

56 x 95

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned in the name of the land shown on this plat and hereby dedicates to the public use of the City of Louisville the following described land...

OWNER: SIGNATURE POINT DEVELOPMENT, LLC

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY, COUNTY OF Jefferson, JAMES L. MIMS, Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of VILLAGES AT SIGNATURE POINT SUBDIVISION, SECTION 4A...

Subdivision Section 4A was this day presented to me by JOSEPH PUMATIL

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 22nd day of September 2017

Notary Public, D. No. 62584, State of Kentucky, My Commission Expires on May 12, 2021

CERTIFICATE OF APPROVAL

Approved this 12th day of October 2017

LOUISVILLE METRO PLANNING COMMISSION CASE NO. 16SR001033

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOM 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...

(A) All property owner gas and electric utility service lines shall be undergrounded at locations designated by Louisville Gas and Electric Company...

(B) The gas, electric and telecommunication easements shown on this plat shall be maintained and preserved in their present condition...

(C) Easements for overhead electric transmission and distribution lines, poles and equipment...

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

NOTE: Also the right to existing lots with service lines to same adjoining lots.

OWNER: SIGNATURE POINT DEVELOPMENT, LLC

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

An easement for sanitary sewer and drainage purposes is hereby reserved on the land shown on this plat and shown as outlined and bounded by dashed lines marked "Sanitary Sewer and Drainage Easement"...

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

NOTE: Also the right to existing lots with service lines to same adjoining lots.

OWNER: SIGNATURE POINT DEVELOPMENT, LLC

BUILDERS OBLIGATION

The builder of each lot in this subdivision is required to grade the lot so that over-lot drainage is in conformance with the approved Composite Drainage Plan for the subdivision...

PROPERTY OWNER'S OBLIGATION

Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations...

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdividers' bond by the Louisville Metro Planning and Design Services, the owner of any lot may be required to post a cash bond...

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision and that the angles and true measurements as indicated by monuments shown herein, are true and correct to the best of my knowledge and belief...

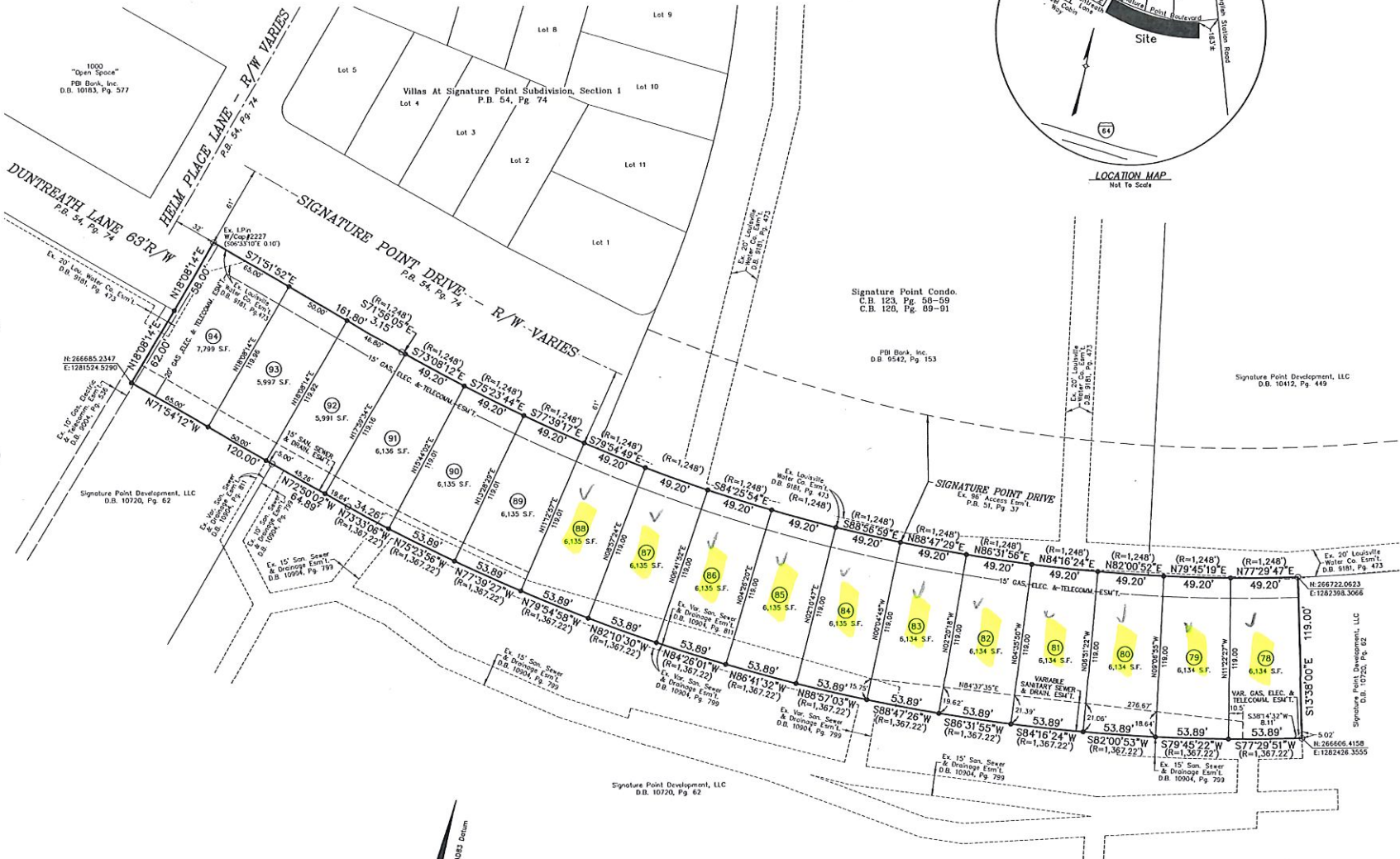
Signature: David L. Winckler Date: 9-22-17

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 10277, PAGE 88, AS AMENDED BY DEED BOOK 10489, PAGE 267 & DEED BOOK 10076, PAGE 550 AND AS FURTHER AMENDED BY DEED BOOK 11803, PAGE 243.
3) THIS PLAT IS SUBJECT TO THE BINDING ELEMENTS IN CASE NUMBER 10074000000 (RECORDS: 15040000 AND 18530000102 AND 9-59-02) 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. 211100000E, DATED DECEMBER 5, 2006.
5) CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES...
6) A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED BY ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT AND U.S.D.A. SOIL CONSERVATION SERVICE RECOMMENDATIONS...
7) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.
8) DENOTES SET 1/2" BY 18" IRON PIN WITH CAP STAMPED "W06 3492"

PROJECT DATA

Table with 2 columns: Description and Value. Includes: TOTAL SITE AREA = 2.43 ACRES, EXISTING ZONING = R-6, FORM DISTRICT = NEIGHBORHOOD, TOTAL # RESIDENTIAL LOTS = 17, TOTAL # OPEN SPACE LOTS = 0, TOTAL AREA OF R/W = 0 ACRES, NET AREA = 2.43 ACRES, GROSS DENSITY = 7.00 DU/AC, NET DENSITY = 7.00 DU/AC, TOTAL AREA OF BULDBLE LOTS = 2.43 ACRES, OPEN SPACE PROVIDED = 0 ACRES, MINIMUM YARD REQUIREMENTS: FRONT YARD = 15 FEET, STREET SIDE YARD = 15 FEET, SIDE YARD = 3 FEET (EACH), REAR YARD = 25 FEET.



LOCATION MAP Not To Scale

Signature Point Condo. C.B. 123, Pg. 58-59, C.B. 120, Pg. 69-71

#01 Bank, Inc. D.B. 0542, Pg. 153

Signature Point Development, LLC D.B. 10102, Pg. 449

Ex. 20' Louisville Water Co. Emt. 1, D.B. 9181, Pg. 473

Ex. 20' Louisville Water Co. Emt. 1, D.B. 9181, Pg. 473

Ex. 15' San. Sewer & Drainage Emt. 1, D.B. 10004, Pg. 799

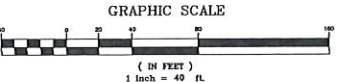
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Ex. 15' San. Sewer & Drainage Emt. 1, D.B. 10004, Pg. 799



555 10/11/17 BA 10/1/17

ENGINEER/LAND SURVEYOR

LD&D LAND DESIGN & DEVELOPMENT, INC. ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE 14040 COOL SPRINGS DRIVE, LOUISVILLE, KENTUCKY 40245

RECORD PLAT OF VILLAGES AT SIGNATURE POINT SUBDIVISION SECTION 4A

OWNER/DEVELOPER SIGNATURE POINT DEVELOPMENT, LLC

16218 SHELBYVILLE ROAD LOUISVILLE, KY 40245-4248 DEED BOOK 10720, PAGE 62 TAX BLOCK 3794, LOT 4

SITE ADDRESS: 14401, 14402 COOL SPRINGS DRIVE 14403, 14405, 14406 COOL SPRINGS DRIVE PLAT DATE: 9/22/17

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