55 X 100

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 plan of VILLAS AT GLENMARY VILLAGE and does hereby dedicate to public use the N/A shown thereon.

OWNER: Managing Partner

GLENMARY VILLAGE DEVELOPMENT, LLC

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON

I, Tracee Swan, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of VILLAS AT GLENMARY VILLAGE was this day presented to me by Joseph Pusateri known to me, who executed the Certificates in my presence and acknowledge it to be Managing Partner free act and deed.

Witness my hand and seal this 9 day of NOV 2016
My Commission expires: 21 day of Mar 2020

Tracee Swan
Notary Public

CERTIFICATE OF APPROVAL

Approved this 17th day of Nov. 2016.

LOUISVILLE METRO PLANNING COMMISSION

CASE NO. 15DEVPLAN1116

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. EASEMENTS

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

(A) All property owners gas and electric utility service lines shall be underground at locations designated by Louisville Gas and Electric Company (from LG & E's termination point throughout length of service lines to customer's building): 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 service line is located. Appropriate easements are hereby dedicated and reserved to each property owner together with the right ingress and egress over abutting lots or properties to install, operate and maintain electric service to LG & E's termination points. Gas and Electric service lines, as installed, shall determine the exact location of said easements.

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

(C) 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 dashed 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's 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.

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

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

OWNER: Managing Partner
GLENMARY VILLAGE DEVELOPMENT, 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 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 said land. No permanent structure of any kind is to be placed on, over or under the land which is subject to said easements. The easement 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 Louisville and Jefferson County Metropolitan Sewer District, or any other public agency having legal authority for such construction, or by others subject to approval by the aforesaid Sewer District.

OWNER: Managing Partner
GLENMARY VILLAGE DEVELOPMENT, LLC

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easement(s) for water mains and appurtenances are hereby reserved on, over, under and through, the strip(s) of land as defined and bounded by dashed lines marked "Louisville Water Company Easement" together with the right of ingress and egress over all lots to and from the easement(s) for constructing, repairing, removing, replacing, relocating, reconstructing, maintaining and enlarging of water mains. No permanent structure of any kind shall be erected or the grade of the surface of the land changed within the said easement(s) without written consent of Louisville Water Company. Fences, shrubbery, and gardens may occupy easement area at the property owner's risk. Temporary rights are hereby reserved to use land adjacent to the permanent easement(s) herein granted for storage and movement of excavated earth, rock, construction materials, tools, and equipment during construction of said water lines.

OWNER: Managing Partner
~~SIGNATURE FOR~~ GLENMARY VILLAGE DEVELOPMENT, LLC

GENERAL NOTES:

1) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED.

2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK _____, PAGE _____.

3) THIS PLAT IS SUBJECT TO THE BINDING ELEMENTS IN CASE NO. 15DEVPLAN1116 IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

4) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOODPLAIN FROM A REVIEW OF F.E.M.A. MAP NO. 21111C0114E & 21111C0115E, DATED DECEMBER 5, 2006.

5) 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.

6) A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED 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 DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

8) SET 1/2" BY 18" IRON PIN WITH CAP STAMPED "WINK 3492" AT ALL CORNERS (UNLESS OTHERWISE NOTED).

9) ALL OPEN SPACE 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 & DRAINAGE, & PUBLIC UTILITY PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

12) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE LANDSCAPE & TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 15LSCAPE1201.

13) ACCESS EASEMENT SHALL BE IN ACCORDANCE WITH ORDINANCE 91, SERIES 2006.

WAIVERS:

A WAIVER WAS GRANTED UNDER DOCKET NUMBER 15DEVPLAN1116 TO WAIVE THE REQUIREMENT FROM SECTION 7.3.30.F FOR A 15' BUFFER YARD ALONG THE SOUTH, EAST AND WEST PROPERTY LINES.

A WAIVER WAS GRANTED UNDER DOCKET NUMBER 15DEVPLAN1116 TO WAIVE THE REQUIREMENT FROM SECTION 7.3.30.B THAT ALL LOTS FOR DETACHED HOUSES SHALL ABUT A PUBLIC STREET.

PROJECT DATA:

TOTAL SITE AREA	= 10.66 ACRES
EXISTING ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS	= 44
TOTAL # OPEN SPACE LOTS	= 3
TOTAL AREA OF R/W	= 0 AC.
NET AREA	= 10.66 AC.
GROSS DENSITY	= 4.41 DU/AC.
NET DENSITY	= 4.41 DU/AC.
TOTAL AREA OF BUILDABLE LOTS	= 7.86 AC.
OPEN SPACE PROVIDED	= 2.80 AC.

MINIMUM YARD REQUIREMENTS:

FRONT YARD SETBACK	= 20 FEET
STREET SIDE YARD SETBACK	= 20 FEET
SIDE YARD SETBACK (EACH)	= 5 FEET
REAR YARD SETBACK	= 25 FEET

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 plant trees in accordance with the construction plan, the landscape plan, and all applicable regulations.

PROPERTY OWNER'S OBLIGATION

Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved construction plan 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 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 Metro Planning and Design Services, the owner of any lot 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.

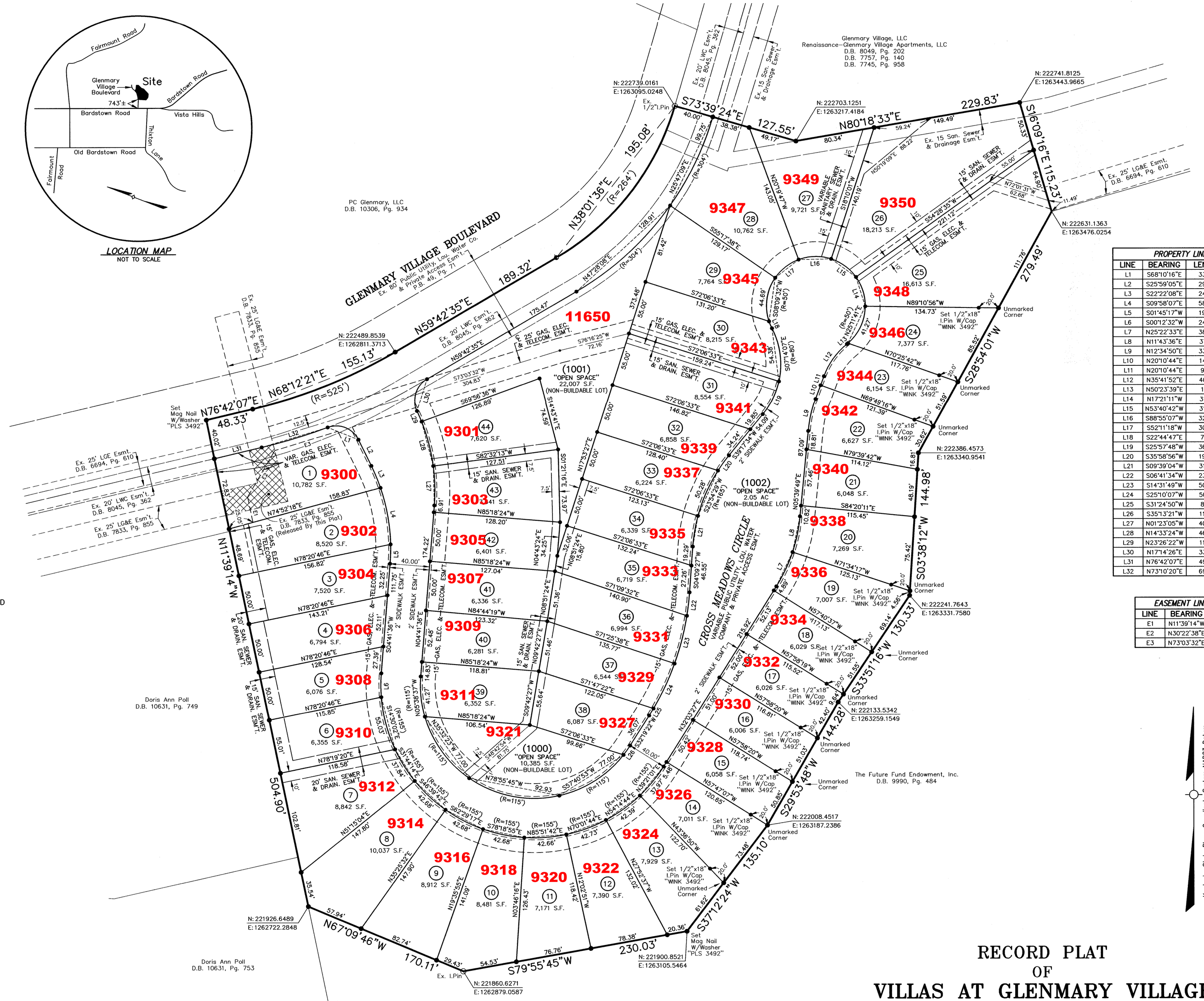
LAND SURVEYOR'S CERTIFICATE

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 plat meets the requirements of a Class A (Suburban Lands) Survey. The unadjusted traverse closure ratio exceeds an accuracy of 1:10000 and an angular closure of 15 seconds per angle.

David B Winkler #3492 11-9-16
Signature PLS # Date

STATE OF KENTUCKY
DAVID B. WINKLER
3492
LICENSED PROFESSIONAL LAND SURVEYOR

LOCATION MAP
NOT TO SCALE



PROPERTY LINE TABLE

LINE	BEARING	LENGTH	RADIUS
L1	S68°10'16"E	33.58'	R=25.00'
L2	S25°59'05"E	29.63'	
L3	S22°22'08"E	24.09'	R=191.00'
L4	S09°58'07"E	58.34'	R=191.00'
L5	S01°45'17"W	19.58'	R=191.00'
L6	S00°12'32"W	24.24'	R=155.00'
L7	N25°22'33"E	38.46'	R=159.00'
L8	N11°43'36"E	37.11'	R=159.00'
L9	N12°34'50"E	33.06'	R=125.00'
L10	N20°10'44"E	14.91'	
L11	N20°10'44"E	9.83'	
L12	N35°41'52"E	40.13'	R=75.00'
L13	N50°23'39"E	1.44'	R=50.00'
L14	N17°21'11"W	31.18'	R=50.00'
L15	N53°40'42"W	31.16'	R=50.00'
L16	S88°55'07"W	32.97'	R=50.00'
L17	S52°11'18"W	30.04'	R=50.00'
L18	S22°44'47"E	7.60'	R=50.00'
L19	S25°57'48"W	36.89'	R=80.00'
L20	S35°58'56"W	19.06'	R=165.00'
L21	S09°39'04"W	31.59'	R=165.00'
L22	S06°41'34"W	23.97'	R=271.00'
L23	S14°31'49"W	50.09'	R=271.00'
L24	S25°10'07"W	50.41'	R=271.00'
L25	S31°24'50"W	8.60'	R=271.00'
L26	S35°13'21"W	11.63'	R=115.00'
L27	N01°23'05"W	40.02'	R=189.00'
L28	N14°33'24"W	46.68'	R=189.00'
L29	N23°26'22"W	11.80'	R=189.00'
L30	N17°14'26"E	33.76'	R=25.00'
L31	N76°42'07"E	49.33'	
L32	N73°10'20"E	69.70'	R=566.00'

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
E1	N11°39'14"W	26.41'
E2	N30°22'38"E	54.52'
E3	N73°03'32"E	66.81'

Kentucky State Plane Coordinate System NAD83 Datum

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

RECORD PLAT OF VILLAS AT GLENMARY VILLAGE

ENGINEER/LAND SURVEYOR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
529 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-5574 FAX: (502) 426-5576

OWNER/DEVELOPER

GLENMARY VILLAGE DEVELOPMENT, LLC
16218 SHELBYVILLE ROAD
LOUISVILLE, KY 40245-4248
DEED BOOK 10383, PAGE 17
TAX BLOCK 3609, LOT 5

PLAT DATE: 11/09/16

BA 11/14/16 Tom 11-17-16 55X100

END OF DOCUMENT

55 X 100

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