



# Bobbie Holsclaw

## Jefferson County Clerk's Office

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Jefferson County Clerk's Office.



**INST # 2018011164**

**BATCH # 112545**

**JEFFERSON CO, KY FEE \$20.00**

PRESENTED ON: 01-12-2018 8 01:44:42 PM

LODGED BY: BARDENWERPER TALBOTT & ROBERTS PLLC

RECORDED: 01-12-2018 01:44:42 PM

BOBBIE HOLSCLAW

CLERK

BY: JOLENE CARDWELL

RECORDING CLERK

**BK: P 57**

**PG: 32-33**

57X33

**CERTIFICATE OF OWNERSHIP AND DEMONSTRATION**  
 This is to certify that the undersigned is the owner of the land and improvements thereon situated in the subdivision of THE VILLAGES AT FLOYDS FORK SUBDIVISION, SECTION 1 of the VILLAGES AT FLOYDS FORK SUBDIVISION, SECTION 1 and does hereby declare to public use the said subdivision as shown hereon.

OWNER:  
 AIKEN ROAD DEVELOPMENT, LLC

**CERTIFICATE OF ACKNOWLEDGMENT**  
 I, JAMES L. WALKER, County Clerk of Floyd County, Kentucky, do hereby certify that the foregoing plat of THE VILLAGES AT FLOYDS FORK SUBDIVISION, SECTION 1 was this day presented to me by JERRY R. PIVARSKI and I have examined the same and find it to be correct and true and I have caused the same to be recorded in my office and the same is hereby certified to be correct and true.

Notary Public in and for the County of Floyd, Kentucky, do hereby certify that the foregoing plat of THE VILLAGES AT FLOYDS FORK SUBDIVISION, SECTION 1 was this day presented to me by JERRY R. PIVARSKI and I have examined the same and find it to be correct and true and I have caused the same to be recorded in my office and the same is hereby certified to be correct and true.

**CERTIFICATE OF APPROVAL**  
 I, James L. Walker, County Clerk of Floyd County, Kentucky, do hereby certify that the foregoing plat of THE VILLAGES AT FLOYDS FORK SUBDIVISION, SECTION 1 was this day presented to me by JERRY R. PIVARSKI and I have examined the same and find it to be correct and true and I have caused the same to be recorded in my office and the same is hereby certified to be correct and true.

**CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMMUNICATION EASEMENTS**  
 The easements for gas, electric and telecommunication utility shown on this plat are hereby reserved and shall remain in full force and effect. The easements for gas, electric and telecommunication utility shown on this plat are hereby reserved and shall remain in full force and effect. The easements for gas, electric and telecommunication utility shown on this plat are hereby reserved and shall remain in full force and effect.

**GENERAL NOTES**  
 1) THERE SHALL BE NO FURTHER SUBDIVISION OR NUMBER OF LOTS THAN ORIGINALLY APPROVED AND RECORDED IN DEED BOOK 1746, PAGE 1746.  
 2) THIS PLAT IS SUBJECT TO DEED OF RESERVATION AS RECORDED IN DEED BOOK 1746, PAGE 1746.  
 3) THIS PLAT IS SUBJECT TO THE CONDITIONS OF THE LOUISVILLE METRO PLANNING COMMISSION, YEAR FLOODPLAIN FROM A REVIEW OF F.L.M.A. MAP NO. 21110304E & 21110305E, DATED DECEMBER 5, 2006.  
 4) CONSTRUCTION FINISH SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES OF THE PROJECT. THE FINISH SHALL BE PRESERVED. THE FINISH SHALL BE PRESERVED. THE FINISH SHALL BE PRESERVED.  
 5) CONSTRUCTION FINISH SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES OF THE PROJECT. THE FINISH SHALL BE PRESERVED. THE FINISH SHALL BE PRESERVED.  
 6) A SOIL EROSION AND SEDIMENTATION CONTROL PLAN 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.  
 7) BEARING DATA FOR THIS PLAT IS BASED ON KENTUCKY DATUM OF 1983.  
 8) CAP STAMPEL "MINK 3492" FROM FIN WITH (UNLESS OTHERWISE NOTED)  
 9) ALL OPEN SPACES 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 & RESERVED THROUGH RIGHTS MARKED "OPEN SPACE".  
 12) THIS PLAT IS SUBJECT TO THE GAS PROTECTION PLAN FOR THIS SITE UNDER CASE NO. 1725CAPR0027.  
 13) MINIMUM OPENINGS: (SMELTING CONSTRUCTION FROM M.S.D. PRIOR TO ISSUANCE OF BUILDING PERMIT. THIS LOT WILL REQUIRE INDIVIDUAL LOT APPROVAL FROM M.S.D. PRIOR TO ISSUANCE OF BUILDING PERMIT.  
 14) THE ELEVATION SHALL BE 621.90.

**PROJECT DATA:**

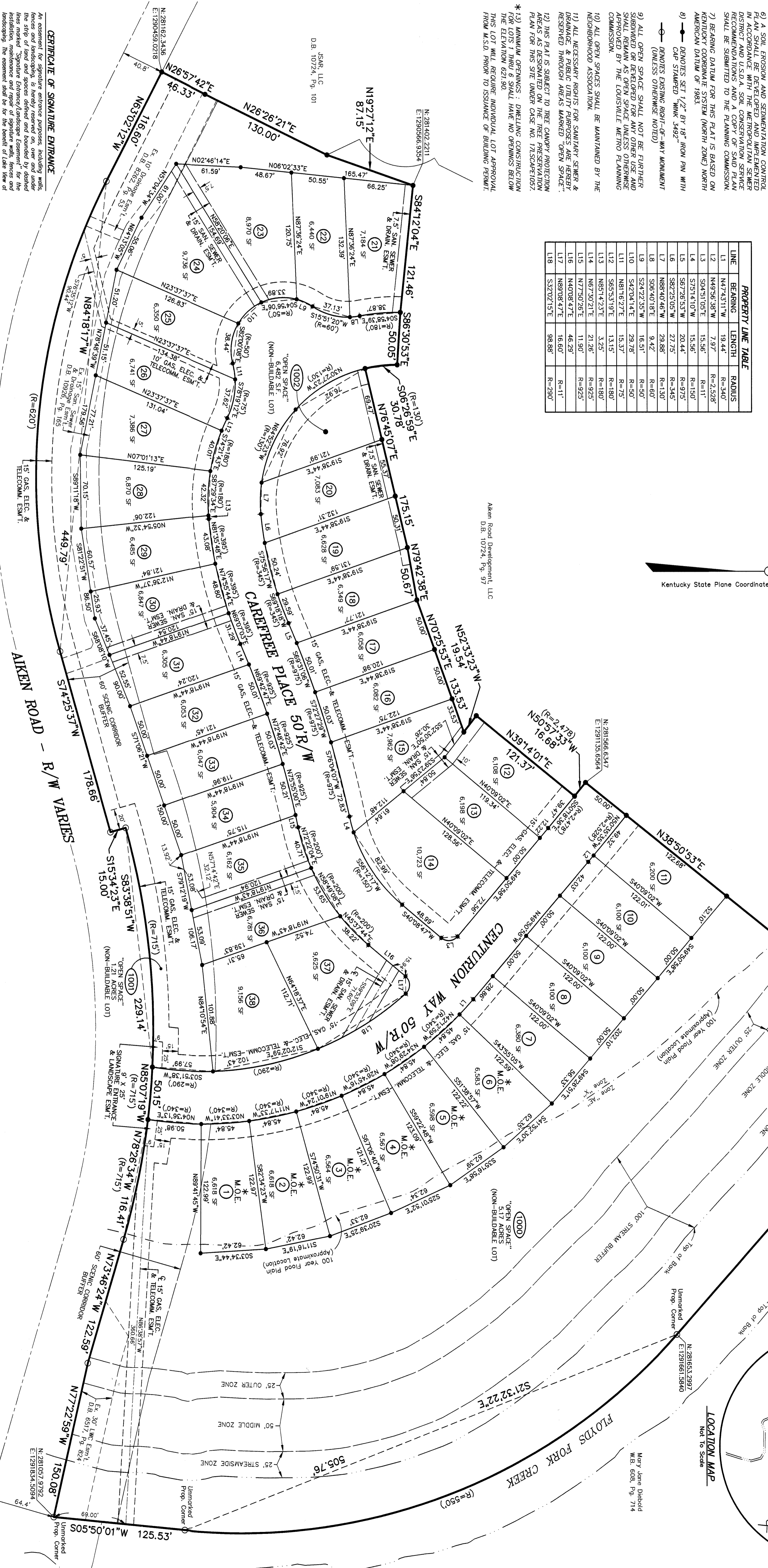
- TOTAL SITE AREA = 14.15 ACRES
- EXISTING ZONING = (R-4)
- FORM DISTRICT = NEIGHBORHOOD
- TOTAL # RESIDENTIAL LOTS = 38
- TOTAL # OPEN SPACE LOTS = 3
- TOTAL AREA OF R/W = 1.58 AC.
- NET AREA = 12.57 AC.
- GROSS DENSITY = 2.90 DU//AC.
- NET DENSITY = 3.26 DU//AC.
- TOTAL AREA OF BUILDABLE LOTS = 6.04 AC.
- OPEN SPACE PROVIDED = 6.53 AC.

**MINIMUM YARD REQUIREMENTS:**

- FRONT YARD = 30 FEET
- REAR YARD = 30 FEET
- SIDE YARD = 5 FEET (EACH SIDE)
- REAR YARD = 25 FEET

**PROPERTY LINE TABLE**

LINE	BEARING	LENGTH	RADIUS
L1	N47°43'11"W	19.44'	R=340'
L2	N49°56'38"W	7.97'	R=2328'
L3	S04°51'05"E	15.96'	R=111'
L4	S75°14'10"W	15.96'	R=150'
L5	S87°26'53"W	20.44'	R=97'
L6	S82°25'05"W	27.75'	R=345'
L7	N88°40'46"W	29.88'	R=130'
L8	S06°40'18"E	9.42'	R=60'
L9	S24°22'35"W	16.51'	R=50'
L10	S42°04'14"E	29.79'	R=75'
L11	N81°16'27"E	15.37'	R=75'
L12	S65°31'9"E	13.15'	R=180'
L13	N85°14'23"E	3.25'	R=180'
L14	N62°20'21"E	21.26'	R=825'
L15	N72°02'26"E	11.80'	R=925'
L16	N40°08'47"E	46.29'	R=111'
L17	N89°08'47"E	16.67'	R=230'
L18	S23°02'15"E	98.88'	R=230'



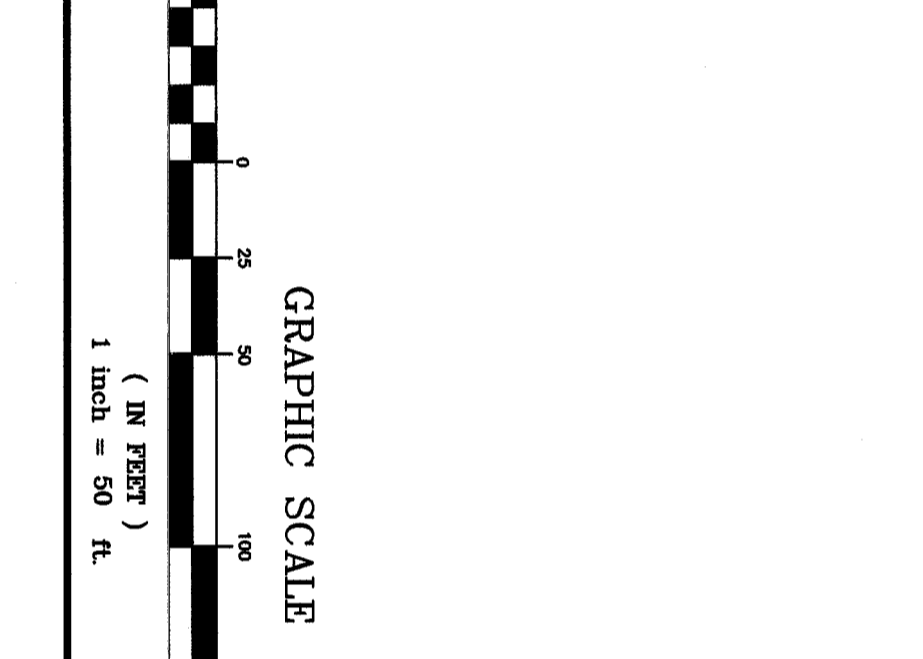
**CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS**  
 An easement for sanitary sewer and drainage purposes is hereby reserved on, over and under the surface of land and spaces as defined hereon, together with the right of ingress and egress over all lots to and from the easements, for construction, operation and maintenance of sanitary sewer and drainage systems, and for the installation, operation and maintenance of any other structures, pipes and appurtenances in connection therewith, and for the installation, operation and maintenance of any other structures, pipes and appurtenances in connection therewith, and for the installation, operation and maintenance of any other structures, pipes and appurtenances in connection therewith.

**CERTIFICATE OF SIGNATURE ENTRANCE**  
 An easement for signature entrance purposes, including walks, fences and landscaping, is hereby reserved on, over and under the surface of land and spaces defined and bounded by dashed lines on this plat, for the installation, operation and maintenance of any other structures, pipes and appurtenances in connection therewith, and for the installation, operation and maintenance of any other structures, pipes and appurtenances in connection therewith.

**NOTICE OF BOND REQUIREMENT**  
 After construction approved and release of the undersigned, the contractor shall be required to furnish a bond in the amount of \$100,000.00 to the satisfaction of the Metropolitan Sewer District, as a condition of obtaining a building permit pursuant to Section 2.2.70 of the Metropolitan Sewer District Regulations.

**LAND SURVEYOR'S CERTIFICATE**  
 I hereby certify that this plat and survey were made under my supervision and that the owner and contractor are advised of the requirements of the Metropolitan Sewer District, as a condition of obtaining a building permit pursuant to Section 2.2.70 of the Metropolitan Sewer District Regulations.

**ENGINEER/LAND SURVEYOR**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERS - LAND SURVEYORS - ARCHITECTS  
 16218 SHELBYVILLE ROAD  
 LOUISVILLE, KENTUCKY 40245  
 DEED BOOK 10724, PAGE 97  
 TAX BLOCK 16, LOT 117  
 SITE ADDRESS:  
 16331 AIKEN ROAD  
 PLAT DATE: DECEMBER 8, 2017



**THE VILLAGES AT FLOYDS FORK SUBDIVISION SECTION 1**  
 OWNER/DEVELOPER  
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**RECORD PLAT**  
 OF  
**THE VILLAGES AT FLOYDS FORK SUBDIVISION SECTION 1**  
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