



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

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**INST # 2020211745**

**BATCH # 254717**

**JEFFERSON CO, KY FEE \$50.00**

PRESENTED ON: 10-07-2020 02:12:47 PM

LODGED BY: LAND DESIGN & DEVELOPMENT INC

RECORDED: 10-07-2020 02:12:47 PM

BOBBIE HOLSCLOW

CLERK

BY: WILMA COLVIN

INDEXING CLERK

**BK: P 60**

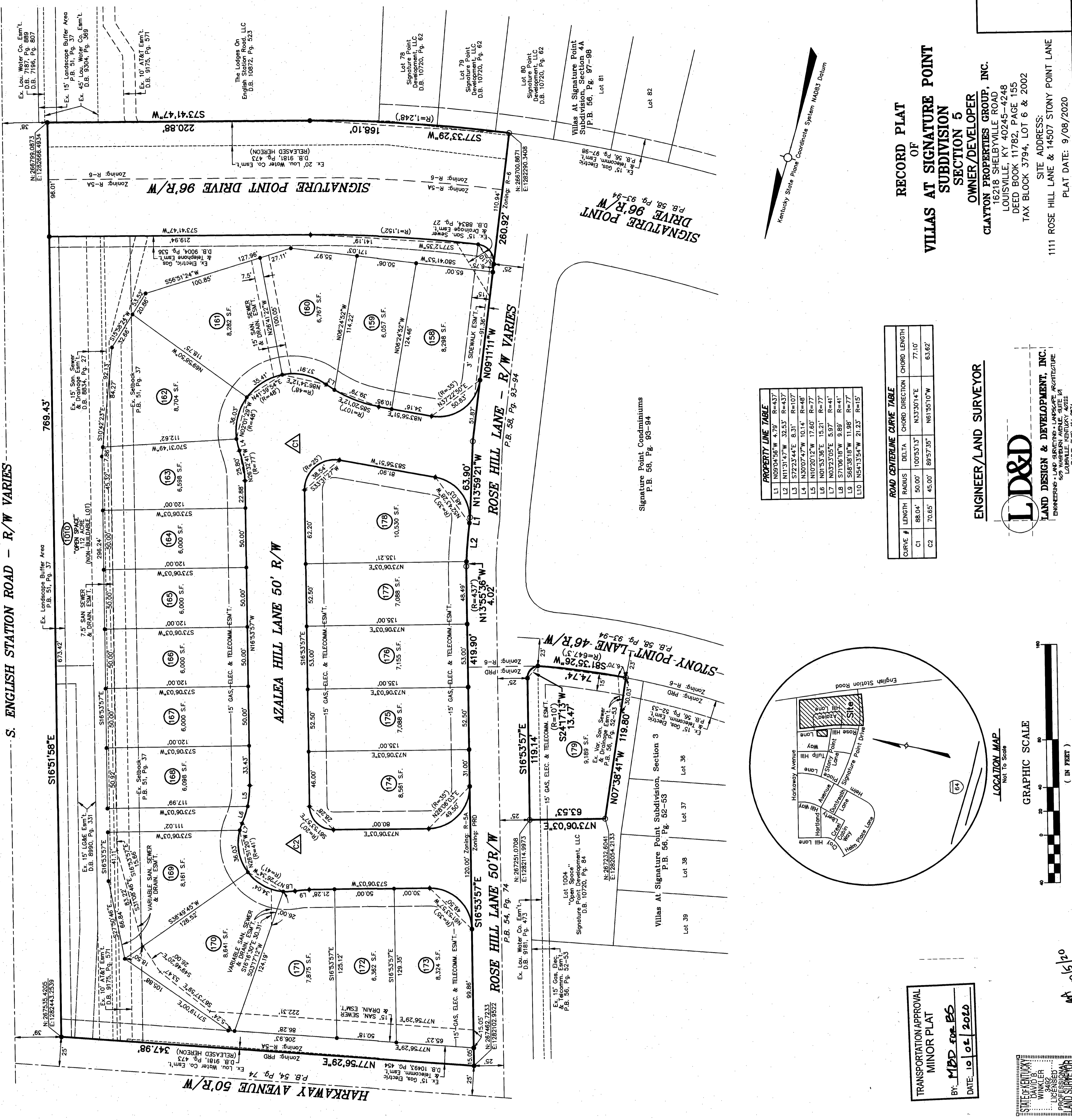
**PG: 41-42**

*Ref DB 11808 Pg 374*

527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: [www.jeffersoncountyclerk.org](http://www.jeffersoncountyclerk.org) | Email: [countyclerk@jeffersoncountyclerk.org](mailto:countyclerk@jeffersoncountyclerk.org)

LDX 41



**CERTIFICATE OF OWNERSHIP AND DEMAND**  
 I, the undersigned, being the owner of the land described in the plat of Villages at Signature Point Subdivision, Section 5, and do hereby certify that the plat is a true and correct copy of the original plat as recorded in the public records of the County of Louisville, Kentucky.

**CERTIFICATE OF ACKNOWLEDGMENT**  
 STATE OF KENTUCKY  
 COUNTY OF LOUISVILLE  
 I, Tracy Swan  
 Notary Public in and for the County of Louisville, do hereby certify that the foregoing plat of Villages at Signature Point Subdivision, Section 5, was this day presented to me by Michael Melix  
 known to me, who executed the Certificates in my presence and acknowledge it to be his 15 free act and deed.  
 Witness my hand and seal this 15 day of Sept, 2020  
 My Commission expires: 21 day of June, 2024  
Tracy Swan  
 Notary Public Signature  
Tracy Swan  
 Notary Public Printed Name  
 My Notary Registration Number is 14163125

**CERTIFICATE OF APPROVAL**  
 Approved this 5th day of October, 2020  
 LOUISVILLE METRO PLANNING COMMISSION  
 CASE NO. 19-19-0022

**CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMMUNICATION EASEMENTS**  
 The easements depicted by dashed lines and marked "Gas, Electric and Telecommunication Easement" are hereby reserved as easements for gas, electric and telecommunication utility purposes for the use and benefit of the Louisville Gas and Electric Company and Bell South Telecommunications, Inc. and their successors, assigns and licensees. The easements are reserved through areas marked "Open Space".

**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 1027, PAGE 68, AS AMENDED BY DEED BOOK 1103, PAGE 283 AND DEED BOOK 11409, PAGE 62 AND FURTHER AMENDED BY DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 3) THIS PLAT IS SUBJECT TO DECLARATION REGARDING COMMON FACILITIES AND ACCESS EASEMENTS AS RECORDED IN DEED BOOKS-OVER ACCESS EASEMENT AS RECORDED IN PLAT AND SUBDIVISION BOOK 54, PAGE 51.  
 4) THIS PLAT IS SUBJECT TO THE BINDING ELEMENTS IN CASE NUMBER 1906PLA1061, 9-59-02 AND 1320E1010 IN THE OFFICE OF LOUISVILLE METRO PLANNING COMMISSION.  
 5) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOODPLAIN FROM A REVIEW OF FEMA MAP NUMBER 211110008E, DATED DECEMBER 3, 2006.  
 6) CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY. CONSTRUCTION SHALL BE COMPLETED AND MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.  
 7) A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE METROPOLITAN GOVERNMENT RECOMMENDATIONS AND A COPY OF SAID PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION.  
 8) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.  
 9) DEVIATES SET 1/2" BY 18" IRON PIN WITH CAP STAMPED "MMK 3492".  
 10) DENOTES EXISTING 1/2" BY 18" IRON PIN WITH CAP STAMPED "MMK 482".  
 11) ALL OPEN SPACES SHALL BE MAINTAINED BY THE NEIGHBORHOOD ASSOCIATION.  
 12) ALL NECESSARY RIGHTS FOR SANITARY SEWER & DRAINAGE & PUBLIC UTILITY PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".  
 13) ALL OPEN SPACE DEDICATED IN THIS PORTION OF VILLAGES AT SIGNATURE POINT SUBDIVISION ARE TO MEET THE OPEN SPACE REQUIREMENTS FOR ALL OTHER SECTIONS.  
 14) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 1906PLA1061.  
 15) THIS PLAT AMENDS PLAT BOOK 54, PAGE 52 AND PLAT BOOK 56, PAGE 52-53.

**PROJECT DATA**  
 TOTAL SITE AREA = 6.59 ACRES  
 EXISTING ZONING = R-5A, R-6 & PRD  
 FORM DISTRICT = NEIGHBORHOOD  
 TOTAL # RESIDENTIAL LOTS = 22  
 TOTAL # OPEN SPACE LOTS = 1  
 TOTAL AREA OF R/W = 1.71 ACRES  
 NET AREA = 4.88 ACRES  
 GROSS DENSITY = 3.34 DU/AC.  
 NET DENSITY = 4.51 DU/AC.  
 TOTAL AREA OF BUILDABLE LOTS = 3.76 ACRES  
 OPEN SPACE PROVIDED = 1.12 ACRES

**MINIMUM YARD REQUIREMENTS:**  
 R-5A = 20 FEET  
 FRONT YARD = 5 FEET (EACH)  
 SIDE YARD = 20 FEET  
 STREET SIDE YARD = 20 FEET  
 REAR YARD = 20 FEET  
 MINIMUM YARD REQUIREMENTS: PRD = 20 FEET  
 FRONT YARD = 20 FEET  
 GARAGE = 22 FEET  
 SIDE YARD = 0 FEET  
 STREET SIDE YARD = 0 FEET  
 REAR YARD = 10 FEET

**PROPERTY OWNER'S OBLIGATION**  
 Certain improvements in this subdivision are required by the Metropolitan Sewerage District as stipulated by an approved Composite Drainage Plan for the subdivision and all improvements shown thereon. It is the obligation of every property owner in the subdivision to contribute to the cost of such improvements in proportion to the area of the property owned. The obligation of every property owner to contribute to the cost of such improvements shall be subject to the provisions of the Composite Drainage Plan for the subdivision and all improvements shown thereon. The obligation of every property owner to contribute to the cost of such improvements shall be subject to the provisions of the Composite Drainage Plan for the subdivision and all improvements shown thereon.

**BUILDERS OBLIGATION**  
 The builder of each lot in this subdivision is required to comply with the provisions of the Composite Drainage Plan for the subdivision and all improvements shown thereon. It is the obligation of every property owner in the subdivision to contribute to the cost of such improvements in proportion to the area of the property owned. The obligation of every property owner to contribute to the cost of such improvements shall be subject to the provisions of the Composite Drainage Plan for the subdivision and all improvements shown thereon.

**LAND SURVEYOR'S CERTIFICATE**  
 I hereby certify that this plat and the 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 (Louisville Land Surveyor License #3492) LICENSED LAND SURVEYOR.  
Michael Melix  
 Signature  
 DATE: 10 OCT. 2020  
 BY: MJD for BS  
 TRANSPORTATION APPROVAL  
 MINOR PLAT

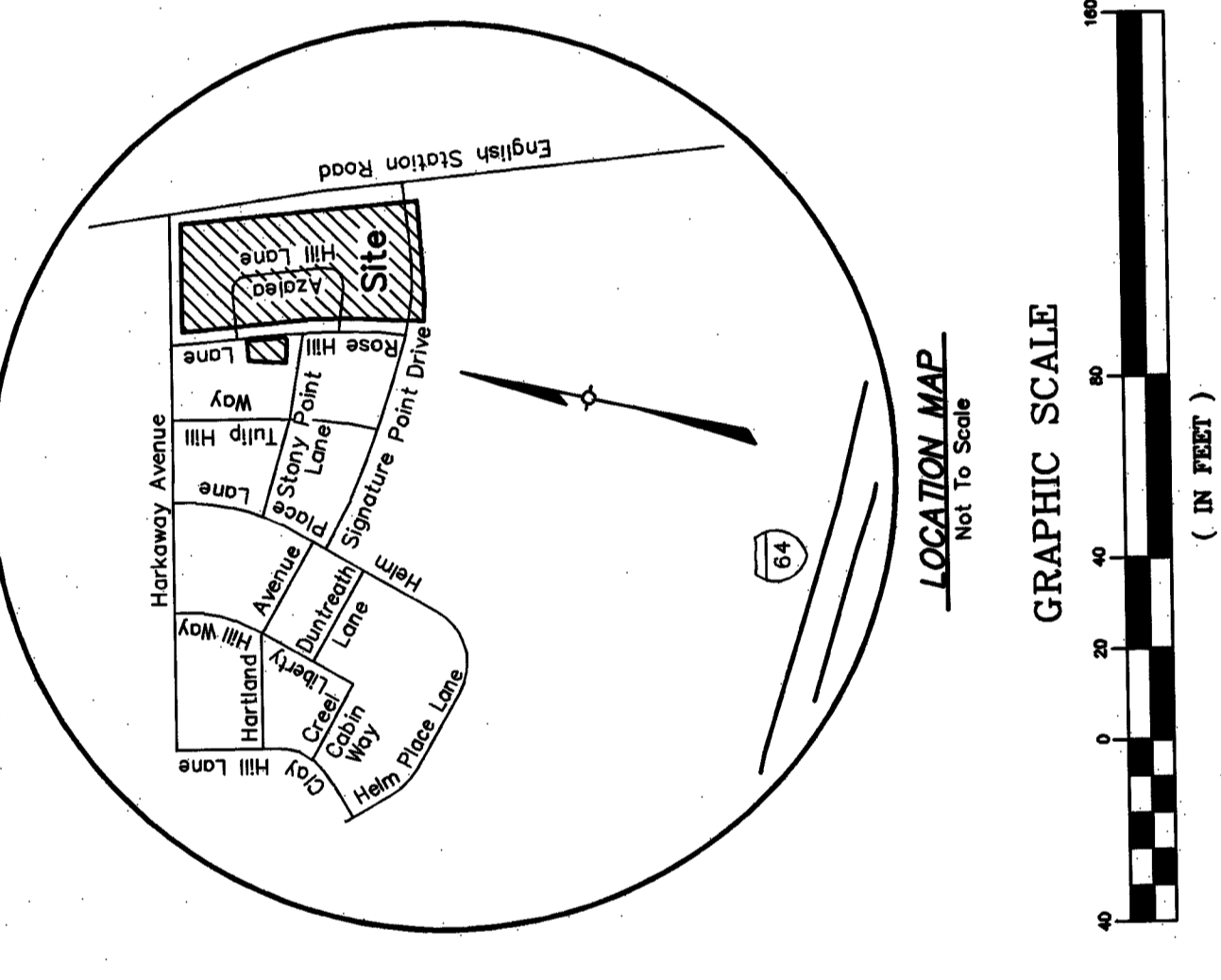
**NOTICE OF BOND REQUIREMENT**  
 After construction operations are completed, Metro Planning and Design Services, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 122.70 of the Metropolitan Subdivision Regulations.

**PROPERTY LINE TABLE**

L1	N09°04'56"W	4.79	R-437
L2	N11°31'47"W	32.33	R-437
L3	S72°23'44"E	8.31	R-107
L4	N30°07'47"W	10.14	R-48
L5	N10°20'12"W	17.60	R-77
L6	N01°53'36"E	15.21	R-41
L7	N03°23'05"E	5.97	R-41
L8	S71°06'18"W	11.98	R-77
L9	S68°38'18"W	9.99	R-77
L10	N54°13'54"W	21.23	R-15

**ROAD CENTERLINE CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	88.04'	50.00'	100°53'13"	N33°30'14"E	71.10'
C2	70.65'	45.00'	89°57'35"	N61°55'10"W	63.62'



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