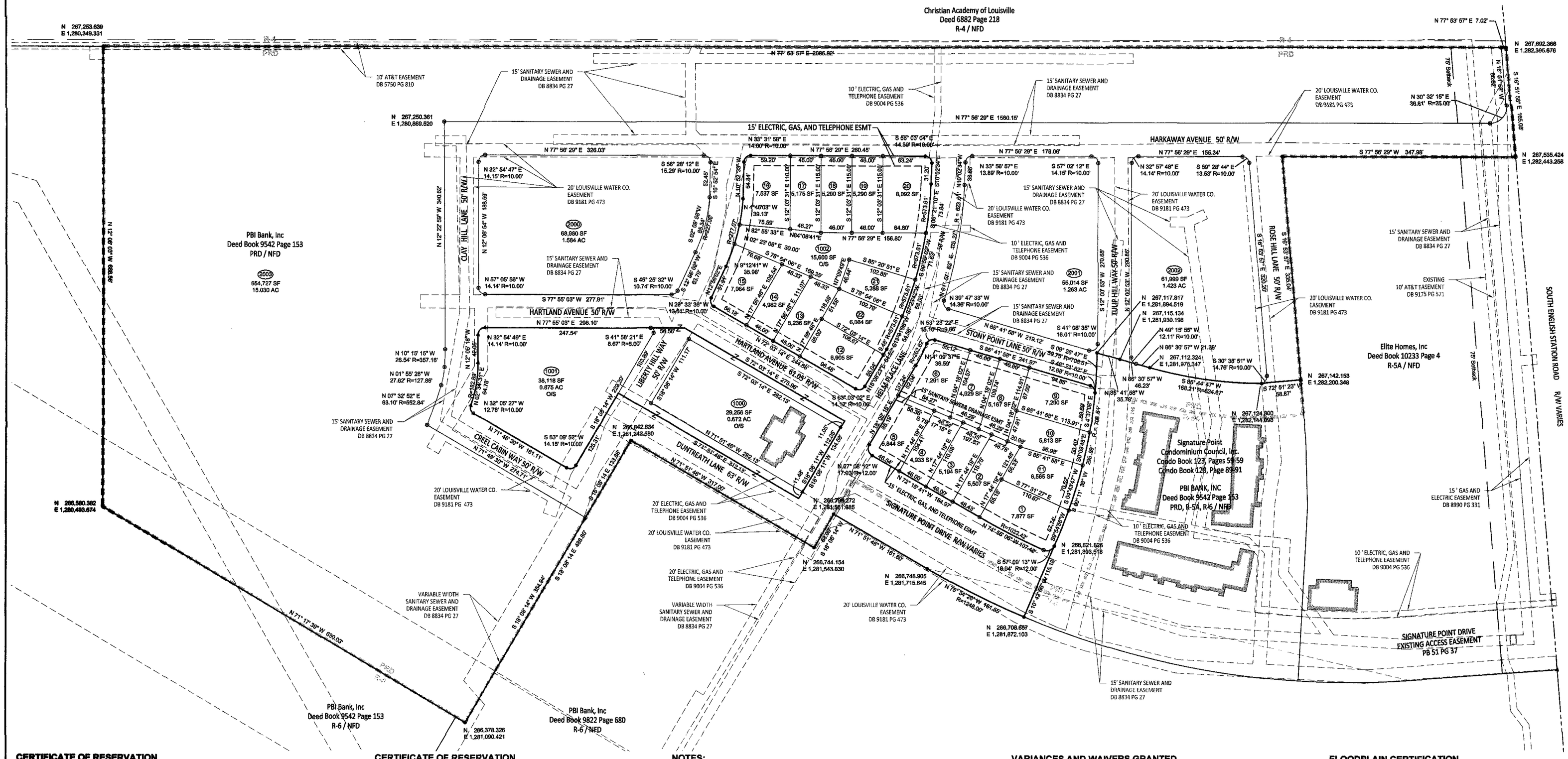

LEGEND

- 5/8" FOUND REBAR W/CAP STAMPED "2227"
- 5/8" FOUND "X" OR "V" CUT IN CONCRETE
- 5/8" SET REBAR W/CAP STAMPED "2328"
- O/S OPEN SPACE LOT
- EXISTING UTILITY EASEMENT
- GRANTED UTILITY EASEMENT
- ZONING BOUNDARY

SITE DATA

Total number of building sites:	26
Total number of Open Space non-buildable lots:	3
Total lot area:	24.27 acres
Total right-of-way area:	6.83 acres
Total area in subdivision:	31.09 acres
Zoning:	PRD, R-6
Form District:	Neighborhood

LOT & SETBACK REQUIREMENTS

Front yard setback:	20'
Garage:	22'
Side yard setback:	0'
Street side yard setback:	0'
Rear yard setback:	10'
Minimum lot size:	4,600 SF
Minimum lot width:	46'
Max building height (2 stories):	35'

RECORD PLAT OF VILLAS AT SIGNATURE POINT SUBDIVISION

SECTION 1

800 S.ENGLISH STATION ROAD

OWNERS

ELITE HOMES, INC
16218 SHELBYVILLE ROAD
LOUISVILLE, KENTUCKY 40245
DEED BOOK 10185, PAGE 342 - TAX BLOCK 3794, LOTS 7 & 8

PBI BANK, INC
2500 EASTPOINT PARKWAY
LOUISVILLE, KENTUCKY 40223
DEED BOOK 9542, PAGE 153 - TAX BLOCK 3794, LOT 10

SIGNATURE POINT COMMUNITY FACILITIES ASSOCIATION, INC.
2500 EASTPOINT PARKWAY
LOUISVILLE, KENTUCKY 40223
DEED BOOK 10228, PAGE 375 - TAX BLOCK 3794, LOT 9

DEVELOPER

ELITE HOMES, INC
16218 SHELBYVILLE ROAD
LOUISVILLE, KENTUCKY 40245

BTM ENGINEERING, INC.
Consulting Engineers, Landscape Architects, Planners
3001 Taylor Springs Drive
Louisville, Kentucky 40220
(502) 459-8402 FAX (502)459-8427

Job No 000126.05 Scale: 1" = 80 feet Date: July 2014

GRAPHIC SCALE
80 0 40 80 160
(in feet)
1 inch = 80 feet

DB I-0277PG0088

Recorded in Plat Book
No. 54 Page 74
Part No.

Document No.: DN20140945525
Lodged By: VILLAGE AT SIGNATURE POIN
Recorded On: 07/31/2014 09:22:33
Total Fees: 28.00
Transfer Fees: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: JDLCAR

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC, AND TELECOMMUNICATIONS EASEMENTS

The spaces outlined by dashed lines and marked "Electric, Gas and Telecom Easement" are hereby reserved as easements for gas, electric and telecommunication utility purposes, which include: (1) the right of ingress and egress across all lots, access areas, and ways to and from the easements; (2) the right to cut down or trim 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 or 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 easements to remove permanent structures or obstructions within the 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 electric lines and telephone lines to serve this subdivision.

(A) All property owners electric utility service lines, both overhead and underground shall be placed at locations designated by Louisville Gas and Electric Company (from L.G.& E.'s termination point throughout length of service lines to customer's buildings); and title thereto shall remain with and the cost of installation and maintenance thereof shall be borne individually by the owner of the lot upon which the said service line is located.

Appropriate easements are hereby dedicated and reserved to each property owner, together with the right of ingress and egress over abutting lots or properties to install, operate and maintain electric service lines connecting to L.G.& E.'s termination points. Electric service lines, as installed, shall determine the exact location of said easements.

(B) All property owners' gas utility supply lines shall be at locations designated by Louisville Gas and Electric Company (from LG&E's termination point throughout length of service and house lines and through customer's buildings); 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 gas line serves.

Appropriate easements are hereby dedicated and reserved to each property owner, together with the right of ingress and egress over abutting lots or properties to install, operate and maintain gas lines to LG&E's termination points. Gas lines, as installed, shall determine the exact location of said easements.

(C) The gas, electric and telecommunication easements shown on this plat shall be maintained and preserved in the present condition and no encroachment therein and no change in the grade of elevation thereof shall be made by any person or lot owner without the consent in writing of the Louisville, Gas and Electric Company and BellSouth Telecommunications.

(D) 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 dash 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 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.

(E) Above ground telecommunications facilities and pedestals may be installed at appropriate points in any telecommunications easement.

(F) 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.

NOTE Also the right to overhang lots with service wires to serve adjoining lots.

Owners: _____
ELITE HOMES, INC.
_____ Authorized officer
PBI BANK, INC.
_____, Vice Chairman
SIGNATURE POINT COMMUNITY FACILITIES ASSOCIATION, INC.

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

Easements for sanitary sewer and drainage purposes are 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, under and across said land. No permanent structure of any kind shall be placed on, over or under the land which is subject to said easements. The easements 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 Metropolitan Sewer District, or by any other public agency having legal authority for such construction or by others subject to the approval by the aforesaid sewer district.

Owners: _____
ELITE HOMES, INC.
_____ Authorized officer
PBI BANK, INC.
_____, Vice Chairman
SIGNATURE POINT COMMUNITY FACILITIES ASSOCIATION, INC.

PROPERTY OWNER'S OBLIGATION

Certain improvements in this project are required by the Louisville Metro Subdivision Regulations as specified in the approved construction plans on file in the office of the Director of Public Works. It is the obligation of each 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.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivider's bond by the Louisville and Jefferson County 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 2.70 of the Metropolitan Subdivision Regulations.

BUILDER'S 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.

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 was made by method of random traverse with sideshots. This survey meets or exceeds the minimum standards for an urban class survey as established by the State of Kentucky, per 201 KAR 18:150 and in effect on the date of this survey.

STATE of KENTUCKY
GEORGE BRIAN WYATT
2328
LICENSED PROFESSIONAL LAND SURVEYOR

George Brian Wyatt, PLS 2328 — 7/15/2014 Date

NOTES:

1. This Record Plat is subject to that certain Declaration Regarding Common Facilities and Access Easements dated December 20, 2013, of record in Deed Book 10183, Page 535, and that certain Declaration of Covenants, Conditions and Restrictions for Villas at Signature Point Subdivision dated _____, 2014, of record in Deed Book _____ at Page _____, both in the Office of the Clerk of Jefferson County, Kentucky.
2. The bearing datum used on this plat was derived from the Kentucky State Plane Coordinate System, North Zone, North American Datum of 1983.
3. 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.
4. This development shall be in accordance with the approved Preliminary Subdivision Plan and agreed upon Conditions of Approval unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission except for land uses permitted in the established zoning district.
5. This plat is subject to the binding elements/conditions of approval in Docket No. 9-59-02; B-96-05, B-247-05, 8524, 111841, and 13ZONE1010.
6. There shall be no further division of lots without Planning Commission approval.
7. All necessary rights for sanitary sewer and drainage purposes are hereby reserved through areas marked "open spaces".
8. Open Space lots shall not be further subdivided or developed for any other use and shall remain open space in perpetuity.
9. Distances shown along curve right-of-ways hereon are chord distances.
10. This plat is subject to Tree Canopy Protection Areas as designated on the Tree Preservation Plan for this site under Docket No. 9-59-02 and 13ZONE1010, and the Landscape Plan under 14LSCAPE1117.
11. Dedication of General Cross-over Access Easement was granted by Signature Point Condominium Council, Inc., as recorded by minor plat in Plat Book 54, Page 51, per 13Minor Plat1083. Access is granted for all owners of Tract 1B over the streets and sidewalks of Tract 1A as shown on said Plat.

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 plat of

SIGNATURE POINT SUBDIVISION, SECTION 1

and does hereby dedicate to public use SIGNATURE POINT DRIVE, CLAY HILL LANE, HARKAWAY AVENUE, STONY POINT LANE, LIBERTY HILL WAY, HARTLAND AVENUE, DUNREATH LANE, CREEL CABIN WAY, ROSE HILL LANE , AND TULIP HILL WAY shown thereon.

Owners: _____
ELITE HOMES, INC.
_____ Authorized officer
PBI BANK, INC.
_____, Vice Chairman
SIGNATURE POINT COMMUNITY FACILITIES ASSOCIATION, INC.

VARIANCES AND WAIVERS GRANTED

1. B-247-05:	Condominiums to exceed the maximum allowed height.
2. 8524:	Club house to exceed the maximum allowed height.
3. 9208:	Retaining wall within a LBA for subject site allowed.
4. 13MINORPLAT1083	Reduced minimum rear yard setback of 10.0'

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY,
COUNTY OF JEFFERSON

I, Shanda Payton, a notary public in and for the State and County aforesaid do hereby certify that the foregoing plat of SIGNATURE POINT SUBDIVISION, SECTION 1 was this day presented to me by Kristin Blum, Auth. officer, PBI BANK INC & Kristin Blum, Vice Pres., Signature Point Community Facilities Association, INC. known to me, who executed these Certificates in my presence and acknowledge it to be his/its free act and deed.

Witness my hand and seal this 14th day of July, 2014.
My Commission expires the 17th day of August, 2016.
Shanda Payton
Notary Public

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY,
COUNTY OF JEFFERSON

I, Pamela Rudd, a notary public in and for the State and County aforesaid do hereby certify that the foregoing plat of SIGNATURE POINT SUBDIVISION, SECTION 1 was this day presented to me by Joseph Pusateri known to me, who executed these Certificates in my presence and acknowledge it to be his free act and deed.

Witness my hand and seal this 16th day of July, 2014.
My Commission expires the 21st day of September, 2014.
Pamela Rudd
Notary Public

FLOODPLAIN CERTIFICATION

According to information shown on Flood Insurance Rate Maps (FIRM) 21111C0048E and 21111C0050E, dated December 5, 2006, the subject property is situated outside of the 0.2% annual chance floodplain.

OPEN SPACE

Areas designated as Open Space (O/S) shall be maintained by the neighborhood association.

CERTIFICATE OF APPROVAL

Approved this 29th day of July, 2014
LOUISVILLE METRO PLANNING & DESIGN SERVICES
_____
DOCKET NO 13ZONE1010