

48 x 72

CERTIFICATE OF OWNERSHIP AND DEDICATION
 THE BRIDGES OF RAZOR CREEK SECTION 1
 EASTMAN ROAD, OLD HEAD ROAD & CURVE HILL ROAD
 OWNERS: *Timber Creek LLC*

CERTIFICATE OF ACKNOWLEDGMENT
 STATE OF KENTUCKY
 COUNTY OF JEFFERSON
 I, *CHERYL KELLY*
 a Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of *THE BRIDGES OF RAZOR CREEK SECTION 1* was filed for record in my office on this *30* day of *JANUARY* 2003 at *11:00* o'clock *AM* and that the same is a true and correct copy of the original as the same appears on the records of said county.

CERTIFICATE OF RESERVATION OF SANITARY SEWERS AND DRAINAGE EASEMENTS
 I, *Alan Hartley*, Licensed Professional Land Surveyor, do hereby certify that the above described easements are shown on the plat of *THE BRIDGES OF RAZOR CREEK SECTION 1* and that the same are in accordance with the provisions of the Kentucky Statutes relating to the same.

CERTIFICATE OF RESERVATION OF WATER EASEMENT
 I, *Alan Hartley*, Licensed Professional Land Surveyor, do hereby certify that the above described easement is shown on the plat of *THE BRIDGES OF RAZOR CREEK SECTION 1* and that the same is in accordance with the provisions of the Kentucky Statutes relating to the same.

CERTIFICATE OF RESERVATION OF GAS EASEMENT
 I, *Alan Hartley*, Licensed Professional Land Surveyor, do hereby certify that the above described easement is shown on the plat of *THE BRIDGES OF RAZOR CREEK SECTION 1* and that the same is in accordance with the provisions of the Kentucky Statutes relating to the same.

NOTICE OF BOND REQUIREMENT
 After construction and review of the plat of *THE BRIDGES OF RAZOR CREEK SECTION 1* has been completed, the undersigned hereby certifies that the same is in accordance with the provisions of the Kentucky Statutes relating to the same.

NOTES:

- 1.) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THIS PLAT INTO GREATER NUMBER OF LOTS THAN SHOWN ON THIS PLAT, UNLESS APPROVED BY THE PLANNING COMMISSION.
- 2.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.
- 3.) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CURBS UNDER DRIVEWAYS, SHALL BE ** INCHES BELOW FINISHED STREET CENTERLINE ELEVATIONS UNLESS OTHERWISE NOTED.
- 4.) ** NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER. THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK *6627* PG. *62*.
- 5.) THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA. THIS DETERMINATION WAS MADE AFTER A REVIEW OF FLOOD INSURANCE RATE MAP NO. 21111C0185 D DATED FEBRUARY 2, 1984.
- 6.) CONSTRUCTION OF THIS PLAT SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - a. CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY COMPACTING OF ROOT SYSTEMS OF TREES - PREVENTING THE FENCING FROM ENCLOSING THE AREA BENEATH THE DRIPLINE.
 - b. THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.
 - c. CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- 7.) THIS PROPERTY IS ZONED R-4.
- 8.) THE BUILDING LIMIT LINE SHOWN ON THIS PLAT MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.
- 9.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.
- 10.) NO DIRECT ACCESS SHALL BE ALLOWED TO EASTMAN ROAD, CURVE HILL ROAD, OLD HEAD ROAD, OR RAZOR CREEK BRANCH ROAD FROM THE 30' ACCESS EASEMENT TO SERVE LOTS 75 AND 76.
- 11.) WOODLAND PROTECTION AREA (WPA) IDENTIFIED IN THIS PLAN REPRESENT PORTIONS OF THE SITE THAT SHALL PERMANENTLY REMAIN UNDEVELOPED. THESE AREAS MUST BE MAINTAINED AND RESTRICTIONS ESTABLISHED AT THE TIME OF DEVELOPMENT PLAN APPROVAL. NO FURTHER CLEARING, GRADING, CONSTRUCTION OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN DESIGNATED WPA'S BEYOND PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREE PUBLIC. THE DEAD AND DECLINING TREES THAT MAY POSE A PUBLIC SAFETY HAZARD SHALL BE REMOVED, OR FOR THE INSTALLATION OF SEWER OR DRAINAGE FACILITIES.
- 12.) SUBJECT TO BINDING ELEMENTS IN DOCKET NO. 10-01-01 ON FILE IN THE OFFICE OF THE PLANNING COMMISSION.
- 13.) ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".
- 14.) THE FOLLOWING WAIVERS HAVE BEEN GRANTED ON 2/7/01 PER DOCKET NO. 10-01-01:
 - A.) TO ALLOW ACCESS FROM LOTS 75 AND 76 ONTO A COLLECTOR LEVEL ROADWAY.
 - B.) TO NOT REQUIRE SIDEWALKS ALONG OLD HEAD ROAD.
- 15.) MSD APPROVAL SHALL BE REQUIRED FOR LOTS 4-13. A SEPARATE DRAWING SHALL BE SUBMITTED BY THE BUILDER FOR APPROVAL. THE PLAN SHALL DEPICT THE LOCATION, RETAINING WALLS, GRADING CONTOURS AND OVERLAY GRADING PLAN, APPROVED ON 8-15-02.
- 16.) MINIMUM OPENING ELEVATIONS ARE AS FOLLOWS:

LOT NO.	ELEVATIONS
7	632.27
72	631.52
78	632.50
- 17.) THE ABOVE LOT WILL REQUIRE INDIVIDUAL APPROVAL FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 18.) LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13 ARE REQUIRED TO HAVE INDIVIDUAL LOT APPROVAL BY MSD PRIOR TO HOUSE CONSTRUCTION.

WOODLAND PROTECTION AREA
 TOTAL AREA IN SITE : 16.74 AC.
 TOTAL NO. BUILDING SITES : 34
 TOTAL NON-BUILDABLE SITES : 3

WOODLAND PROTECTION AREA
 ROYCE & B.J. HOWARD
 D.B. 3834 PG. 31

FUTURE SECTION
 TIMBER CREEK LLC
 D.B. 7362 PG. 804

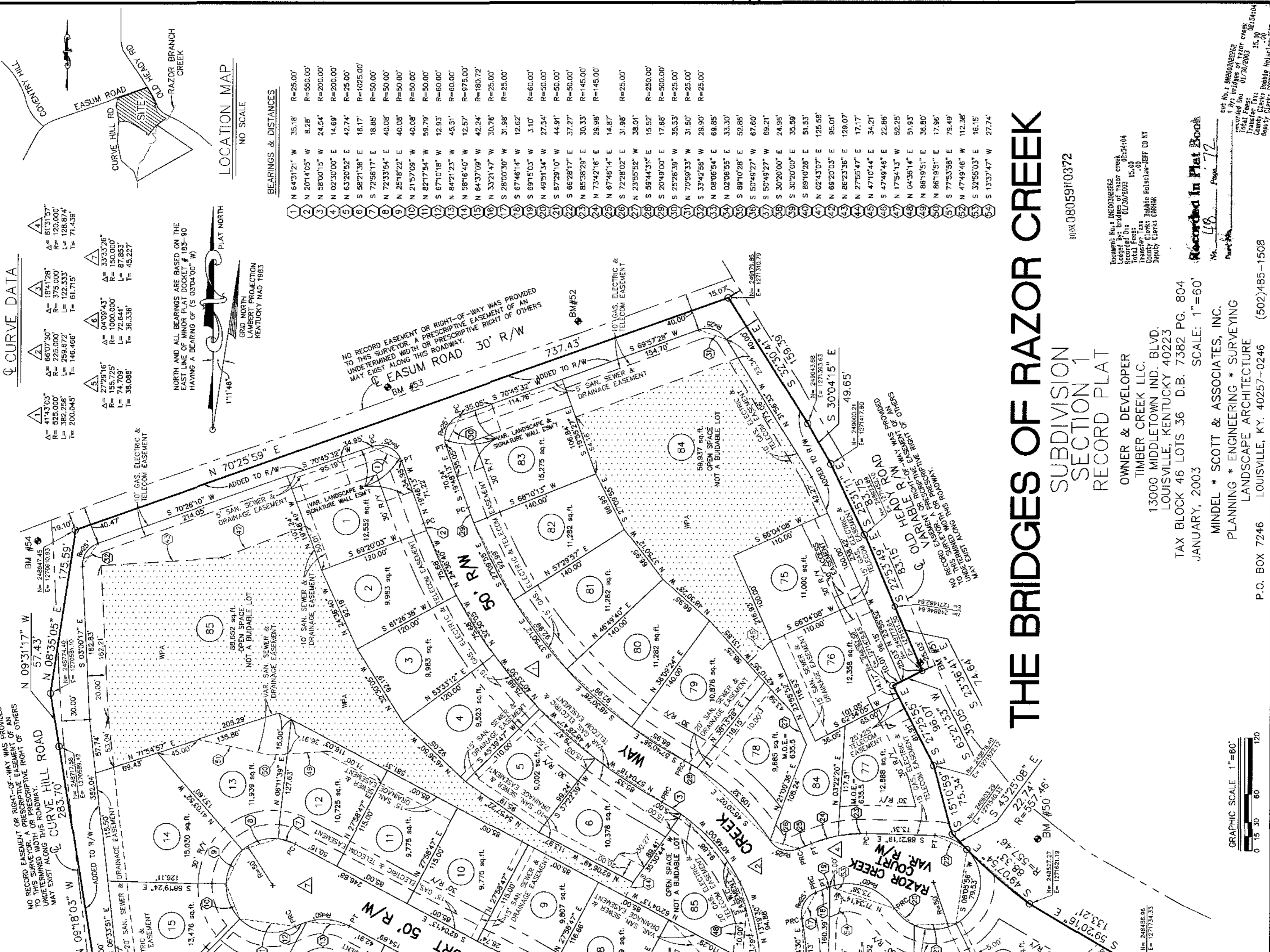
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THE BRIDGES OF RAZOR CREEK
 SUBDIVISION
 SECTION 1
 RECORD PLAT

OWNER & DEVELOPER
 TIMBER CREEK LLC
 13000 MIDDLETOWN IND. BLVD.
 LOUISVILLE, KENTUCKY 40223

TAX BLOCK 46 LOTS 36 D.B. 7362 PG. 804
 JANUARY, 2003

MINDEL * SCOTT & ASSOCIATES, INC.
 PLANNING * ENGINEERING * SURVEYING
 LANDSCAPE ARCHITECTURE
 P.O. BOX 7246 LOUISVILLE, KY. 40257-0246 (502)485-1508

Recorded in Plat Book
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GRAPHIC SCALE: 1"=80'
 0 15 30 60 120

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