



# 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 # 2021010580**

**BATCH # 274658**

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

PRESENTED ON: 01-13-2021 11:58:13 AM

LODGED BY: JULIA WILLIAMS DEVELOP LOUISVILLE

RECORDED: 01-13-2021 11:58:13 AM

BOBBIE HOLSCLOW

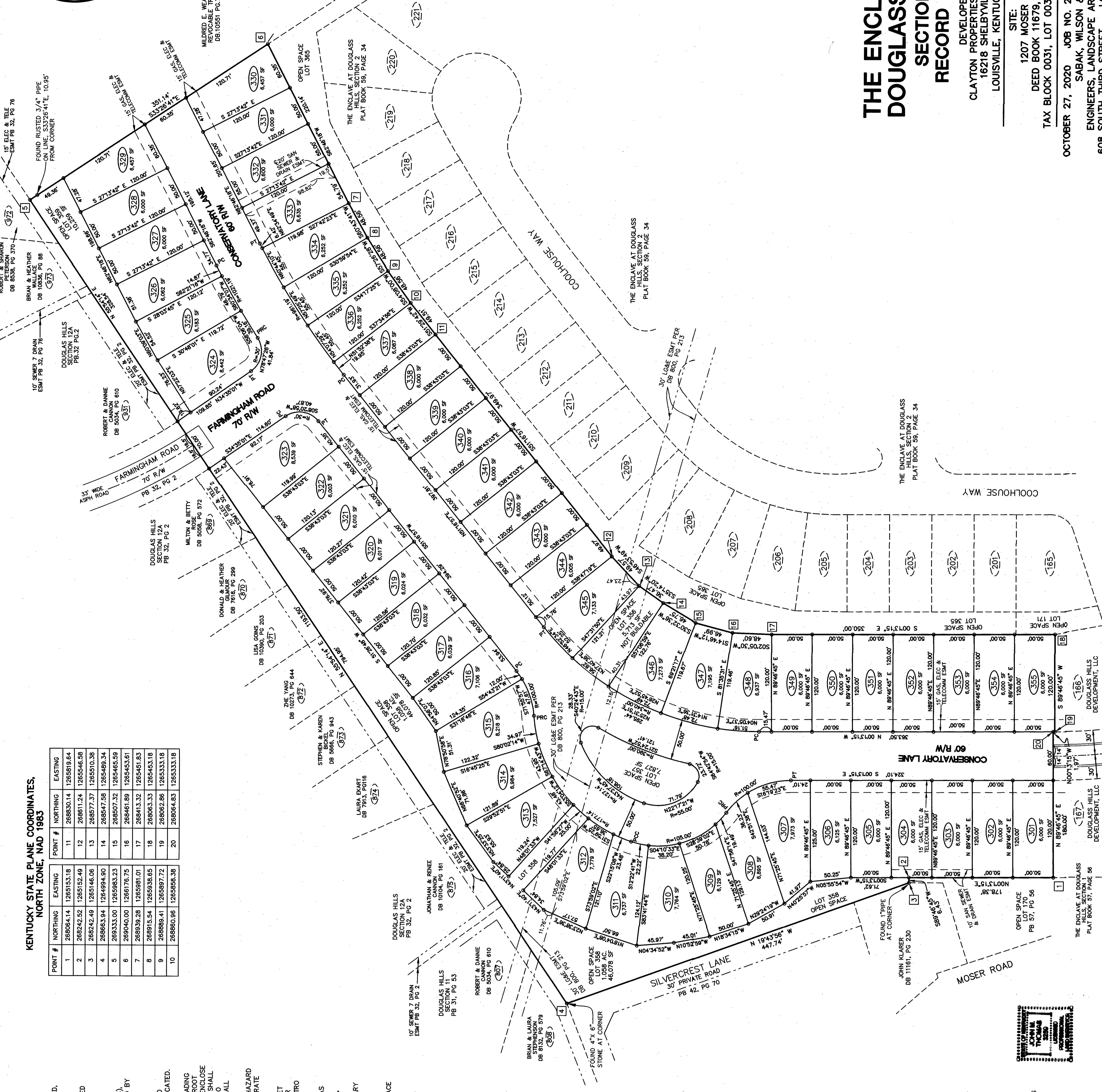
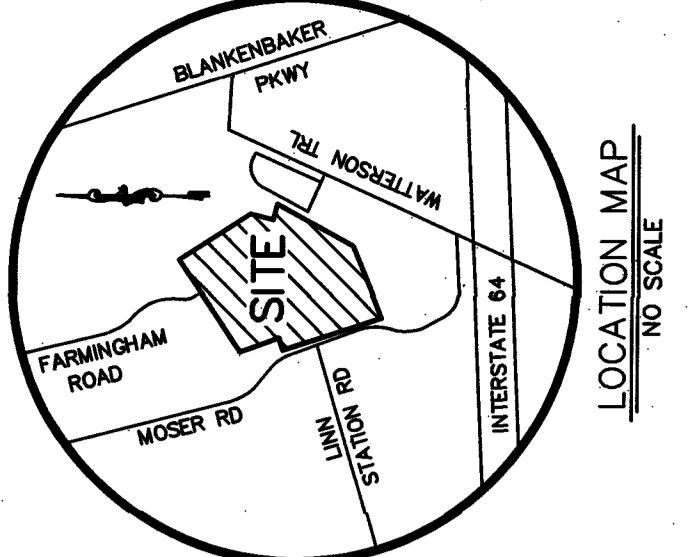
CLERK

BY: TINK BROWN

INDEXING SUPERVISOR

**BK: P 60**

**PG: 89-90**



**KENTUCKY STATE PLANE COORDINATES, NORTH ZONE, NAD 1983**

POINT #	NORTHING	EASTING
1	288984.14	1265813.18
2	288984.14	1265813.18
3	288984.14	1265813.18
4	288984.14	1265813.18
5	288984.14	1265813.18
6	288984.14	1265813.18
7	288984.14	1265813.18
8	288984.14	1265813.18
9	288984.14	1265813.18
10	288984.14	1265813.18
11	288984.14	1265813.18
12	288984.14	1265813.18
13	288984.14	1265813.18
14	288984.14	1265813.18
15	288984.14	1265813.18
16	288984.14	1265813.18
17	288984.14	1265813.18
18	288984.14	1265813.18
19	288984.14	1265813.18
20	288984.14	1265813.18

**THE ENCLAVE AT DOUGLASS HILLS SECTION 3 RECORD PLAT**

**DEVELOPER:**  
CLAYTON PROPERTIES GROUP, INC.  
16218 SHELBYVILLE ROAD  
LOUISVILLE, KENTUCKY 40245

**SITE:**  
1207 MOSER ROAD  
DEED BOOK 11679, PAGE 212  
TAX BLOCK 0031, LOT 0039, SUBLOT 0000

**SCALE: 1"=60'**  
OCTOBER 27, 2020 JOB NO. 2998-RP03  
SABAK, WILSON & LINGO, INC.  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
608 SOUTH THIRD STREET LOUISVILLE, KENTUCKY 40202

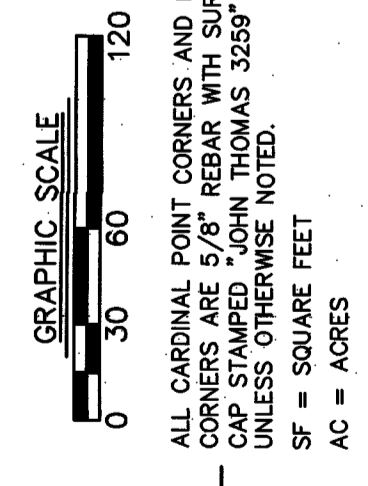
- NOTES**
- 1.) THERE SHALL BE NO FURTHER RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED. HOWEVER, THIS SHALL NOT PRECLUDE LOT LINE ADJUSTMENTS OR CONSOLIDATION OF LOTS.
  - 2.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK 11153, PAGE 422 AND AS AMENDED BY DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.
  - 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 THE AREA BENEATH THE DRIPLINE 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.) THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM A REVIEW OF FLOOD INSURANCE RATE MAP 21111C0048E, DATED DECEMBER 5, 2006.
  - 7.) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET NUMBER 1620NE0176 AND 1620NE0177 UNDER LOCAL NUMBER 18DEVPLAN1057 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 CASE NUMBER 1620TR0066 UNDER LOCAL NUMBER 19LANDSCAPE0045.
  - 9.) OPEN SPACE LOTS WITHIN THIS SECTION SHALL INCLUDE SANITARY SEWER AND DRAINAGE RIGHTS.
  - 10.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR SPACED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.

ZONING	FORM	DISTRICT	MINIMUM FRONT	MINIMUM SIDE	MINIMUM REAR
R-5	N	25	10'	5'	25'

TOTAL AREA IN SITE : 12.420 ACRES  
TOTAL AREA "OPEN SPACE" : 1.604 ACRES  
TOTAL NO. BUILDING SITES SHOWN: 55  
TOTAL NO. OPEN SPACES : 4

**COORDINATES, NORTH AND EAST BRAGINS SYSTEM, NORTH ZONE, NAD 1983**

(S 5526.48' W)  
KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983.



**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE SURVEY REPORTED BY 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 SURVEY IS 1:2500. I HAVE REVIEWED THE SURVEY AND IT CONFORMS WITH THE MINIMUM STANDARDS FOR CLUSTER SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, STANDARD OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 AND IN EFFECT ON THE DATE OF THIS SURVEY. THE FIELD WORK WAS PERFORMED IN MAY 2017.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
This is to certify that the undersigned in the name of the first section on this plat and hereby subdivide the same to be the plat of:  
**THE ENCLAVE AT DOUGLASS HILLS, SECTION 3**  
and does hereby dedicate to public use:  
**CONSERVATORY LANE AND FARMINGHAM ROAD**

**CERTIFICATE OF ACKNOWLEDGMENT**  
STATE OF KENTUCKY SS  
COUNTY OF JEFFERSON SS  
I, a Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of **THE ENCLAVE AT DOUGLASS HILLS, SECTION 3** was this day presented to me by **MICHAEL METZGER** whom to me, who executed this certificate in my presence and subscripts it to be his.  
Witness my hand and seal this **19** day of **May**, 2020.  
My Commission expires **12/31/2023**  
**Michael Metzger**  
Notary Public  
**Michael Metzger**  
Notary Public  
**Michael Metzger**  
Notary Public

**CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT**  
I, the undersigned, do hereby reserve for the use of the water line easement shown on this plat the following described land, to wit:  
**THE ENCLAVE AT DOUGLASS HILLS, SECTION 3, RECORD PLAT, SHOWING THE LOCATION OF WATER LINE EASEMENTS AND DRAINAGE EASEMENTS.**  
The purpose of this reservation is to ensure that the water line easement and drainage easement shown on this plat shall not be affected by any future subdivision of the land shown on this plat. I, the undersigned, do hereby reserve for the use of the water line easement and drainage easement shown on this plat the following described land, to wit:  
**THE ENCLAVE AT DOUGLASS HILLS, SECTION 3, RECORD PLAT, SHOWING THE LOCATION OF WATER LINE EASEMENTS AND DRAINAGE EASEMENTS.**  
The purpose of this reservation is to ensure that the water line easement and drainage easement shown on this plat shall not be affected by any future subdivision of the land shown on this plat.

**OWNERS:**  
CLAYTON PROPERTIES GROUP, INC.

**CERTIFICATE OF RESERVATION OF GAS, ELECTRIC AND TELECOMMUNICATIONS EASEMENTS**  
I, the undersigned, do hereby reserve for the use of the gas, electric and telecommunications easements shown on this plat the following described land, to wit:  
**THE ENCLAVE AT DOUGLASS HILLS, SECTION 3, RECORD PLAT, SHOWING THE LOCATION OF GAS, ELECTRIC AND TELECOMMUNICATIONS EASEMENTS.**  
The purpose of this reservation is to ensure that the gas, electric and telecommunications easements shown on this plat shall not be affected by any future subdivision of the land shown on this plat.

**OWNERS:**  
CLAYTON PROPERTIES GROUP, INC.

**BUILDERS OBLIGATION**  
The builder of each of the buildings shown on this plat shall be bound by the conditions and restrictions set forth in this plat, and shall be bound to build and maintain the buildings in accordance with the conditions and restrictions set forth in this plat. The builder shall also be bound to pay for the cost of the buildings and to maintain the buildings in accordance with the conditions and restrictions set forth in this plat.

**PROPERTY OWNER'S OBLIGATION**  
The property owner of each of the buildings shown on this plat shall be bound by the conditions and restrictions set forth in this plat, and shall be bound to maintain the buildings in accordance with the conditions and restrictions set forth in this plat. The property owner shall also be bound to pay for the cost of the buildings and to maintain the buildings in accordance with the conditions and restrictions set forth in this plat.

**NOTICE OF BOND REQUIREMENT**  
After construction approved and release of the outstanding subdivision's bond pursuant to Section 2.70 of the Metropolitan Subdivision Regulations.

John M. Thomas, R.L.S. No. 3259  
10-28-2020

ob x 09

60 x 60