



**Bobbie Holsclaw**  
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document  
has been recorded as a permanent record in the archives of the  
Jefferson County Clerk's Office.



**INST # 2019225907**

**BATCH # 199466**

**JEFFERSON CO, KY FEE \$20.00**

PRESENTED ON: 09-27-2019 9 03:39:12 PM

LODGED BY: BARDENWERPER TALBOTT & ROBERTS PLLC

RECORDED: 09-27-2019 03:39:12 PM

BOBBIE HOLSCLAW

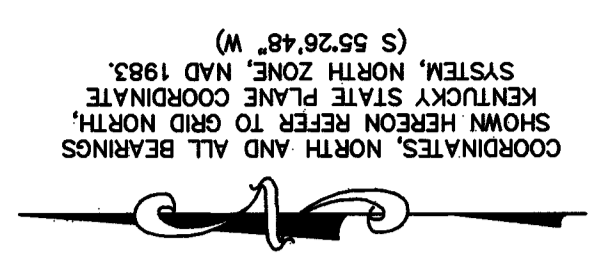
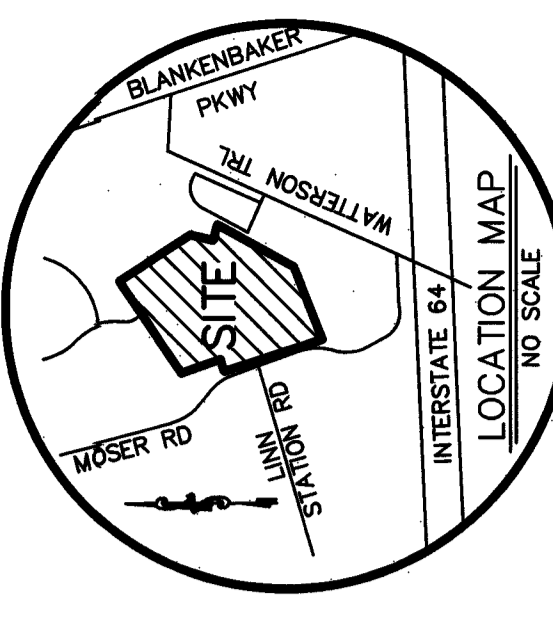
CLERK

BY: CARRIE HARRISON

RECORDING CLERK

**BK: P 59**

**PG: 34-35**



ALL CARDINAL POINT CORNERS AND LOT CORNERS ARE 5/8" REBAR WITH SURVEY CAP STAMPED "JOHN THOMAS 3259" UNLESS OTHERWISE NOTED.

# THE ENCLAVE AT DOUGLASS HILLS SECTION 2 RECORD PLAT

DEVELOPER:  
DOUGLASS HILLS DEVELOPMENT, LLC  
16218 SHELBYVILLE ROAD  
LOUISVILLE, KENTUCKY 40245

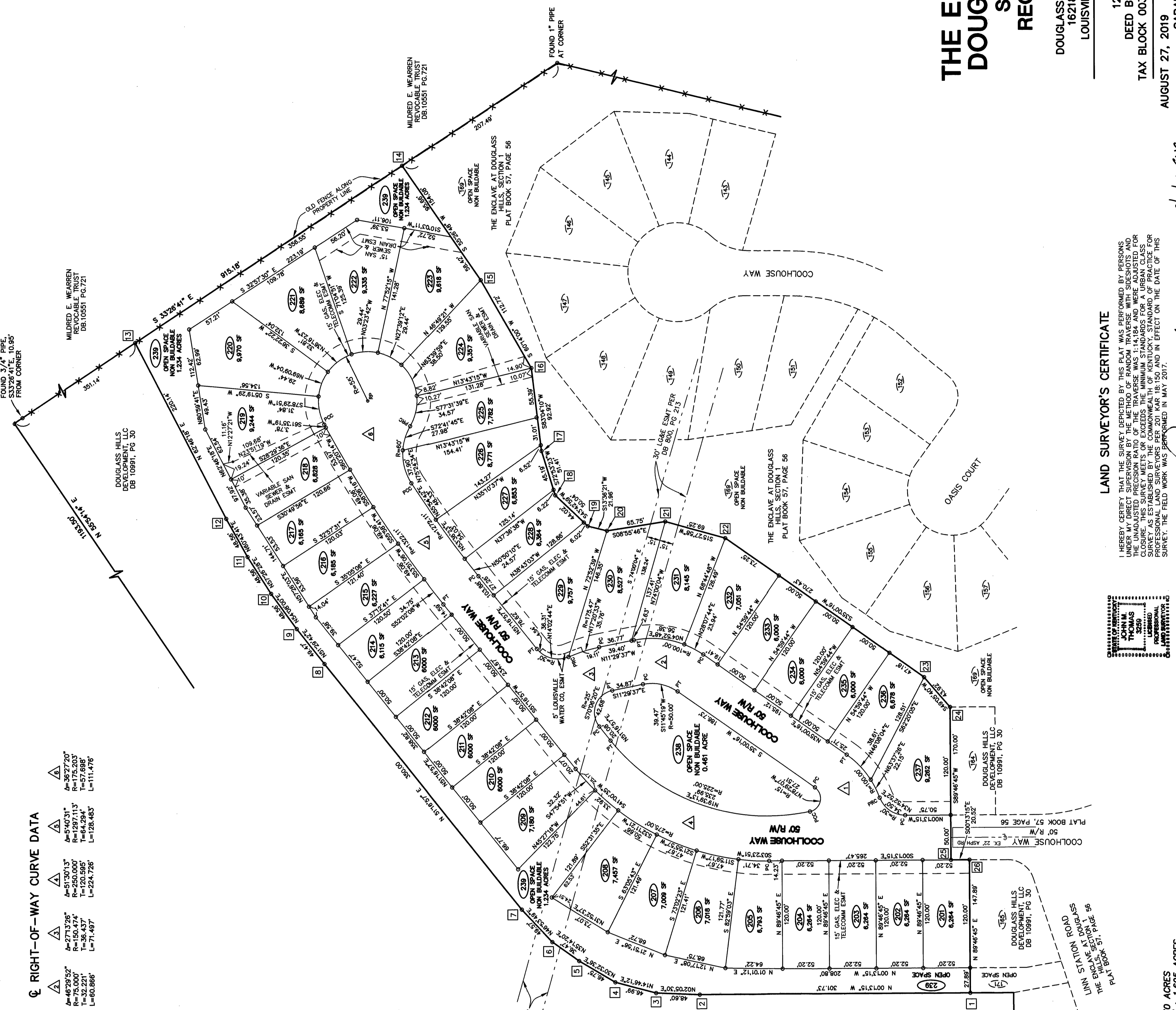
SITE:  
1207 MOSER ROAD  
DEED BOOK 10991, PAGE 30  
TAX BLOCK 0031, LOT 0039, SUBLOT 0000

AUGUST 27, 2019 JOB NO. 2998-RP02 SCALE: 1"=60'  
SABAK, WILSON & LINGO, INC.  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
608 SOUTH THIRD STREET LOUISVILLE, KENTUCKY 40202

59x35

RIGHT-OF-WAY CURVE DATA

4=46°29'52"	4=51°30'13"	4=38°27'20"
R=75,000'	R=175,203'	R=175,203'
T=32,221'	T=64,294'	T=57,698'
L=60,866'	L=124,583'	L=111,476'



- NOTES**
- 1.) THERE SHALL BE NO FURTHER RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED, OR CONSOLIDATION OF LOTS.
  - 2.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK 11153, PAGE 422 AND AS AMENDED BY DEED BOOK 11517, PAGE 311.
  - 3.) ALL ISLANDS AS SHOWN ON APPROVED CONSTRUCTION PLANS, LANDSCAPED AREAS AND ENTRANCE WALLS TO BE MAINTAINED BY THE DEVELOPER, HIS SUCCESSORS AND/OR ASSIGNS.
  - 4.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL CONFORM WITH THE ZONING REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.
  - 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 AREAS TO BE PRESERVED 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.) THIS PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP 21110C0008E DATED DECEMBER 5, 2008.
  - 7.) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN BASKET NUMBER 1867-PLANT057 ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.
  - 8.) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER OPEN CASE NUMBER 1853PE1000.
  - 9.) OPEN SPACE LOTS WITHIN THIS SECTION SHALL INCLUDE SANITARY SEWER AND DRAINAGE RIGHTS.
  - 10.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.
  - 11.) MOUNDING ABATEMENT ON RETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

KENTUCKY STATE PLANE COORDINATES, NORTH ZONE, NAD 1983

POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
1	268111.59	1265453.00	14	268742.48	1266373.26
2	268411.32	1265451.83	15	268655.10	1266246.36
3	268461.89	1265453.61	16	268599.14	1266146.52
4	268507.32	1265455.59	17	268587.93	1266056.28
5	268547.58	1265489.34	18	268572.80	1266007.14
6	268577.37	1265510.38	19	268536.64	1265972.56
7	268611.24	1265546.58	20	268515.30	1265987.40
8	268630.16	1265591.66	21	268490.35	1265977.60
9	268660.36	1265585.38	22	268483.61	1265959.13
10	268689.41	1265589.72	23	268462.10	1265904.01
11	268615.54	1265638.65	24	268433.34	1265870.81
12	268636.28	1265981.01	25	268413.68	1265800.81
13	268640.00	1266176.75	26	268412.16	1265800.89

TOTAL AREA IN SITE: 9.570 ACRES  
TOTAL AREA "OPEN SPACE": 1.695 ACRES  
TOTAL NO. BUILDING SITES SHOWN: 37  
TOTAL NO. OPEN SPACES: 2

CERTIFICATE OF OWNERSHIP AND DEDICATION  
This is to certify that the undersigned is the owner of the land shown on this plat and hereby dedicates the same to be the site of:  
**THE ENCLAVE AT DOUGLASS HILLS, SECTION 2**  
and does hereby dedicate to public use: **COOLHOUSE WAY**

CERTIFICATE OF ACKNOWLEDGMENT  
STATE OF KENTUCKY, SS  
COUNTY OF JEFFERSON, SS  
I, **JAMES L. MIMS**  
a Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of **THE ENCLAVE AT DOUGLASS HILLS, SECTION 2** was presented to me by **DOUGLASS HILLS DEVELOPMENT, LLC** and that I am, who executed the Certificate in my presence and acknowledge it to be his free act and deed.

Witness my hand and seal this **20** day of **AUGUST**, 20**19**  
My Commission expires **16** day of **MAY**, 20**21**

CERTIFICATE OF APPROVAL  
Approved this **21st** day of **September**, 20**19**  
**LOUISVILLE METRO PLANNING COMMISSION**  
LOUISVILLE, KENTUCKY

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT  
Permanent easement for water line and appurtenant easements are hereby reserved and approved as defined and bounded by dashed lines marked "Water Line Easement" on the plat. The easement is reserved for the use of water lines, appurtenant easements, and other utilities for the construction, operation, maintenance, and repair of water lines, appurtenant easements, and other utilities. The easement shall be subject to the terms and conditions of the easement agreement between the Louisville Water Company, Inc. and the property owner. The easement shall be subject to the terms and conditions of the easement agreement between the Louisville Water Company, Inc. and the property owner. The easement shall be subject to the terms and conditions of the easement agreement between the Louisville Water Company, Inc. and the property owner.

OWNERS:  
**DOUGLASS HILLS DEVELOPMENT, LLC**

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT  
Conservatory and ponding basins are hereby reserved on and over the land and space as defined and bounded by dashed lines marked "Drainage Retention Basin Easement" on the plat. The easement is reserved for the use of drainage retention basins, appurtenant easements, and other utilities for the construction, operation, maintenance, and repair of drainage retention basins, appurtenant easements, and other utilities. The easement shall be subject to the terms and conditions of the easement agreement between the Louisville Water Company, Inc. and the property owner. The easement shall be subject to the terms and conditions of the easement agreement between the Louisville Water Company, Inc. and the property owner. The easement shall be subject to the terms and conditions of the easement agreement between the Louisville Water Company, Inc. and the property owner.

OWNERS:  
**DOUGLASS HILLS DEVELOPMENT, LLC**

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC AND TELECOMMUNICATIONS EASEMENTS  
The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunications Easements" are hereby reserved on and over the land and space as defined and bounded by dashed lines marked "Gas, Electric and Telecommunications Easements" on the plat. The easement is reserved for the use of gas, electric, and telecommunications lines, appurtenant easements, and other utilities for the construction, operation, maintenance, and repair of gas, electric, and telecommunications lines, appurtenant easements, and other utilities. The easement shall be subject to the terms and conditions of the easement agreement between the Louisville Water Company, Inc. and the property owner. The easement shall be subject to the terms and conditions of the easement agreement between the Louisville Water Company, Inc. and the property owner. The easement shall be subject to the terms and conditions of the easement agreement between the Louisville Water Company, Inc. and the property owner.

OWNERS:  
**DOUGLASS HILLS DEVELOPMENT, LLC**

BUILDERS OBLIGATION  
The builder of the lot in this subdivision is required to grade the lot so that the lot is in accordance with the subdivision plat. The builder shall be responsible for the construction, operation, maintenance, and repair of the drainage retention basins, appurtenant easements, and other utilities. The builder shall be responsible for the construction, operation, maintenance, and repair of the drainage retention basins, appurtenant easements, and other utilities. The builder shall be responsible for the construction, operation, maintenance, and repair of the drainage retention basins, appurtenant easements, and other utilities.

PROPERTY OWNER'S OBLIGATION  
Certain improvements in this subdivision are required by the Metropolitan Sewer District of Louisville, Kentucky. It is the obligation of every property owner to pay the amount of the assessment for such improvements and to pay the amount of the assessment for such improvements. The property owner shall be responsible for the construction, operation, maintenance, and repair of the drainage retention basins, appurtenant easements, and other utilities. The property owner shall be responsible for the construction, operation, maintenance, and repair of the drainage retention basins, appurtenant easements, and other utilities. The property owner shall be responsible for the construction, operation, maintenance, and repair of the drainage retention basins, appurtenant easements, and other utilities.

NOTICE OF BOND REQUIREMENT  
After construction approval and release of the undersigned developer's bond by the Louisville Metro Planning Commission, the owner of any lot may be required to furnish a bond to the Louisville Metro Planning Commission in the amount of \$10,000.00 per lot to ensure compliance with the subdivision plat. The bond shall be in the form of a certified check or cash payable to the Louisville Metro Planning Commission. The bond shall be in the form of a certified check or cash payable to the Louisville Metro Planning Commission. The bond shall be in the form of a certified check or cash payable to the Louisville Metro Planning Commission.

LAND SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIGHTS AND THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:14,184 AND WERE ADJUSTED FOR CLOSURE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A URBAN CLASS SURVEY. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:050 AND IN EFFECT ON THE DATE OF THIS SURVEY. THE FIELD WORK WAS PERFORMED IN MAY 2017.

JOHN M. THOMAS, P.L.S. NO. 3259  
*John M. Thomas*  
August 27, 2019  
DATE

59x35