47 X 47

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 plat of SILVER OAKS SECTION 2 and does hereby dedicate to public use VINTAGE CREEK DRIVE, SILVERADO PLACE, VINECLIFF PLACE, & AZALEA SPRINGS COURT shown thereon.

OWNERS: John F. Miranda
BILLTOWN DEVELOPMENT, LLC

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON

I, TIMOTHY L. GEHLHAUSEN Notary Public in and for the County aforesaid do hereby certify that the forgoing plat of SILVER OAKS SECTION 2 was this day presented to me by JOHN MIRANDA 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 1 day of JUNE 2001

My Commission expires 7 day of MAY 2002

Timothy L. Gehlhausen
Notary Public

CERTIFICATE OF APPROVAL

Approved this 4TH day of JUNE 2001

By: Frank P. Russo
Louisville and Jefferson County Planning Commission
DOCKET NO. 10-37-98

CERTIFICATE OF RESERVATION OF ELECTRIC & TELECOMMUNICATIONS EASEMENTS

The spaces outlined by dashed lines and marked electric and telecommunication easement are hereby reserved as easements for electric and telecommunication utility purposes, which include (1) the right of ingress and egress across all lots, access areas, and ways to and from the easements; (2) the right to cut down or trim any trees within the easements; (3) the right to trim or cut down any trees outside easement area within 10' of the closest conductor within the easement or 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 easements to remove permanent structures or constructions within the 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 electric lines and telephone lines to serve this subdivision.

(a) All property owners electric utility service lines shall be underground at locations designated by Louisville Gas and Electric Company (from L.G.& E.'s termination point throughout length of service and 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 lines to L.G.& E.'s termination points. Electric service lines, as installed, shall determine the exact location of said easements.

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

(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 dash 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 L.G.& E. bringing service to the property shown on this plat it is granted the right to make further extensions of its lines from aforemetioned and underground distribution lines.

(D) Above ground telephone 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.

OWNERS: John F. Miranda
BILLTOWN DEVELOPMENT, LLC

CERTIFICATE OF RESERVATION OF GAS EASEMENT

The spaces outlined by dashed lines and marked "Gas Easement" are hereby reserved as easements for underground gas lines and appurtenances thereof, including the right to construct, operate, maintain, repair and remove such underground gas lines and appurtenances, and the right of ingress and egress over allots to and from the easements and the right to cut down any trees within the easement that may interfere with the installation or operation of the lines. No permanent structure shall be erected within the easements. Any gas utility using said easement at option may remove permanent structure or obstruction within the easement. Fences, shrubbery and garden may occupy easement area at the property owner's risk.

(a) All property owners gas utility supply lines shall be at locations designated by Louisville Gas and Electric Company (from L.G.& E.'s termination point throughout length of service and house lines and through customer's buildings and little 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 gas line serves.

Appropriate easements are hereby dedicated and reserved to each property owner, together with the right of ingress and egress over abutting lots or properties to install, operate and maintain gas lines to L.G.& E.'s termination points. Gas lines, as installed, shall determine the exact location of said easements.

OWNERS: John F. Miranda
BILLTOWN DEVELOPMENT, LLC

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easements for water mains and appurtenances are hereby reserved on, over, under and through the strips of land as defined and bounded by dashed lines marked "Louisville Water Company Easement" together with the right of ingress and egress over allots to and from the easements for constructing, repairing, removing, replacing, relocating, reconstructing, extending 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 easements without written consent of Louisville Water Company. Fences, shrubbery, and gardens may occupy easement area at the owner's risk. Temporary rights are hereby reserved to use land adjacent to the permanent easements herein granted for storage and stockpiling of excavated earthen construction materials, tools, and equipment during construction of said water lines.

OWNERS: John F. Miranda
BILLTOWN DEVELOPMENT, LLC

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 this lot is directed to a public drainage facility in easement or right of way.

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 Drain Easements", together with the right of ingress and egress over allots 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.

OWNERS: John F. Miranda
BILLTOWN DEVELOPMENT, LLC

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT

Easements for drainage and ponding purposes are hereby reserved on and over the land and spaces as defined and bounded by dashed lines, marked "Drainage Retention Basin Easement", together with the right of ingress and egress over allots to and from the easements, for construction, operation, maintenance and reconstruction of retention basins and other drainage improvements. No permanent structure of any kind shall be placed on or over the land within said easements, except for drainage structures, pavements and landscape planning. The easements shall be for the benefit of the land in the subdivision and additional drainage improvements may be constructed by Louisville and Jefferson County Metropolitan Sewer District, Jefferson County, or by any other public agency having legal authority for such construction, or by others subject to approval of the aforesaid Sewer District of Jefferson County. Works Department. Until said easement areas are accepted for maintenance by said Sewer District, Jefferson County, or another recognized public agency, said areas shall be maintained by the owners of the underlying fee simple title.

OWNERS: John F. Miranda
BILLTOWN DEVELOPMENT, LLC

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivider's bond by the Louisville and Jefferson County Planning Commission, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 2.10 of the Metropolitan Subdivision Regulations.

PROPERTY OWNERS 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 hinder 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.

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 RESTRICTIONS AS RECORDED IN DEED BOOK 7463, PAGE 378.

3) 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.

4) THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM A REVIEW OF F.J.R.M. 21110C0080 D DATED 2-2-1994.

5) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.

6) THE BUILDING LIMIT LINE SHOWN ON THIS PLAT MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

7) SUBJECT TO CONDITIONS OF APPROVAL/BINDING ELEMENTS AND APPROVED LANDSCAPE PLAN IN DOCKET NO. 10-37-98 AND 9-22-99 IN THE OFFICES OF THE PLANNING COMMISSION.

8) THIS PROPERTY IS ZONED R-5.

9) IRON PIN & CAP STAMPED 'GEHLHAUSEN PLS 3005' SET @ ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED

10) ALL NECESSARY RIGHTS FOR SANITARY SEWER AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED OPEN SPACE.

11) THE WOODLAND PROTECTION AREA, AS SHOWN ON THIS PLAN, SHALL BE PERMANENTLY PROTECTED. NO FURTHER CLEARING, GRADING, CONSTRUCTION OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE BEYOND THOSE LISTED BELOW UNLESS A REVISED PLAN IS SUBMITTED AND APPROVED BY LD&T. REVISIONS TO THE WPA SHALL REQUIRE NOTIFICATION TO ADJACENT PROPERTY OWNERS. FENCE CONSTRUCTION, SUPPLEMENTAL PLANTING, OR OTHER MINOR IMPROVEMENTS WITHIN A WPA REQUIRING MINIMAL DISTURBANCE ARE NOT REQUIRED TO BE SHOWN ON THE APPROVED PLAN.
1) PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREE OR TO REMOVE A PUBLIC HEALTH AND SAFETY THREAT;
2) DISTURBANCE NECESSARY TO CONSTRUCT TRAILS AS GENERALLY LOCATED ON THE APPROVED PLAN, AND
3) UTILITY CONSTRUCTION WITHIN EASEMENTS SHOWN ON THE APPROVED PLAN OR AS REQUIRED BY THE APPROVAL AGENCY FOR CONSTRUCTION PERMITS.

12) NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE WPA.

13) TREES WITHIN THE TREE PRESERVATION EASEMENT EXCEEDING 8 INCHES IN CALIPER SHALL BE REPLACED IF IT IS NECESSARY TO REMOVE FOR DRAINAGE PURPOSES. SUCH REPLACEMENT SHALL BE APPROVED BY THE PLANNING COMMISSION LANDSCAPE ARCHITECT.

14) A WALKING TRAIL SHALL BE INSTALLED THROUGH THE WOODLAND PROTECTION AREA AND OPEN SPACE IN THE GENERAL LOCATION AS DEPICTED ON THE APPROVED PRELIMINARY PLAN.

SURVEY REFERENCE MERIDIAN

The Reference Meridian used for the survey of this Record Plat is based on State Plane Coordinates, Kentucky North Zone.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1:41,781 and was not adjusted. The survey as shown hereon is a Class A survey and the accuracy and precision of said survey meets all the specifications of this class.

Timothy L. Gehlhausen — 1 JUNE 2001
Signature — PLS# 3005 — Date

STATE OF KENTUCKY
TIMOTHY L. GEHLHAUSEN
3005
LICENSED PROFESSIONAL LAND SURVEYOR

ZONING DISTRICT SETBACKS

FRONT YARD	25'
SIDE YARDS:	
TOTAL TOTAL FOR BOTH	10'
MINIMUM	5'
STREET SIDE YARD	25'
REAR YARD	25'

SUBDIVISION DATA

NUMBER OF BUILDABLE LOTS =	50
NUMBER OF NON BUILDABLE LOTS =	1
TOTAL NUMBER OF LOTS =	51
TOTAL AREA OF BUILDABLE LOTS =	11.42 ACRES
TOTAL AREA OF NON BUILDABLE LOTS =	8.78 ACRES
TOTAL AREA OF LOTS =	20.20 ACRES
TOTAL AREA OF RIGHT OF WAY =	2.44 ACRES
TOTAL AREA OF SUBDIVISION =	22.64 ACRES

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
SCALE: 1"=60'

GS&P PROJECT NO. 18572.00
DATE: 1 JUNE 2001

SILVER OAKS
SECTION 2
RECORD PLAT

OWNER/DEVELOPER
BILLTOWN DEVELOPMENT, LLC
P. O. BOX 43597
LOUISVILLE KENTUCKY 40253
502-245-0543

DB. 7134 PG. 681 PART
TAX BLOCK 45 LOT 613 PART

GRESHAM, SMITH AND PARTNERS
LOUISVILLE · NASHVILLE · BIRMINGHAM · JACKSONVILLE
239 SOUTH FIFTH STREET, SUITE 1200, LOUISVILLE KENTUCKY 40202, TELEPHONE: (502)-627-8900

Recorded in Plat Book 47 Page No.

Document No.: BK2001089179
Lodged By: HIGGINS
Recorded On: 06/05/2001 11:34:57
Total Fees: 15.00
Transfer Fee: .00
County Clerk: Bobbie Holsclaw-JEFF CO KY
Deputy Clerk: TSLEGE

Map 07659 0133

47 X 47