50x26

## 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 5A

and does hereby dedicate to public use NAPA RIDGE WAY,
" " " AND FLORA SPRINGS CIRCLE

shown thereon.

OWNERS: John J. Miranda
PINNACLE PROPERTIES OF LOUISVILLE,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 foregoing plat of SILVER OAKS SECTION 5A

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 5th day of OCT 20 04

My Commission expires 24 day of MAY 20 06

Timothy L Gehlhausen
Notary Public

## CERTIFICATE OF APPROVAL

Approved this 7th day of October 20 04

Invalid if not recorded before this date: 10/7/05

By: [signature]
Planning Commission

Approval subject to attached certificates.

Special requirements:

Docket Number: 10-41-02 & 9-100-02

## 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 adjoin, 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 when 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 services shall be underground at locations designated by Louisville Gas and Electric Company (from LG&E E/s termination point throughout length of service lines to customer's buildings) and title 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 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 LG&E 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 therein 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 designating 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 LG&E bringing service to the property shown on this plat it is granted the right to make further extensions of its lines from aforesaid 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 J. Miranda
PINNACLE PROPERTIES OF LOUISVILLE, 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 easement. 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 LG&E E/s termination point throughout length of service and house lines and through customer's buildings) and title thereto shall remain in, and the cost of installment 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 LG&E E/s termination points. Gas lines, as installed, shall determine the exact location of said easements.

OWNERS: John J. Miranda
PINNACLE PROPERTIES OF LOUISVILLE, 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 Easements" 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 planting. 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 responsible public agency, said areas shall be maintained by the owners of the underlying fee simple title.

OWNERS: John J. Miranda
PINNACLE PROPERTIES OF LOUISVILLE, LLC

## 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 J. Miranda
PINNACLE PROPERTIES OF LOUISVILLE, 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 3.10 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 offices 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 impair 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.

## BUILDERS OBLIGATION

The builder of each lot in this subdivision is required to grade the lot so that unwanted drainage is in conformance with the approved composite drainage plan for the subdivision and drainage from the lot is directed to a public drainage facility in easement or right of way.

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 8501, PAGE 101.
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.I.R.M. NO. 21IC 0180 D D DATED 2-2-1994.
5) PROPERTY IS ZONED R5.
6) LOTS 44-51 WILL REQUIRE INDIVIDUAL APPROVAL FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMITS. INDIVIDUAL PLANS SHOWING STRUCTURES, GRADING AND DRAINAGE BY PROFESSIONAL ENGINEER WILL BE REQUIRED.
7) LOTS 46 & 47 WILL REQUIRE INDIVIDUAL LOT APPROVALS FROM MSD. MINIMUM OPENING ELEVATION SHALL BE 689.0.
8) SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET NO. 10-41-02 & 9-100-02 IN THE OFFICES OF THE PLANNING COMMISSION.
9) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DISTRICT DEVELOPMENT PLAN AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE ZONING DISTRICT REGULATIONS. ANY CHANGES, ADDITIONS, ARE ALTERATIONS OF ANY BINDING ELEMENTS SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL. ANY CHANGES / ADDITIONS / ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
10) IF WORK IS REQUIRED WITHIN THE EASEMENTS CAUSING REMOVAL OR DAMAGE OF LANDSCAPE MATERIALS, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF MATERIALS ACCORDING TO THE APPROVED LANDSCAPE PLAN.
11) A GEOTECHNICAL STUDY SHALL BE PERFORMED FOR REVIEW AND APPROVAL BY MSD PRIOR TO CONSTRUCTION PLAN APPROVAL FOR LOT 1000, LOT 65, AND LOT 72.

LEGEND

● = IRON PIN & CAP STAMPED "GEHLHAUSEN PLS-3005" SET UNLESS OTHERWISE NOTED

## SURVEY REFERENCE MERIDIAN

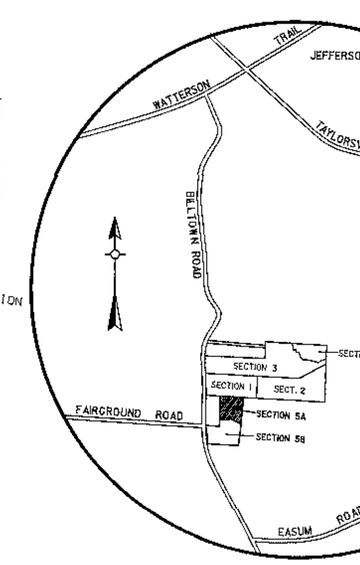
The Reference Meridian used on this plat to determine the direction of the survey lines is based on Silver Oaks, Section 1 and shown as S 82°05'59" E on the North line.

## 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 stadiastone. The unadjusted precision ratio of the traverse was better 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. Field work was performed in June 2003.

Timothy L Gehlhausen
Signature PLS# 3005 Date 5-2004

STATE OF KENTUCKY TIMOTHY L GEHLHAUSEN 3005 LICENSED PROFESSIONAL LAND SURVEYOR




LOCATION MAP
NOT TO SCALE

| LINE & CURVE TABLE | | | |
|---|---|---|---|
| LINE | LENGTH | BEARING | RADIUS |
| L1 | 14.64' | N 06°40'32" W | |
| L2 | 50.00' | N 83°19'14" E | |
| L3 | 25.62' | S 58°00'16" E | 20' |
| L4 | 6.56' | N 83°19'31" E | |
| L5 | 101.65' | S 87°40'58" E | 325.50' |
| L6 | 19.40' | S 06°43'56" W | 475' |
| L7 | 27.98' | S 38°36'59" E | 20' |
| L8 | 59.63' | N 87°21'14" W | 375' |
| L9 | 20.70' | S 86°30'17" W | 375' |
| L10 | 24.76' | S 80°44'18" E | 50' |
| L11 | 37.58' | S 44°19'22" E | 50' |
| L12 | 37.86' | S 00°11'26" E | 50' |
| L13 | 53.15' | S 53°58'10" W | 50' |
| L14 | 51.49' | S 62°56'04" E | 50' |
| L15 | 42.05' | S 83°43'27" E | 60' |
| L16 | 32.75' | S 50°48'14" W | 20' |
| L17 | 56.21' | N 18°38'44" W | 425' |
| L18 | 56.65' | N 11°01'57" W | 425' |
| L19 | 56.56' | N 03°23'44" W | 425' |
| L20 | 56.56' | N 04°41'02" E | 425' |
| L21 | 61.51' | N 12°12'00" E | 425' |
| L22 | 61.30' | N 20°29'09" E | 425' |
| L23 | 71.00' | N 29°24'41" E | 425' |
| L24 | 64.06' | N 37°18'34" E | 425' |
| L25 | 41.74' | N 30°48'25" E | 125' |
| L26 | 46.86' | S 32°43'22" W | 175' |
| L27 | 12.56' | S 39°27'28" W | 175' |
| L29 | 48.15' | S 18°45'26" E | 375' |
| L30 | 21.93' | S 21°14'28" E | 525' |
| L31 | 25.30' | N 42°50'05" W | 20' |
| L32 | 61.57' | S 83°59'54" W | 425' |
| L33 | 25.81' | N 11°59'08" E | 1975' |
| L34 | 47.63' | S 05°04'03" W | 1975' |
| L35 | 54.98' | S 08°21'24" W | 2025' |
| L36 | 60.86' | S 14°56'56" W | 2025' |
| L37 | 39.59' | S 18°51'17" W | 175' |
| L38 | 12.56' | S 27°24'23" W | 175' |
| L39 | 2.00' | S 39°43'05" E | 50' |
| L40 | 49.53' | S 07°54'14" E | 50' |
| L41 | 37.51' | S 43°49'03" W | 50' |
| L42 | 43.33' | N 88°28'33" W | 50' |
| L43 | 20.19' | N 51°08'56" W | 50' |
| L44 | 12.27' | N 51°21'44" W | 20' |
| L45 | 11.44' | S 88°09'23" W | 20' |
| L46 | 51.22' | S 19°57'09" W | 175' |
| L47 | 29.15' | S 86°51'13" E | 175' |
| L48 | 28.28' | N 50°56'48" E | 20' |
| L49 | 17.89' | N 06°55'28" E | 525' |
| L50 | 27.92' | S 37°35'18" W | 20' |
| L51 | 5.79' | S 06°40'16" E | |
| L52 | 43.85' | S 00°31'26" W | 375' |
| L53 | 22.65' | S 05°01'07" E | 20' |

## FORM DISTRICT NEIGHBORHOOD ZONING DISTRICT R-5 MINIMUM YARD REQUIREMENTS

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

## SUBDIVISION DATA

| | |
|---|---|
| NUMBER OF BUILDABLE LOTS = | 41 |
| NUMBER OF NON BUILDABLE LOTS = | 1 |
| TOTAL NUMBER OF LOTS = | 42 |
| TOTAL AREA OF BUILDABLE LOTS = | 8.90 ACRES |
| TOTAL AREA OF NON BUILDABLE LOTS = | 1.07 ACRES |
| TOTAL AREA OF LOTS = | 9.97 ACRES |
| TOTAL AREA OF RIGHT OF WAY = | 2.57 ACRES |
| TOTAL AREA OF SUBDIVISION = | 12.54 ACRES |

DB 8501 PG 0101

# SILVER OAKS SECTION 5A

RECORD PLAT
OWNER/DEVELOPER

PINNACLE PROPERTIES OF LOUISVILLE, LLC.
P.O. BOX 43957
LOUISVILLE KENTUCKY 40253
D.B. 8164, PG. 578

TAX BLOCK 45 LOTS 80 & 697

Document No.: DM2004175206
Lodged By: BARBENCARPER & TRLBOTT
Recorded On: 10/07/2004 02:19:46
Total Fees: 15.00
Transfer Tax: .00
County Clerks: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerks: KATHEL

**Recorded In Plat Book No. 50 Page 26**
Part No.

GRESHAM, SMITH AND PARTNERS
Atlanta Birmingham Charlotte Dallas Hollywood, FL Jacksonville
Louisville Nashville Richmond Tampa Silver Spring
239 SOUTH 5TH STREET, SUITE 1200, LOUISVILLE KENTUCKY 40202, TELEPHONE: 502-627-8900

10/04/2004
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CF 10/7/04 RR 10/7/04

10.7.04 Alcorn