54 x 47

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat, and hereby subscribes to this plat and to the plan of

SHAKES RUN SECTION 5B

and does hereby dedicate to public use the

KENNESAW CREEK WAY AND KENNESAW CREEK COURT

shown hereon.

OWNERS: ELITE PARTNERSHIP, LLC.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY SS
COUNTY OF JEFFERSON

I, Linda M. Brown, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of SHAKES RUN SECTION 5B was this day presented to me by Joseph Pandolfi known to me, who executed the Certificate in my presence and acknowledge it to be his free act and deed.

Witness my hand and seal this 2nd day of December, 2013.

My Commission expires 21st day of February, 2014.

Linda M. Brown
Notary Public

CERTIFICATE OF APPROVAL

Approved this 11th day of December, 2013.

LOUISVILLE METRO PLANNING COMMISSION

CASE NO. 15106

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. EASEMENTS

The grantee utilities by stating lines and conduits, wires, conduits and telecommunications equipment, and appurtenances necessary for gas, electric and telecommunications service (the utility purposes), which includes (1) the right of ingress and egress over the Easements for such purposes; (2) the right to clear and keep cleared of trees, brush, and obstructions from the Easements; (3) the right to trim or cut trees and brush from the Easements which are adjacent to the Easements in the opinion of the utility company that may be a hazard to the utility lines and equipment; (4) the right to install, maintain, repair, replace, and remove the utility lines and equipment within the Easements; (5) the right to place temporary structures on the Easements during construction of the utility lines and equipment; (6) the right to allow other utilities to occupy or cross the Easements; and (7) the right to assign, license, lease or sublease to others any or all of the foregoing rights. Grantee shall pay for any damage to the property owner (or the property owner's tenants) caused by the exercise of the foregoing rights. Grantee shall restore the surface of the Easements to the condition that existed immediately before the commencement of construction, to the extent reasonably practicable. Trees, shrubbery, and gardens may be removed within the Easements by the utility company, but the utility company shall pay the property owner for the value of those that may reasonably exist the original construction of the gas, electric and/or telecommunications lines to serve this subdivision.

(A) All property owners can and electric utility service lines shall be underground as locations designated by Louisville Gas and Electric Company (from L.G. & E.'s nearest power distribution facility) or service lines to customer's buildings and utility meters, whether on customer's property or within public right-of-way. Service lines shall be buried horizontally 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 to cross and egress over abutting lots or properties to install, operate and maintain electric service by L.G. & E.'s nearest distribution facility. Gas and Electric service lines, as installed, shall determine the exact location of said easements.

(B) Gas, electric and telecommunications easements shown on this plat shall be limited to underground facilities only, except for above ground appurtenances of the gas, electric and telecommunications distribution facilities and pedestals may be installed in appropriate locations.

(C) Temporary construction easements are hereby granted and reserved to each property owner together with the right to cross and egress over abutting lots or properties to install, operate and maintain electric service by L.G. & E.'s nearest distribution facility. Gas and Electric service lines, as installed, shall determine the exact location of said easements.

Above ground electric transformers and pedestals may be installed at appropriate locations by any utility company.

In consideration of L.G. & E.'s agreement to serve the property shown on this plat it is hereby agreed that no other subdivision of the lands shown hereon for residential and commercial purposes shall be made unless the gas, electric and telecommunications facilities and underbrush may be installed at appropriate points in any subdivision.

NOTE:
No right-of-way lots with service wires to serve adjoining lots.

OWNERS: ELITE PARTNERSHIP, LLC.

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 lots and land shown on this plat, together with the right of ingress and egress over said lots for said purposes, and all lots in said subdivision are subject to said easements. Said easements shall be for the construction, operation and maintenance of any lines or facilities now and/or hereafter required by the Louisville and Jefferson County Metropolitan Sewer District, and said easements shall be for the benefit of the Louisville and Jefferson County Metropolitan Sewer District, its successors and assigns, and said easement and duties may be transferred by the Louisville and Jefferson County Metropolitan Sewer District to any city, county, agency, district, corporation or other governmental entity or to any private sewer district or company without the consent of any lot owner.

OWNERS: ELITE PARTNERSHIP, LLC.

OWNERS: SHAKES RUN, LLC

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easement(s) for water mains and appurtenances are hereby reserved in, over, under and through the streets of land as defined and shown on this plat, together with the right of ingress and egress over, together with the right of access and egress over and across adjoining property necessary for the construction, reconstruction, maintenance, operation and control of water lines and appurtenances on the property of any land and as granted on the plat of the subdivision recorded under the requirements of public law, (2) the right to clear or keep clear all trees or parts thereof or other obstructions that may be a hazard to the water lines and equipment on the property owner, (3) the right of ingress and egress over the property of the owner for the purpose of reading meters, repairing and replacing water lines, the permanent easements shall be provided within the easements. Fences, shrubbery, and gardens may normally remain on the easements, but the water district shall not be responsible for the cost of those that may reasonably have to be removed in the original construction of the gas, electric and/or telecommunications lines to serve this subdivision.

OWNERS: N/A

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT

Easements for drainage and ponding purposes are hereby reserved on, over and under the land and ponds as defined and bounded by dashed lines marked "Drainage Retention Basin Easement", together with the right of ingress and egress over all lots to and from the easements for construction, operation, maintenance and reconstruction of retention basins and other drainage improvements. No permanent structure of any kind shall be placed on or over the Drainage Retention Basin Easements except for the placement of fences, and the installation of drainage improvements as approved by the Louisville and Jefferson County Metropolitan Sewer District. Said easements shall be for the benefit of the land in the subdivision and the Louisville and Jefferson County Metropolitan Sewer District, and said drainage improvements may be constructed by Louisville and Jefferson County Metropolitan Sewer District, its successors and assigns, without the consent of any lot owner. Said easements may be vacated only by the consent of the Louisville and Jefferson County Metropolitan Sewer District or Louisville Metro Public Works, or their successors and assigns. Ponds and drainage retention basins shall be maintained by the owners of the underlying fee simple title.

OWNERS: N/A

PROPERTY OWNER'S OBLIGATION

Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as modified by or as per land construction plans 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 these improvements and not to do any act or condition or activity on his property that will impair the proper functioning of these improvements. For detailed information on this subdivision, this property shall be subject to the provisions of a bond for the amount necessary to remedy the violation which may be enforced in the name inserted that mortgagee are enforced, and persons responsible shall be subject to the

NOTICE OF BOND REQUIREMENT

After construction approval and release of this subdivision, maintenance is bound by the Louisville Metro Planning Commission, a bond or other security 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.

NOTES:

1.) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLANS AND FURTHER SUBDIVISION OF THE LAND BOTH A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR, UNLESS APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION.

2.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 9244, PAGE 735, AND THE DECLARATION OF ANNEXATION AND AMENDMENTS RECORDED IN DEED BOOK 10016, PAGE 668.

3.) ALL OPEN SPACES, TRAFFIC ISLANDS AND LANDSCAPED AREAS TO BE MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS.

4.) THE WIDTH OF ALL DRAINAGE SWALES, INCLUDING SURETY ENTRANCES AND CULVERTS UNDER DRIVEWAYS, SHALL BE ** INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.
** NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER.

5.) 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. ZONE: R-4

6.) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983. N 69°46'19" E

7.) 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, MATERIALS STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

8.) THIS IS A CLASS "A" SURVEY AND MEETS OR EXCEEDS THE MINIMUM STANDARDS AS DEFINED UNDER 201 KAR 18.150. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE.

8.) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN CASE NO. 15106 ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

10.) THE BUILDING LIMIT LINES MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE METRO PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

11.) THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA AS DETERMINED FROM REVIEW OF F.I.R.M. FLOOD MAP NO. 21111C0057E AND 21111C0066E DATED DECEMBER 5, 2006

12.) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 15015.

13.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.

14.) ALL NECESSARY RIGHTS FOR SANITARY SEWER & DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

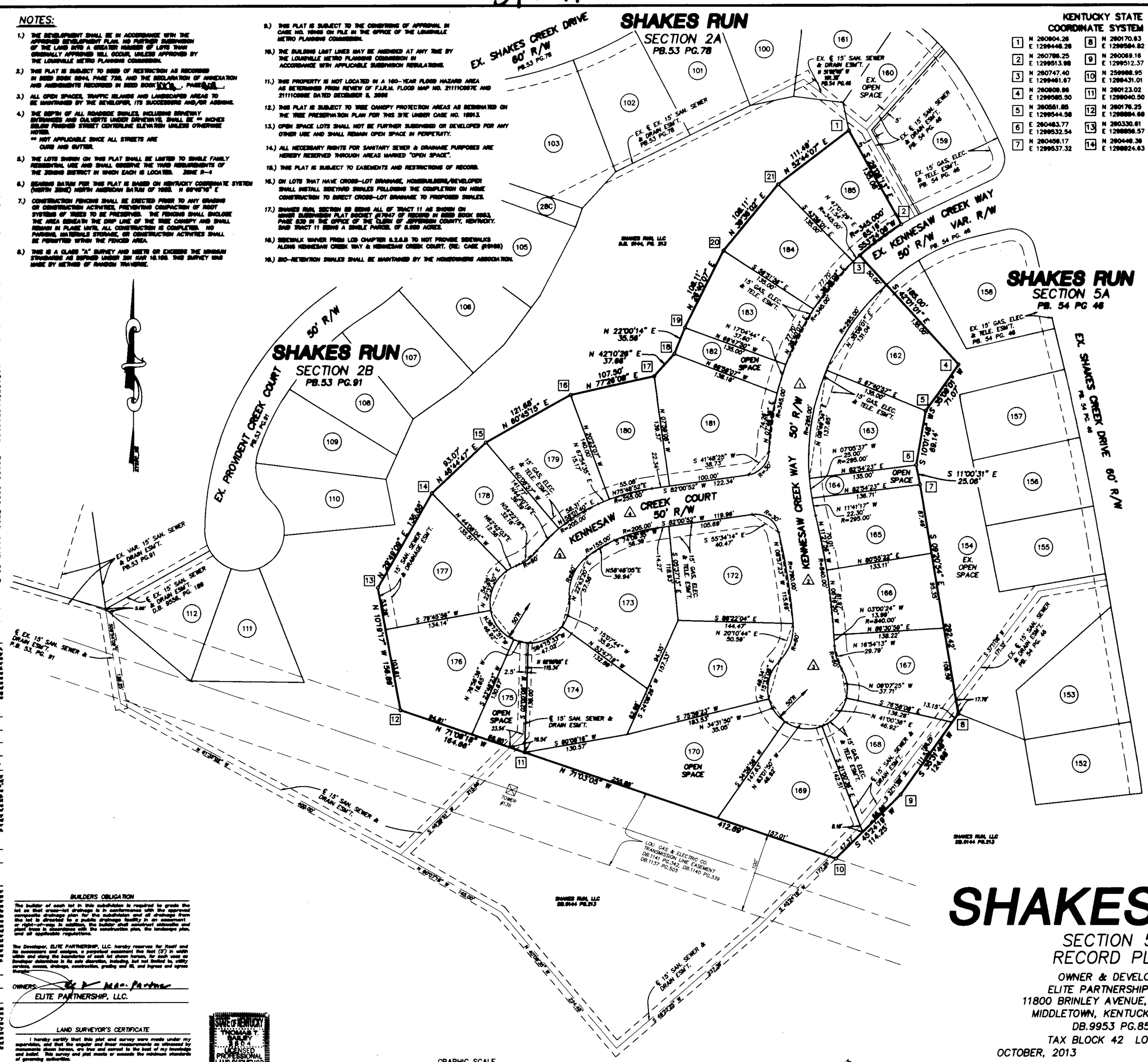
15.) THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

16.) ON LOTS THAT HAVE CROSS-LOT DRAINAGE, HOMEBUILDERS/DEVELOPER SHALL INSTALL SIDEYARD SWALES FOLLOWING THE COMPLETION OF HOME CONSTRUCTION TO DIRECT CROSS-LOT DRAINAGE TO PROPOSED SWALES.

17.) SHAKES RUN, SECTION 5B BEING ALL OF TRACT 11 AS SHOWN ON SHAKES SUBDIVISION PLAT DOCKET #12940 OF RECORD IN DEED BOOK 9953, PAGE 839 IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY. SAID TRACT 11 BEING A SINGLE PARCEL OF 8.989 ACRES.

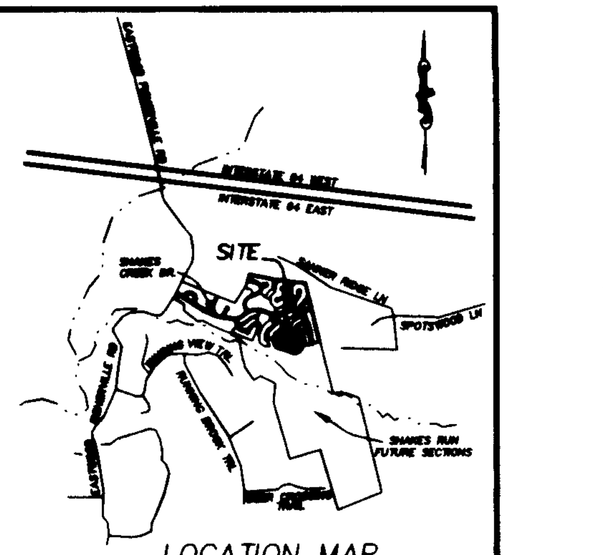
18.) SIDEWALK WAIVER FROM LDD CHAPTER 6.2.6.B TO NOT PROVIDE SIDEWALKS ALONG KENNESAW CREEK WAY & KENNESAW CREEK COURT. (RE: CASE #15106)

19.) BIO-RETENTION SWALES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



KENTUCKY STATE PLANE COORDINATE SYSTEM (NAD 83)

1	N 260804.28 E 1299446.28	8	N 260170.63 E 1299584.82	15	N 260513.13 E 1299992.42
2	N 260786.25 E 1299513.98	9	N 260089.16 E 1299512.37	16	N 260572.58 E 1299096.59
3	N 260747.40 E 1299461.67	10	N 259988.95 E 1299431.01	17	N 260595.97 E 1299203.52
4	N 260808.96 E 1299585.50	11	N 260123.02 E 1299040.50	18	N 260623.88 E 1299228.80
5	N 260551.85 E 1299544.58	12	N 260176.25 E 1299084.66	19	N 260888.85 E 1299242.13
6	N 260483.77 E 1299532.54	13	N 260330.91 E 1299036.57	20	N 260753.46 E 1299260.66
7	N 260458.17 E 1299537.32	14	N 260449.38 E 1299824.63	21	N 260838.78 E 1299359.56



LOCATION MAP
NO SCALE

LOT AREAS

LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
162	13,068	174	16,454
163	14,344	175	8,788
164	9,481	176	16,889
165	12,896	177	16,038
166	11,848	178	12,481
167	13,748	179	13,372
168	14,278	180	12,788
169	17,892	181	16,276
170	28,387	182	4,898
171	18,180	183	13,348
172	18,191	184	12,348
173	16,898	185	12,484

℄ CURVE DATA

Δ=61°30'13" R=320.000' T=191.656' L=345.362'	Δ=10°36'08" R=815.000' T=75.813' L=155.551'	Δ=22°53'48" R=150.000' T=30.377' L=59.943'
Δ=15°46'35" R=230.000' T=31.835' L=63.464'	Δ=45°46'28" R=180.000' T=75.988' L=143.805'	

ZONING DISTRICT: R4
FORM DISTRICT: NEIGHBORHOOD

MINIMUM YARD REQUIREMENTS				
FRONT	SIDE TOTAL	SIDE MINIMUM	SIDE STREET	REAR
30'	10'	5'	30'	25'

TOTAL AREA IN SITE : 8.989 Ac.
TOTAL NO. BUILDING SITES : 20
TOTAL NO. NON-BUILDING SITES : 4
TOTAL AREA "OPEN SPACE" : 0.838 Ac.

DENOTES FOUND 5/8" IRON PIN W/CAP "THOMAS BAILEY 3504" UNLESS OTHERWISE NOTED.

BUILDERS OBLIGATION

The builder of each lot in this subdivision is required to grade the lot so that proper drainage is in conformance with the approved comprehensive drainage plan for this subdivision and all drainage from the lot is directed to a public drainage facility in an 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.

The Developer, ELITE PARTNERSHIP, LLC. hereby reserves by itself and its successors and assigns, a perpetual easement five feet (5') in width along and along the boundaries of each lot shown hereon, for such uses as Developer determines in its sole discretion, including, but not limited to, utility services, access, drainage, construction, grading and fill, and ingress and egress thereto.

OWNERS: ELITE PARTNERSHIP, LLC.

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 survey and plat meets or exceeds the minimum standards of governing authorities.

Signature: Thomas T. Bailey 3504 P.L.S. #3504 12/02/13 Date

STATE OF KENTUCKY THOMAS T. BAILEY 3504 LICENSED PROFESSIONAL LAND SURVEYOR

SHAKES RUN

SECTION 5B
RECORD PLAT

OWNER & DEVELOPER
ELITE PARTNERSHIP, LLC.
11800 BRINLEY AVENUE, SUITE 201
MIDDLETOWN, KENTUCKY 40243
DB.9953 PG.851
TAX BLOCK 42 LOT 268
OCTOBER, 2013 SCALE: 1"=60'

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY, 608 S. THIRD STREET LOUISVILLE, KENTUCKY 40202

DB.10178 PG.0809
Document No.: DN20132095086
Lodged By: shakes run
Recorded On: 12/11/2013 03:13:16
Total Fees: 20.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: SHESCH

Recorded In Plat Book No. 54 Page 47
Part No.

REV: 12/02/2013

54 x 47

54 x 47

54 x 47

LMS 12/11/13
EB 12/11/13