52x87

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:

FAWN LAKES, SECTION 3A

and does hereby dedicate to public use JAMES MADISON WAY, BESSELS BOULEVARD, BESSELS COURT AND DOLLY MADISON COURT shown thereon.

OWNERS: Carol M. Block

THE HOUSING PARTNERSHIP, INC.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, Linda M. Brown a Notary Public in and for the County aforesaid do hereby certify that the forgoing plat of Fawn Lakes, Section 3A was this day presented to me by Carol M. Block known to me, who executed the Certificate in my presence and acknowledge it to be her free act and deed

Witness my hand and seal this 25th day of January 2008

My Commission expires: 21st day of February 2010

NOTARY PUBLIC Linda M. Brown

CERTIFICATE OF APPROVAL

Approved this 13th day of Feb. 2008

LOUISVILLE METRO PLANNING COMMISSION

DOCKET NO. 10-28-03

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC AND TELECOMMUNICATIONS EASEMENTS

The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunication Easement", G. E Easement" or Electric and Telecommunication Easement" are hereby reserved and easements for gas, electric and telecommunication utility purposes, which include: (1) the right of ingress and egress to and from the easements across all, lots, access areas, ways and other easements: (2) the right to trim or cut down any trees within the easement; (3) the right to trim or cut down any trees outside easement area within 10' of the closest conductor within the easement of 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 easement to remove permanent structures or obstructions within said easement. No permanent structures shall be erected within the easement. Fences, shrubbery, and gardens may occupy easement area at the property owner's risk. The developer is to remove all trees that may interfere with the original construction of the gas, electric and/or telecommunication lines to serve this subdivision.

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

(B) The gas, 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 of the Louisville Gas and Electric Company and BellSouth Telecommunications, Inc.

(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 dashed 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.'s 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 telecommunication 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: Carol M. Block

THE HOUSING PARTNERSHIP, INC.

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 Easement", together with the rights 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 easements 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: Carol M. Block

THE HOUSING PARTNERSHIP, INC.

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 Easements" 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 lines.

OWNERS: ______

N/A

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 all lots 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 or 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: ______

N/A

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. In addition, the builder shall construct sidewalks and plant trees in accordance with the construction plan, the landscape plan, and all applicable regulations

PROPERTY OWNER'S 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.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivider's bond by the Louisville Metro 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 2.70 of the Metropolitan Subdivision Regulations.

NOTES:

1.) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PRELIMINARY SUBDIVISION PLAN. NO FUTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR WITHOUT APPROVAL OF THE PLANNING COMMISSION.

2.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK 9179 PAGE 446 AS AMENDED BY DEED BOOK ____ PAGE ____

3.) BEARING DATUM USED FOR THIS PLAT IS BASED ON KENTUCKY STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

4.) THE DEPTH OF ALL ROADSIDE SWALES INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS SHALL BE * INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED.

* NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER.

5.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL CONFORM WITH THE YARD REQUIREMENTS OF THE R-5 ZONING DISTRICT IN WHICH IT IS LOCATED.

6.) 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 BE PERMITTED WITHIN PERMITTED WITHIN THE FENCED AREA.

7.) THIS A CLASS "A" SURVEY AND WAS MADE BY METHOD OF RANDOM TRAVERSE. THE PRECISION RATIO WAS 1:12324. THE UNADJUSTED ERROR OF CLOSURE WAS 0.16 FEET. FIELD WORK FOR THIS SURVEY WAS DONE IN AUGUST 2003.

8.) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. THIS DETERMINATION WAS MADE FROM A REVIEW OF THE FLOOD INSURANCE RATE MAP 21111C0121E, REVISE DATE DECEMBER 5, 2006.

9.) DWELLINGS ON LOTS 162 THRU 168 SHALL HAVE NO OPENING BELOW ELEVATION 442.5. THESE LOTS WILL REQUIRE INDIVIDUAL APPROVAL FROM MSD PRIOR TO ISSUANCE OF BUILDING PERMIT. LOT BUILDING ELEVATION REQUIREMENTS ARE BASED ON THE CURRENT LOCAL FLOODPLAIN PARAMETERS AND CONDITIONS, AND ARE SUBJECT TO CHANGE.

10.) PURSUANT TO CHAPTER 4.5 OF THE LAND DEVELOPMENT CODE, APPROPRIATE DOCUMENTATION SHALL BE PLACED ON FILE WITH THE PLANNING COMMISSION VERIFYING COMPLIANCE AT 6 MONTH INTERVALS FROM THE DATE OF FIRST RECORD PLAT UNTIL COMPLETION ON INITIAL LOT SALES.

11.) THIS PLAT IS SUBJECT TO APPROVED LANDSCAPE PLAN AND THE CONDITIONS OF APPROVAL CONTAINED IN DOCKET NO. 10-28-03 ON FILE IN THE OFFICE OF THE PLANNING COMMISSION.

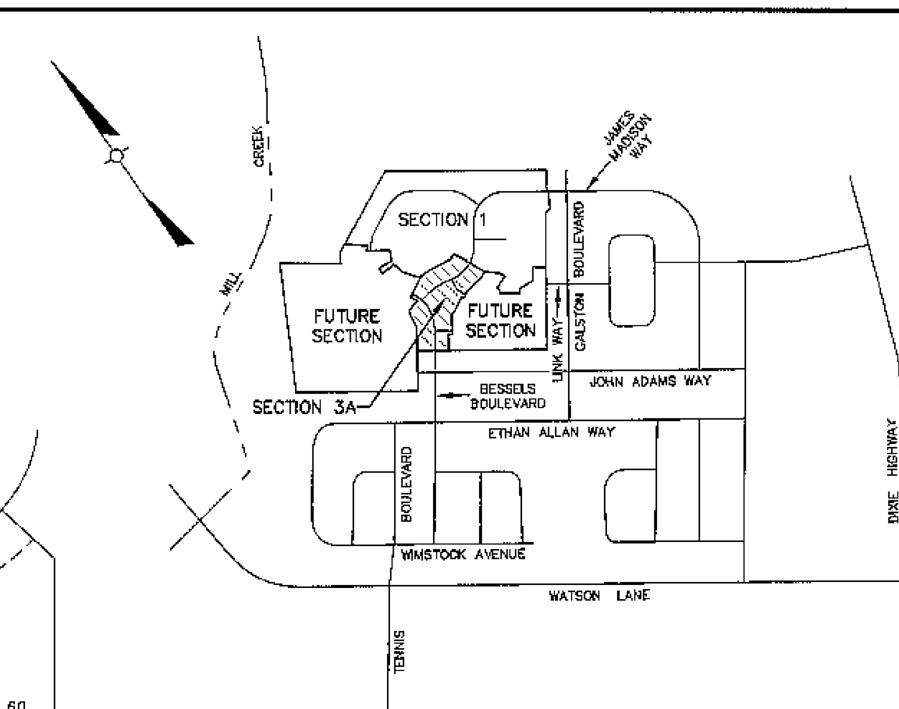
12.) CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE LIMITS OF DISTURBANCE AREA, PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. THE FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

13.) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NUMBER 10-28-03.

14.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPER FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.

15.) FOR THE PURPOSE OF MAINTAINING OPEN SPACE AND COMMON FACILITIES A HOME OWNERS ASSOCIATION AND MAINTENANCE AGREEMENT SHALL BE RECORDED AND SHALL BE BINDING ON PURCHASERS OF LOTS IN THE DEVELOPMENT.

16.) THERE ARE NO OPEN SPACE LOTS TO BE RECORDED AS A PART OF THIS SECTION.



LOCATION MAP
NO SCALE

℄ CURVE DATA

Ⓐ Δ = 38°08'55" R = 275.00' T = 95.08' L = 183.10'	Ⓑ Δ = 25°57'10" R = 600.00' T = 138.28' L = 271.78'	Ⓒ Δ = 65°09'00" R = 280.00' T = 178.90' L = 318.38'
Ⓓ Δ = 02°22'19" R = 750.00' T = 15.53' L = 31.05'	Ⓔ Δ = 43°58'26" R = 180.00' T = 72.68' L = 138.15'	

1	N 77°42'32" E	43.62'
2	S 55°30'52" E	3.47'
3	N 54°33'04" W	29.77'
4	N 13°32'12" W	40.24'
5	N 16°28'26" E	45.26'
6	N 00°02'39" E	37.35'
7	N 39°14'41" E	40.70'
8	N 81°43'39" W	38.06'
9	N 78°31'27" W	25.34'
10	N 60°38'46" W	37.12'
11	N 28°34'42" W	44.20'

CERTIFICATE OF RESERVATION OF LANDSCAPE & SIGNATURE ENTRANCE EASEMENTS

Any Landscape & Signature Entrance Easements shown hereon include the perpetual rights to construct entrance walls, fences, walks and plantings thereon, and are hereby reserved by THE HOUSING PARTNERSHIP, INC. for its benefit and its successors and assigns.

OWNERS: Carol M. Block.

THE HOUSING PARTNERSHIP, INC.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey and plat meets or exceeds the minimum standards of governing authorities.

Steven L. Burch 3022 01/25/08
Signature P.L.S. # Date

LOT AREAS			
LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
156	6,391	168	6,682
157	5,221	169	6,215
158	5,804	170	5,442
159	6,876	171	8,331
160	7,096	172	7,869
161	6,721	173	9,762
162	7,365	174	7,882
163	5,960	175	5,928
164	6,086	176	6,815
165	6,023	177	8,672
166	6,167	178	8,951
167	6,636		

A	N 210121.155 E 1166160.096
B	N 210080.287 E 1166219.858
C	N 210180.055 E 1166288.085
D	N 210265.278 E 1166391.877
E	N 210288.041 E 1166408.120
F	N 210351.554 E 1166527.146
G	N 210543.037 E 1166709.002
H	N 210557.247 E 1166733.760

ZONING: R-5		FORM DISTRICT: N		
MINIMUM YARD REQUIREMENTS				
FRONT	SIDE			REAR
	TOTAL	MINIMUM	STREET	
25'	10'	5'	25'	25'

TOTAL AREA IN SITE: 4.998 ACRES
TOTAL NUMBER OF BUILDING SITES: 23
—o— DENOTES 5/8" IRON PIN 18" LONG W/CAP STAMPED S.L. BURCH, L.S. 3022 UNLESS OTHERWISE NOTED

FAWN LAKES

ALTERNATIVE DEVELOPMENT INCENTIVE PLAN

SECTION 3A

OWNER & DEVELOPER
THE HOUSING PARTNERSHIP, INC.
DEED BOOK 8305, PAGE 593
TAX BLOCK 1058, LOT NO. 119
333 GUTHRIE GREEN, SUITE 404
LOUISVILLE, KENTUCKY 40202
DECEMBER 2007 SCALE 1" = 50'

GRAPHIC SCALE
0 25 50 100

SABAK, WILSON & LINGO INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET LOUISVILLE, KENTUCKY

DB9179 PG 446

Document No.: DN2008021952
Lodged By: FAWN LAKES
Recorded On: 02/13/2008 03:03:12
Total Fees: 28.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: SHESCH

Recorded in Plat Book No. 52 Page 87
Part No. ____

AA 1/25/08
CF 1/25/08
JB 2/12/08

52x87