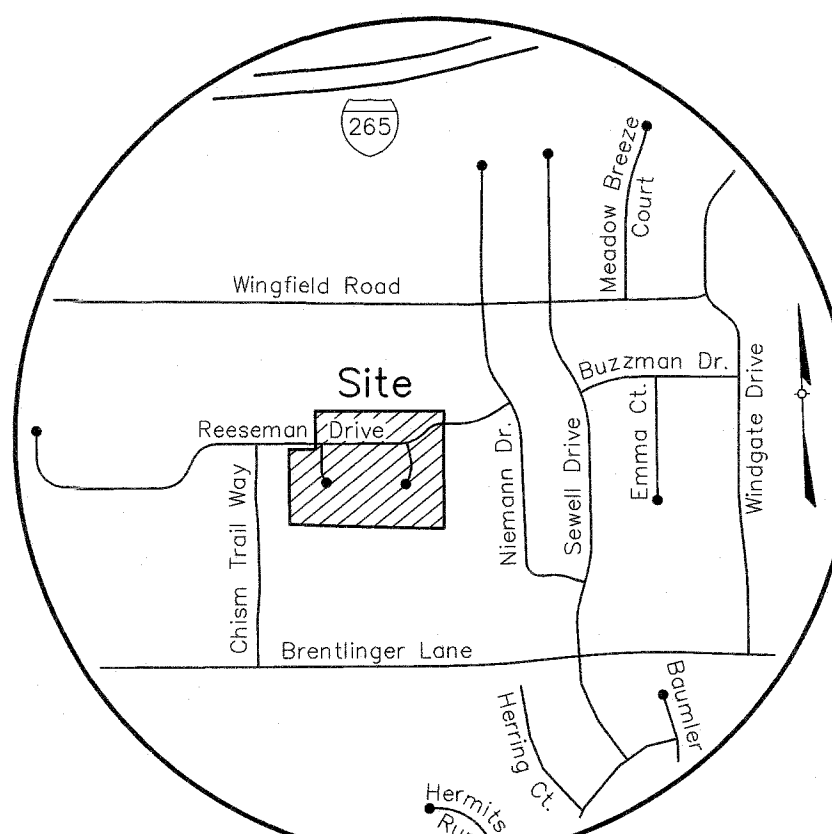
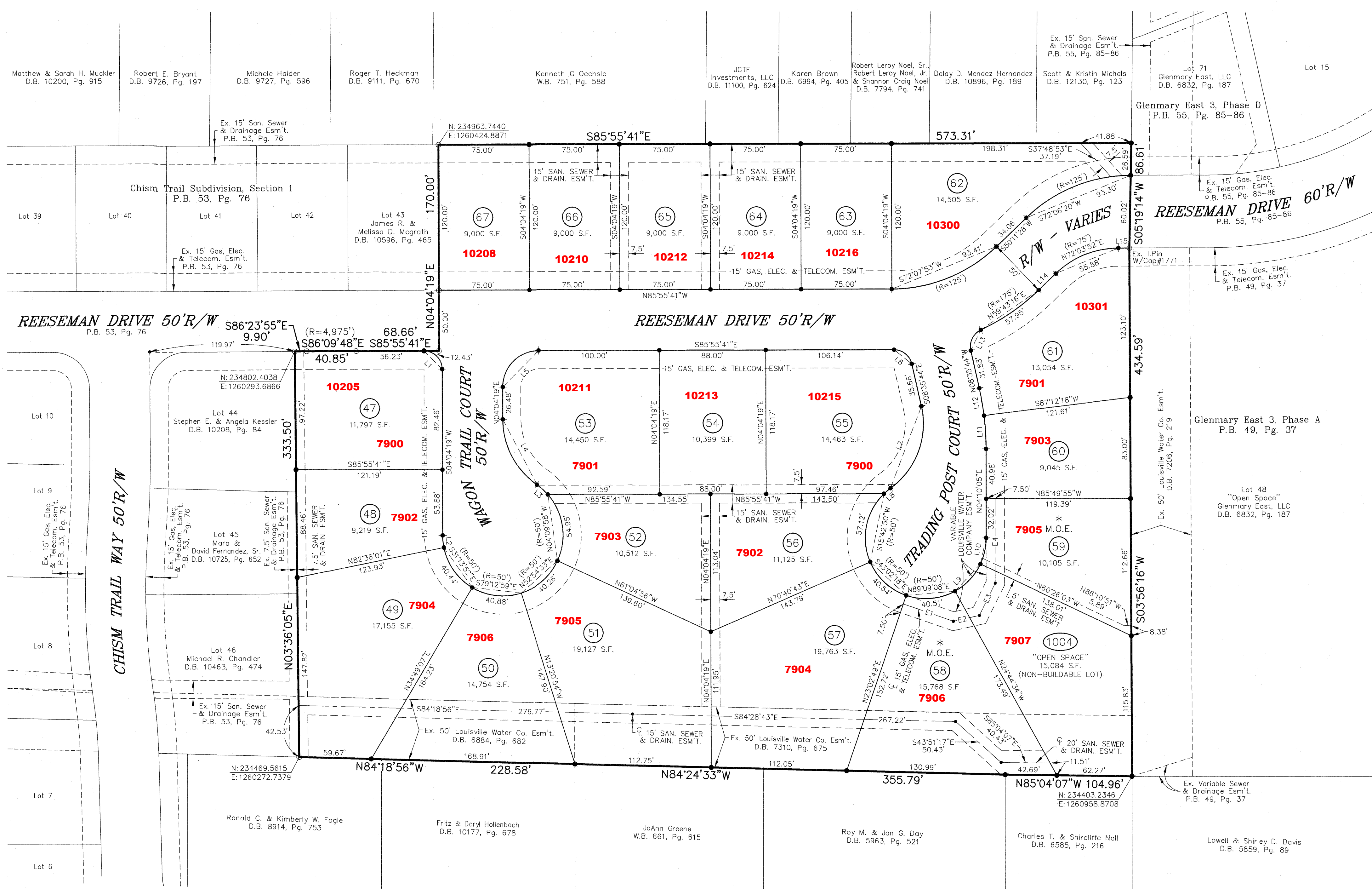
I hereby certify that this plat and survey were made under my supervision, and that the angles and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This plat meets the requirements of a Class A (Suburban Lands) Survey. The unadjusted traverse closure ratio exceeds the accuracy of 1:10000 and no angular closure of 15 seconds per angle.

OWNER: Superior Builders, Inc.

LINE	BEARING	LENGTH	RADIUS
L1	S40°55'41"E	21.21'	15'
L2	S01°39'10"E	9.97'	50'
L3	N44°30'17"W	12.20'	50'
L4	N23°43'10"W	60.61'	65'
L5	N49°04'19"E	42.43'	30'
L6	S47°15'43"E	18.74'	15'
L7	S25°00'31"W	71.95'	65'
L8	S54°34'55"W	7.03'	50'
L9	N47°24'42"E	30.65'	50'
L10	N16°52'01"E	21.98'	50'
L11	N00°41'11"E	27.33'	225'
L12	N05°41'43"W	22.77'	225'
L13	N30°19'40"E	18.85'	15'
L14	N50°11'28"E	19.60'	
L15	S86°03'44"E	9.18'	

LINE	BEARING	LENGTH
E1	S66°57'11"E	43.74'
E2	N81°40'02"E	22.08'
E3	N30°34'24"E	29.58'
E4	N04°10'05"E	69.31'

Kentucky State Plane Coordinate System
 North Zone 1801, and 1983



LOCATION MAP

Not To Scale

GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

PROJECT DATA

TOTAL SITE AREA	= 7.67 ACRES
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
TOTAL RESIDENTIAL LOTS	= 21
TOTAL OPEN SPACE LOTS	= 1
TOTAL AREA OF R/W	= 1.35 ACRE
NET AREA	= 6.32 ACRES
GROSS DENSITY	= 2.74 DU/AC.
NET DENSITY	= 3.32 DU/AC.
TOTAL AREA OF BUILDABLE LOTS	= 50.43'
OPEN SPACE PROVIDED	= 1.35 ACRE
MINIMUM YARD REQUIREMENTS:	
FRONT & STREET SIDE YARD	= 15 FEET****
SIDE YARD	= 5 FEET (EACH)
REAR YARD	= 25 FEET
**** GARAGES WITH DOORS FACING THE STREET	
SHALL HAVE A MINIMUM SETBACK OF 25 FEET	

ENGINEER/LAND SURVEYOR

LD&D

LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 609 WASHBURN AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40212
 PHONE: (502) 416-9914

RECORD PLAT OF CHISM TRAIL SUBDIVISION SECTION 2

OWNER/DEVELOPER

SUPERIOR BUILDERS, INC.
 PO BOX 91483
 LOUISVILLE, KY 40291-0483
 DEED BOOK 12121, PAGE 676
 TAX BLOCK 56, LOT 74

SITE ADDRESS:
 10300 REESEMAN DRIVE
 PLAT DATE: 6-27-2024