50 x97

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 5B

and does hereby dedicate to public use NAPA RIDGE WAY, VINE HILL DRIVE, FLORA SPRINGS CIRCLE AND BILLTOWN ROAD shown thereon.

OWNERS: *[signature]* 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 forgoing plat of SILVER OAKS SECTION 5B was this day presented to me by *JOHN J. 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 *July* 20*05*

My Commission expires *24th* day of *MAY* 20*06*

[signature]
Notary Public

CERTIFICATE OF APPROVAL

Approved this *5th* day of *August* 20*05*

Invalid if not recorded before this date: ______

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: (I) 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 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 of 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 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 (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 all overhead 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: *[signature]* 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 all lots 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 or 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 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 L.G.& E.'s termination points. Gas lines, as installed, shall determine the exact location of said easements.

OWNERS: *[signature]* 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 all lots 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 other subject to approval by the aforesaid Sewer District.

OWNERS: *[signature]* PINNACLE PROPERTIES OF LOUISVILLE, LLC

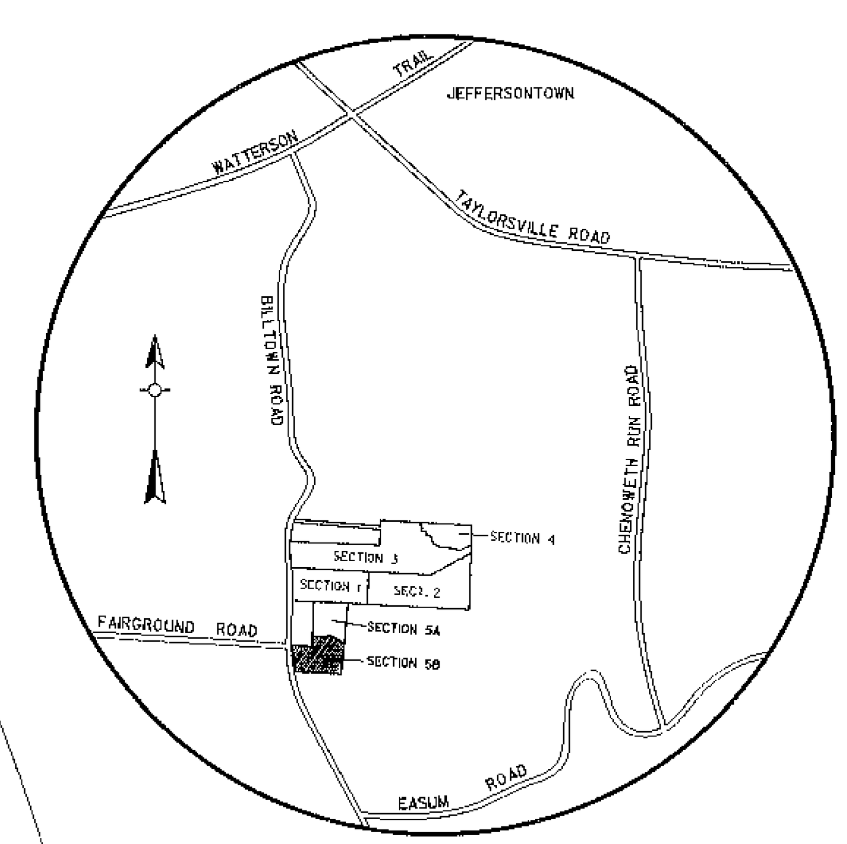
CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easement(s) for water mains and appurtenances are hereby reserved on, over, under and through the strip(s) of land as defined and bounded by dashed lines marked 'Louisville Water Company Easement' together with the right of ingress and egress over all lots to and from the easement(s) for constructing, repairing, removing, replacing, relocating, reconstructing, maintaining 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 easement(s) 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 easement(s) herein granted for storage and movement of excavated earth, rock, construction materials, tools and equipment during construction of said water line.

OWNERS: *[signature]* PINNACLE PROPERTIES OF LOUISVILLE, LLC

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 *8667* PAGE *827*
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. 21IC0180D DATED 2-2-1994.
5) PROPERTY IS ZONED R5.
6) SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET NO.10-41-02 & 9-100-02 IN THE OFFICES OF THE PLANNING COMMISSION.
7) 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, OR 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.
8) 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.
9) A WAIVER WAS GRANTED FROM CHAPTER 5, PART 4 (5.4.4.9.B.II) OF THE LAND DEVELOPMENT CODE TO ALLOW 10' OF THE REQUIRED 20' LANDSCAPE BUFFER AREA LOCATED ALONG BILLTOWN ROAD TO ENCROACH INTO THE REQUIRED 25' REAR YARD, RESULTING IN A 35' REQUIRED YARD SETBACK.
10) *THIS PLAT IS SUBJECT TO TREE PRESERVATION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET #9-100-02 & 10-41-02.*
11) *THERE WILL BE NO DIRECT ACCESS TO BILLTOWN ROAD FROM ANY LOT IN THIS SUBDIVISION.*



LOCATION MAP
NOT TO SCALE

LINE & CURVE TABLE			
LINE	LENGTH	BEARING	RADIUS
L1	19.92'	S 25°25'50" W	30'
L2	7.17'	S 51°41'27" W	30'
L3	53.79'	S 26°00'52" W	50'
L4	35.11'	S 27°05'05" E	50'
L5	41.46'	N 72°08'00" W	50'
L6	17.49'	N 73°18'19" E	50'
L7	26.36'	S 89°17'29" W	30'
L8	7.28'	S 67°18'12" E	325'
L9	60.80'	N 73°18'47" W	325'
L10	60.02'	S 83°59'04" E	325'
L11	6.56'	N 83°19'31" E	
L12	25.62'	S 58°00'16" E	20'
L13	57.00'	N 01°54'54" W	425'
L14	57.00'	N 05°46'29" E	425'
L15	13.72'	N 10°32'39" E	425'
L16	36.60'	S 35°35'07" E	25'
L17	23.13'	N 74°41'34" E	30'
L18	19.92'	N 63°30'53" E	50'
L19	43.06'	S 79°29'17" E	50'
L20	37.14'	N 32°10'52" W	50'
L21	38.97'	N 12°33'12" E	50'
L22	17.30'	N 18°43'38" E	30'
L23	0.34'	N 01°31'47" E	30'
L24	29.41'	N 09°00'18" E	110'
L25	16.26'	N 08°53'51" E	60'
L26	23.68'	N 10°16'14" W	60'
L27	36.82'	N 00°02'48" W	50'
L28	24.73'	N 35°52'19" E	50'
L29	37.95'	N 72°29'21" E	50'
L30	37.96'	N 62°54'25" W	50'
L31	32.12'	S 21°52'15" E	50'
L32	49.81'	N 26°44'03" E	60'
L33	14.41'	N 49°42'38" E	60'
L34	42.51'	S 22°04'11" W	60'
L35	33.44'	S 40°39'19" E	25'
L36	34.07'	N 54°24'55" E	25'
L37	93.59'	S 00°29'39" W	375'
L38	26.98'	N 26°37'06" W	25'
L39	92.74'	N 68°58'38" W	275'
L40	24.90'	S 09°34'00" W	375'
L41	9.85'	N 06°58'39" E	
L42	6.78'	S 06°13'21" E	425'

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

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 2.7G 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 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.

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 5A and shown as N 82°51'49" E on a 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 sideshots. The unadjusted precision ratio of the traverse was 1:43,142 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.

[signature] PLS# 3005 *6 July 5*
Signature Date

SUBDIVISION DATA

NUMBER OF BUILDABLE LOTS	= 52
NUMBER OF NON BUILDABLE LOTS	= 0
TOTAL NUMBER OF LOTS	= 52
TOTAL AREA OF BUILDABLE LOTS	= 10.69 ACRES
TOTAL AREA OF NON BUILDABLE LOTS	= 0 ACRES
TOTAL AREA OF LOTS	= 10.69 ACRES
TOTAL AREA OF RIGHT OF WAY	= 2.57 ACRES
TOTAL AREA OF SUBDIVISION	= 13.26 ACRES

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'

GRAPHIC SCALE
SCALE: 1" = 50'

GS&P PROJECT NO 22707.00
DATE: JULY 2004

SILVER OAKS SECTION 5B

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

GRESHAM, SMITH AND PARTNERS
Atlanta Birmingham Charlotte Columbus Dallas Ft.Lauderdale Jacksonville
Louisville Nashville Raleigh Richmond SanFrancisco Seattle Tampa
239 SOUTH 5TH STREET, SUITE 1200, LOUISVILLE KENTUCKY 40202, TELEPHONE: 502-627-8900

DB08672PG0819
Document No.: DN2005129681
Lodged By: silver oaks section 5b
Recorded On: 08/08/2005 10:47:35
Total Fees: 15.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: SHESCH

Recorded In Plat Book No. *50* Page *97*
Part No. ______

6/23/2005
p:\22707\y\2707L01.dgn

50x97 9B 7/12/05 CF 7/11/05