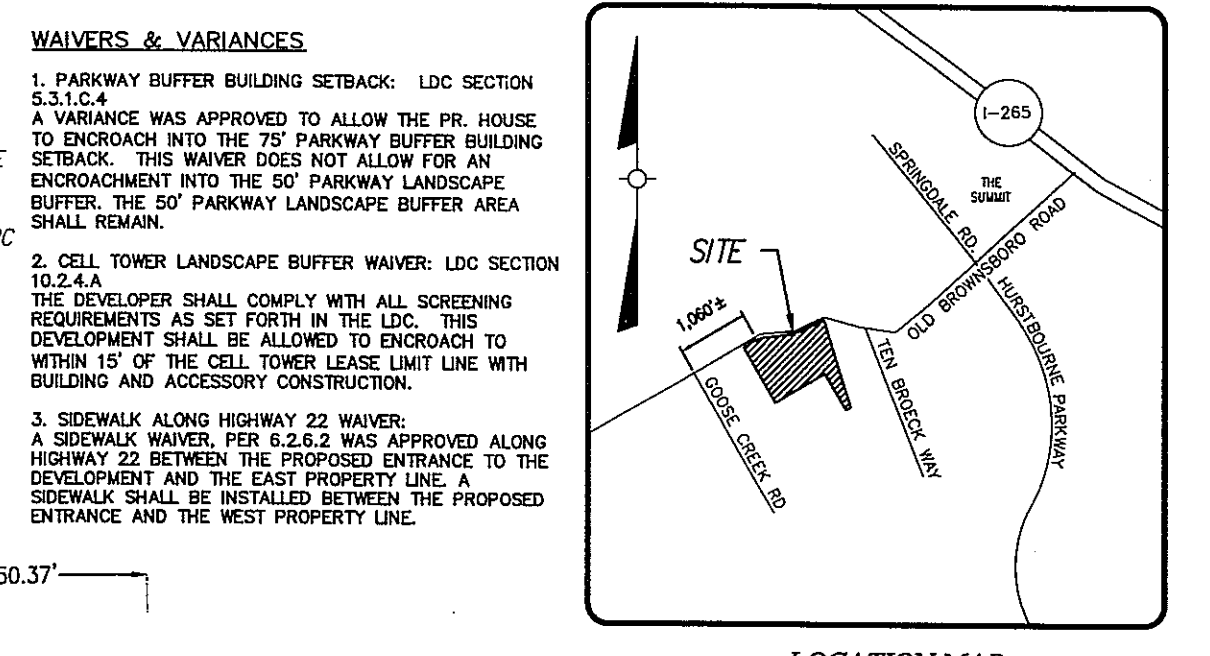
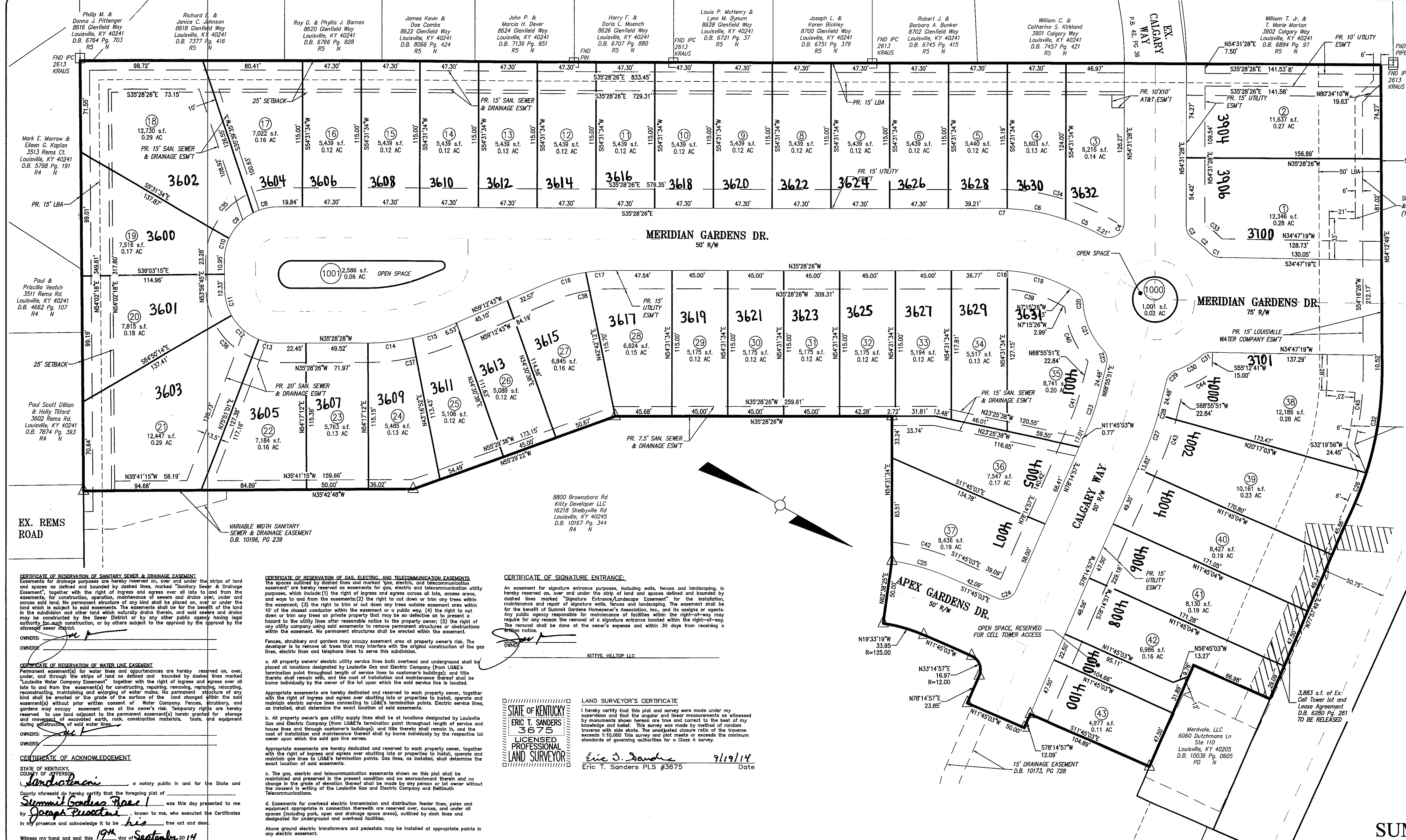


08 x 80



- WAIVERS & VARIANCES**
1. PARKWAY BUFFER BUILDING SETBACK: LDC SECTION 5.3.1.2.4. A VARIANCE WAS APPROVED TO ALLOW THE PR. HOUSE TO ENCRoACH INTO THE 75' PARKWAY BUFFER BUILDING SETBACK. THIS WAIVER DOES NOT ALLOW FOR ENCRoACHMENT INTO THE 50' PARKWAY LANDSCAPE BUFFER. THE 50' PARKWAY LANDSCAPE BUFFER AREA SHALL REMAIN.
 2. CELL TOWER LANDSCAPE BUFFER WAIVER: LDC SECTION 10.2.4.4. THE DEVELOPER SHALL COMPLY WITH ALL SCREENING REQUIREMENTS AS SET FORTH IN THE LDC. THIS DEVELOPER SHALL BE ALLOWED TO ENCRoACH TO WITHIN 15' OF THE CELL TOWER LEASE LIMIT LINE WITH LANDSCAPE AND ACCESSORY CONSTRUCTION.
 3. SIDEWALK ALONG HIGHWAY 22 WAIVER: A SIDEWALK WAIVER PER 6.2.0.2 WAS APPROVED ALONG HIGHWAY 22 BETWEEN THE PROPOSED ENTRANCE TO THE DEVELOPMENT AND THE EAST PROPERTY. A SIDEWALK SHALL BE INSTALLED BETWEEN THE PROPOSED ENTRANCE AND THE WEST PROPERTY LINE.
- NOTES**
1. This survey is subject to all roadways, easements, and rights-of-way, if any, whether shown hereon or not.
 2. There shall be no further subdivision or re-subdivision of the land into a greater number of lots than shown on this plot, unless approved by the planning commission.
 3. Construction fencing shall be erected prior to any grading or construction activities - preventing completion of roof systems of trees to be preserved. The fencing shall enclose the area beneath the original 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. All open spaces, traffic islands, and landscaped areas to be maintained by the developer, its successors and/or assigns.
 5. This survey is subject to Binding Elements in Docket No. 140EVLPH001 as on file in the office of the Louisville Metro Planning Commission.
 6. All necessary rights for sanitary sewer & drainage purposes are hereby reserved through areas marked "Sanitary Sewer & Drainage Easement".
 7. No utility permits shall be allowed by the Health Department until the design and construction has been completed and a performance bond is issued by a Treasury Department approved bonding company.
 8. A portion of the subject property lies within a flood hazard area per FEMA's FIRM mapping, (21111C0020 D).
 9. For any construction activity, an EPSC plan will be submitted to MSD for approval.
 10. Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
 11. All cut-in-place and hauled pavement within, radiuses, sidewalk locations and offsets shall be in accordance with Metro Public Works standards and approved at the time of construction.
 12. Curb and gutter shall be provided along all streets in the development. Sidewalks shall be provided along all streets where required by the development code.
 13. The proposed architecture shall be per Highway 22 PD Pattern Book.
 14. Open space and yard maintenance shall be maintained by the developer / home owners association.
 15. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 16. The development shall be in accordance with the approved Development Plan and Pattern Book. No further subdivision of the land into a greater number of lots than originally approved will occur without approval of the Planning Commission.
 17. Bearings for this plot is based on Kentucky Coordinate System (North zone) North American Datum of 1983.
 18. Manually placement on retention/detention basins in open space lots shall be the responsibility of the Homeowners Association.
 19. This plot is subject to tree canopy protection areas as designated on the Tree Protection Plan for this site under case no. 130EVLPH021.
 20. Open space shall not be further subdivided or developed for any other use and shall remain open space in perpetuity.
 21. All necessary rights for the sanitary sewer & drainage, private access & public utility purposes are hereby reserved through areas marked "OPEN SPACE".
 22. Metro Government shall not be responsible for the maintenance of any common parking areas within the public right-of-way.
 23. Nothing will be permitted within the open space lots 1000 and 1001 that exceeds 24" in height. Any enclosures added shall discourage pedestrian use.
 24. This plot is subject to deed of restrictions as recorded in D.B. _____ Pg. _____

SITE DATA

8708 BROWNSBORO RD
LOUISVILLE, KY 40241
D.B. 10167, PG. 344
TAX BLOCK W002, LOT 9

DWELLING DATA

NO. OF UNITS: 43
MAX. BLDG HEIGHT: 35'

PROPERTY CORNER LEGEND

- Found property corner as noted.
- Set 1/2" rebar w/ red cap stamped "TCS 3075" or magnetic nail.

DIMENSIONAL STANDARDS

MIN FRONT SETBACK: 5' FROM PUBLIC ACCESS EASEMENT
REAR SETBACK: 25' ORIGINAL BOUNDARY LINE PER GDDP (P# 130EVLPH021) & 5' BETWEEN BLDGS
MIN. SIDEWALK SET BACK: 5' FROM PL AND/OR 5' BETWEEN BLDGS

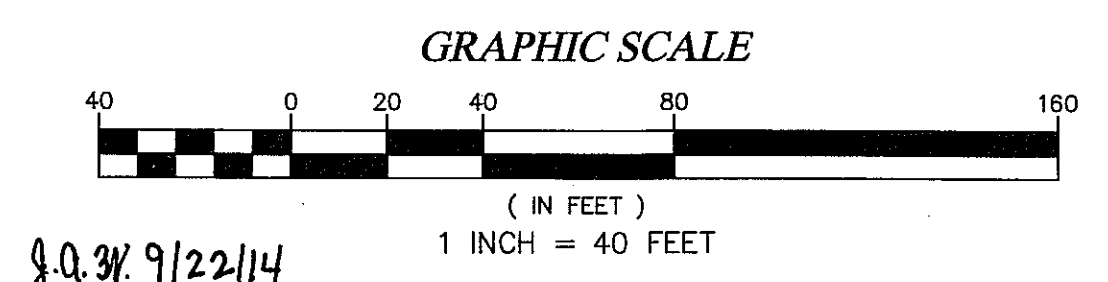
**RECORD PLAT
OF
SUMMIT GARDENS PHASE I
8708 BROWNSBORO ROAD
LOUISVILLE, KY 40241**

OWNER: **KITY DEVELOPER LLC**
16218 SHELBYVILLE ROAD
LOUISVILLE, KY 40245

DEVELOPER: **ELITE HOMES**
16218 SHELBYVILLE ROAD
LOUISVILLE, KY 40245

ENGINEER: **HERITAGE ENGINEERING, LLC**
642 SOUTH 4TH STREET
LOUISVILLE, KY 40202

SURVEYOR: **E.T.S. SURVEYING, INC.**
3316 FURMAN BLVD.
LOUISVILLE, KY 40220



DB 10302 pg 968
Document No.: D02941423356
Lodged by: bartholomew
Recorded On: 09/24/2014 08:38:15
Total Fees: 28.00
Transfer Tax: 28.00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: AHSJSD

CERTIFICATE OF RESERVATION OF SANITARY SEWER & DRAINAGE EASEMENT

Easements for drainage purposes are hereby reserved on, over and under the strip of land and spaces as defined and bounded by dashed lines, marked "Sanitary Sewer & Drainage Easement", together with the right of ingress and egress across all lots to land from the easement for construction, operation, maintenance of sewers and drains over 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 lot in the subdivision and other land which naturally drains thereon, and said sewers and drains may be constructed by the Sewer District or by any other public agency having legal authority for such construction, or by others subject to the approval by the approval by the sewer district.

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC AND TELECOMMUNICATION EASEMENTS

The spaces outlined by dashed lines and marked "gas, electric, and telecommunication easement" are hereby reserved as easements for gas, electric and telecommunication utility purposes, together with 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 boundary within the easement or a public utility; (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 to use said easements to remove permanent structures or obstructions within the easement. No permanent structures shall be erected within the easement.

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 Summit Gardens Homeowners 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.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plot and survey were made under my supervision and that the original 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 side shots. The unadjudicated closure of the traverse exceeds 1:10,000 this survey and plot meets or exceeds the minimum standards of governing authorities for a Class A survey.

Eric T. Sanders 9/19/14 Date
Eric T. Sanders PLS #3675

Parcel Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	10.02	12.00	47.82	S10° 52' 38"E	9.73
C2	16.80	58.00	16.60	S4° 44' 02"W	16.75
C3	12.17	12.00	58.09	S25° 28' 44"W	11.65
C4	24.76	12.00	118.22	S66° 21' 59"E	20.60
C5	29.83	175.00	9.77	S12° 06' 24"E	29.79
C6	48.27	175.00	15.80	S24° 55' 27"E	48.11
C7	8.09	175.00	2.65	S34° 08' 59"E	8.09
C8	20.41	43.00	27.19	S49° 04' 14"E	20.22
C9	28.98	43.00	38.61	S81° 58' 18"E	28.43
C10	18.60	43.00	24.78	N66° 20' 06"E	18.45
C11	21.60	43.00	28.78	N39° 33' 15"E	21.37
C12	29.50	43.00	39.31	N5° 30' 24"E	28.93
C13	19.80	43.00	27.32	N24° 48' 34"E	19.91
C14	36.31	163.00	12.76	N42° 01' 34"W	36.24
C15	30.74	163.00	10.80	N53° 46' 36"W	30.69
C16	34.82	137.00	14.56	N51° 55' 53"W	34.72

Parcel Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	21.94	137.00	9.18	N40° 03' 44"W	21.92
C18	8.23	125.00	3.77	N33° 35' 14"W	8.23
C19	53.33	125.00	24.44	N19° 28' 43"W	52.92
C20	12.17	12.00	58.09	N21° 47' 58"E	11.65
C21	40.49	58.00	39.99	N30° 50' 13"E	39.67
C22	12.17	12.00	58.09	N39° 53' 07"E	11.65
C23	27.65	170.00	9.32	N73° 35' 24"E	27.62
C24	18.85	12.00	90.00	S56° 45' 03"E	18.97
C25	47.67	12.00	156.61	S19° 33' 19"E	47.53
C26	26.23	265.00	5.67	N75° 07' 38"E	26.22
C27	32.60	220.00	8.49	S74° 00' 13"W	32.57
C28	3.18	220.00	0.83	S69° 20' 40"W	3.18
C29	12.97	12.00	58.09	N82° 01' 25"W	11.65
C30	22.88	58.00	22.60	N64° 16' 37"W	22.73
C31	8.54	12.00	9.32	S73° 35' 24"W	8.36
C32	83.61	265.00	18.08	N63° 15' 08"E	83.26

Easement Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C33	18.13	73.00	14.23	N45° 15' 7"E	18.08
C34	107.53	190.00	32.43	S19° 15' 37"E	106.10
C35	91.69	58.00	90.58	S80° 45' 51"E	82.44
C36	90.52	58.00	89.42	N8° 14' 09"E	81.61
C37	73.75	178.00	23.74	N47° 20' 35"W	73.22
C38	50.55	122.00	23.74	N47° 20' 35"W	50.18
C39	54.17	110.00	28.22	N21° 21' 56"W	53.63
C40	47.60	73.00	37.36	N30° 50' 13"E	46.76
C41	25.21	155.00	9.32	N73° 35' 24"E	25.18
C42	53.90	190.00	16.25	S19° 52' 39"E	53.72
C43	38.22	235.00	9.32	S73° 35' 24"W	38.18
C44	25.99	73.00	20.40	N64° 29' 38"W	25.85
C45	60.12	250.00	13.78	S61° 06' 09"W	59.97

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY,
COUNTY OF JEFFERSON,
I, Eric T. Sanders, a notary public in and for the State and County aforesaid do hereby certify that the foregoing plot of Summit Gardens Phase I was this day presented to me by Joseph Puccetti, 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 19th day of September, 2014
My commission expires the 25th day of September, 2017

Eric T. Sanders
Notary Public, Jefferson County, KY

CERTIFICATE OF OWNERSHIP AND DEDICATION:

This is to certify that the undersigned is the owner of the land shown on this plot and hereby dedicates the same to the public as Meridian Gardens, Phase I and Apex Gardens, Drive shown thereon.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdividers' 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.

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 the easement or right-of-way. In addition, the builder shall construct sidewalks and plan lines in accordance with the construction plan, the landscape plan and all applicable regulations.

FLOOD NOTE

The property shown hereon is not located within a 100 year flood zone as indicated by Flood Insurance Rate Map (FEMA) Panel 21111C0018E, Dated December 5, 2006.

CERTIFICATE OF APPROVAL

Approved this 22nd day of September, 2014
Louisville Metro Planning Commission
Eric T. Sanders
Deputy Clerk

14 RECORD PLAT 1005

Revision	Date	Description	Drawn by	Chk'd by	Approved by

54 x 80

P# 9/22/14