52x90

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 WILLOW SPRINGS SUBDIVISION and does hereby dedicate to public use the WILLOW BRANCH DRIVE, WILLOW BRANCH COURT, MEADOW PARK DRIVE, SHAFFER LANE, CHERRY WILLOW COURT AND VETERANS DRIVE shown thereon.

OWNER: Michael Monsour Sec/Treas

ANDERSON MONSOUR, INC.

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON

I, Ahmad Conway, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of WILLOW SPRINGS SUBDIVISION was this day presented to me by Michael Monsour 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 13th day of Feb. 2008

My Commission expires: 6th day of Oct 2010

Ahmad Conway, Notary Public

CERTIFICATE OF APPROVAL

Approved this 20th day of FEB 2008.

LOUISVILLE METRO PLANNING COMMISSION

Dawn T. Warrick

DOCKET NO.'S 10-15-05

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 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.

OWNER: Michael Monsour Sec/Treas

ANDERSON MONSOUR, INC.

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: Michael Monsour Sec/Treas

ANDERSON MONSOUR, INC.

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: Michael Monsour Sec/Treas

ANDERSON MONSOUR, INC.

NOTES

1) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED.

2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 9191 PAGE 525.

3) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET No. 10-15-05 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 DRIP LINE 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 SEDIMENTATION 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) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN FROM A REVIEW OF F.E.M.A. MAP #21111C0098 E, DATED DECEMBER 5, 2006.

7) THE REFERENCE MERIDIAN USED ON THIS SURVEY PLAT TO DETERMINE THE DIRECTIONS OF THE SURVEY LINES IS BASED ON KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983, AS OBSERVED FROM A GPS OBSERVATION.

8) —●— INDICATES SET 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 IN PERPETUITY.

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) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NO. 10-15-05.

13) EXCEPT FROM LOT 1002, THERE SHALL BE NO DIRECT ACCESS FROM ANY OTHER LOT WITHIN THIS SUBDIVISION TO SHAFFER LANE.

14) THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT WITHIN THIS SUBDIVISION TO THE VETERANS DRIVE.

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

* 16) MINIMUM OPENINGS : DWELLING CONSTRUCTION FOR LOTS 1 THRU 7 SHALL HAVE NO OPENINGS BELOW THE ELEVATION OF 692.00.

THESE LOTS WILL REQUIRE INDIVIDUAL LOT APPROVAL FROM M.S.D. PRIOR TO ISSUANCE OF BUILDING PERMITS.

PROJECT DATA

EXISTING ZONING = R-4
FORM DISTRICT = NEIGHBORHOOD
TOTAL SITE AREA = 23.52 AC.
TOTAL # RESIDENTIAL LOTS = 63
TOTAL OPEN SPACE = 2
TOTAL AREA OF R/W = 5.73 AC.
NET AREA = 17.79 AC.

GROSS DENSITY = 2.76 DU/AC.
NET DENSITY = 3.65 DU/AC.

MINIMUM YARD REQUIREMENTS:
FRONT YARD = 30 FEET
SIDE YARD:
Total For Both = 10 FEET
Minimum = 5 FEET
STREET SIDE YARD = 30 FEET
REAR YARD = 25 FEET

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 said water lines.

OWNER: Michael Monsour Sec/Treas

ANDERSON MONSOUR, INC.

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.

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 7.2.70 of the Metropolitan Subdivision Regulations.

PROPERTY OWNER'S OBLIGATION

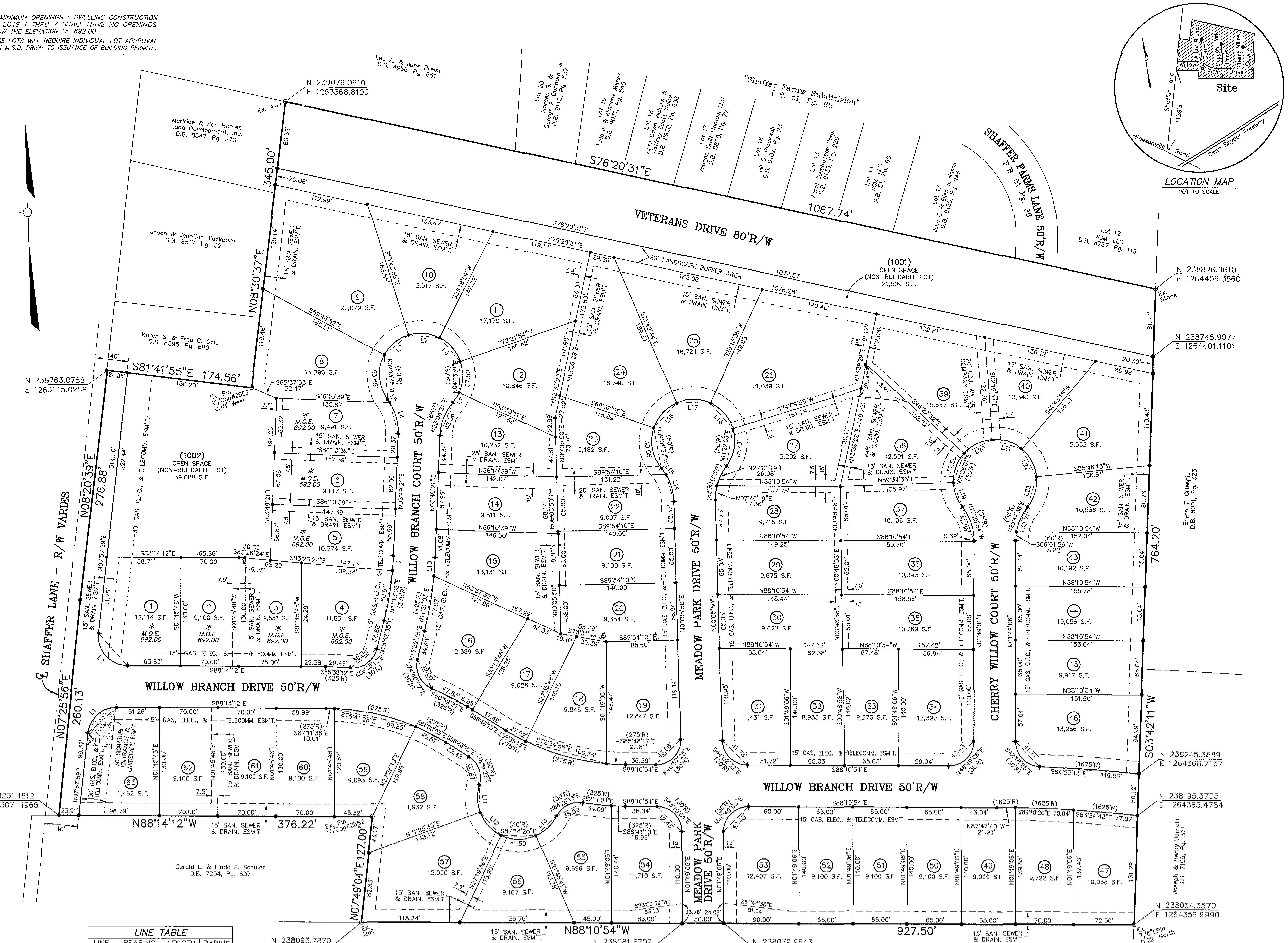
Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved construction plan on file in the office of the Director of Works. It is the obligation of every property owner in the subdivision not to damage, alter or destroy those improvements 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.

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 Winkler #3492 2-13-08
Signature PLS # Date

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



LINE TABLE

LINE	BEARING	LENGTH	RADIUS
L1	N49°51'53"E	46.75'	35'
L2	S40°08'07"E	52.10'	35'
L3	N05°11'28"E	17.92'	375'
L4	N13°29'49"W	38.70'	65'
L5	N32°44'49"W	4.38'	65'
L6	N52°14'36"E	37.50'	50'
L7	S83°42'29"E	37.50'	50'
L8	N39°39'34"W	37.50'	50'
L9	N34°22'05"E	13.84'	50'
L10	N05°19'26"E	22.27'	425'
L11	S00°11'36"W	32.33'	50'
L12	S40°41'46"E	37.50'	50'
L13	N48°08'43"E	34.35'	50'
L14	N14°58'01"W	33.79'	65'
L15	N34°13'01"W	9.49'	65'
L16	N44°19'05"E	40.63'	50'
L17	S87°44'34"E	40.62'	50'
L18	N39°48'14"W	40.63'	50'
L19	N18°33'10"W	31.12'	50'
L20	N65°38'56"E	37.50'	50'
L21	N70°18'09"W	37.50'	50'
L22	N26°15'14"W	37.50'	50'
L23	N18°02'40"E	37.90'	50'

ENGINEER/LAND SURVEYOR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 101, LOUISVILLE, KY 40222
PHONE: 502-426-9374 FAX: 502-426-9375
WEB SITE: WWW.LDD-INC.COM

RECORD PLAT
OF
WILLOW SPRINGS SUBDIVISION

OWNER/DEVELOPER

ANDERSON MONSOUR, INC.
2351 NELSON MILLER PARKWAY, SUITE 12
LOUISVILLE, KENTUCKY 40223
D.B. 9038, PG. 531 – TAX BLOCK 51, LOT 89

SITE ADDRESS: 6611 SHAFFER LANE

PLAT DATE: 2/13/08

CF 2/19/08 Q.C.W. 2/19/08

DB 9191 PG 525

Document No.: DN2008034597
Lodged By: WILLOW SPRINGS
Recorded On: 03/10/2008 11:12:08
Total Fees: 20.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: SHESCH

Recorded In Plat Book No. 52 Page 90
Part No.

52x90

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