56 x 84

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:

DOVE POINT ESTATES, SECTION 1

and does hereby dedicate to public use TRUMP AVENUE

THOMAS FARM DRIVE, KENZIE RIDGE WAY AND

DOVE POINT PLACE [signature]

DOVE POINT ESTATES, LLC

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 Dove Point Estates, Section 1 was this day presented to me by Daniel J. Smith known to me, who executed the Certificate in my presence and acknowledge it to be his free act and deed

Witness my hand and seal this 13th day of September 2017

My Commission expires 21st day of February 2018

[signature]

CERTIFICATE OF APPROVAL

Approved this 14th day of September 2017

LOUISVILLE METRO PLANNING COMMISSION [signature]

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: [signature]
DOVE POINT ESTATES, 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 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: [signature]
DOVE POINT ESTATES, 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 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

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC AND TELECOMMUNICATIONS EASEMENTS

The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunication Easement," "Gas 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 across all lots, access areas and ways to and from the easement: (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 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 L.G. & 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 L.G. & 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: [signature]
DOVE POINT ESTATES, LLC

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 10981 PAGE 594

3.) 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.

4.) ALL ISLANDS (AS SHOWN ON APPROVED CONSTRUCTION PLANS), LANDSCAPED AREAS AND ENTRANCE WALLS TO BE MAINTAINED BY THE DEVELOPER, HIS SUCCESSORS AND/OR ASSIGNS.

5.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL CONFORM WITH THE YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH 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 PERMITTED WITHIN THE FENCED AREA.

7.) THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM A REVIEW OF FLOOD INSURANCE RATE MAP 21111C0082, DATED DECEMBER 5, 2006.

8.) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET NUMBER 16SUBDIV1006 ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

9.) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER UNDER CASE NUMBER 16LANDSCAPE1155 AND THE SIGNATURE ENTRANCE PLAN UNDER CASE NUMBER 16DEVPLAN1198.

10.) OPEN SPACE LOTS WITHIN THIS SECTION SHALL INCLUDE SANITARY SEWER AND DRAINAGE RIGHTS.

11.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.

12.) MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

13.) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET NUMBER 17MINORPLAT1006 ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

14.) DWELLING ON THE FOLLOWING LOTS SHALL HAVE NO OPENINGS BELOW THE ELEVATION LISTED. THIS LOT WILL REQUIRE INDIVIDUAL APPROVAL FROM M.S.D. PRIOR TO ISSUANCE OF BUILDING PERMIT.

LOT NO. 5 = ELEVATION 695.00
LOT NO. 23 = ELEVATION 678.00
LOT NO. 24 = ELEVATION 685.00
LOT NO. 25 = ELEVATION 685.00

KENTUCKY STATE PLANE COORDINATES, NORTH ZONE, NAD 1983

POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
1	251560.01	1272525.23	16	251801.86	1273530.65	31	251141.13	1273627.40
2	251448.53	1272724.53	17	251888.07	1274225.10	32	251107.19	1273590.69
3	251431.21	1272716.25	18	251892.17	1274258.16	33	251035.63	1273476.60
4	251388.05	1272823.71	19	251591.45	1274254.43	34	250991.12	1273381.79
5	251383.99	1272972.95	20	251587.38	1274221.38	35	250967.93	1273295.56
6	251393.93	1273054.38	21	251712.88	1274222.93	36	250954.54	1273087.70
7	251405.57	1273138.45	22	251743.25	1274193.30	37	250985.43	1273036.96
8	251418.50	1273221.77	23	251743.28	1274190.81	38	251034.64	1272888.18
9	251433.28	1273307.66	24	251740.81	1274142.30	39	251037.64	1272889.17
10	251445.62	1273388.77	25	251763.09	1273990.13	40	251096.14	1272712.33
11	251430.40	1273440.13	26	251780.26	1273927.21	41	251109.49	1272632.09
12	251500.04	1273467.43	27	251780.41	1273867.73	42	251114.02	1272550.63
13	251604.84	1273467.37	28	251536.19	1273791.47	43	251254.00	1272552.99
14	251604.87	1273451.03	29	251389.64	1273775.02	44	251253.82	1272530.61
15	251791.51	1273449.22	30	251285.08	1273734.32	45	251253.72	1272525.76
						46	251667.79	1273694.17
						47	251609.68	1273807.58

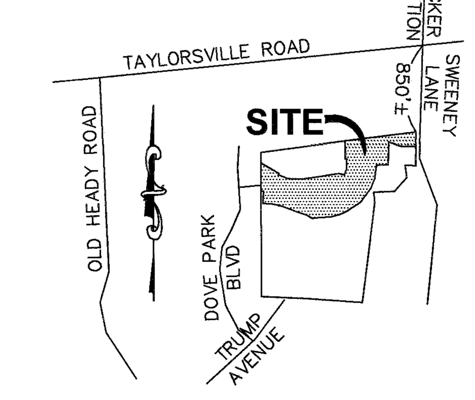
MINIMUM YARD REQUIREMENTS

ZONING	FORM DISTRICT	FRONT	SIDE TOTAL	SIDE MINIMUM	SIDE STREET	REAR
R-4	N	30'	10'	5'	30'	25'

TOTAL AREA IN SITE : 14.602 ACRES
TOTAL AREA "OPEN SPACE" : 2.046 ACRES
TOTAL NO. BUILDING SITES SHOWN: 28
TOTAL NO. OPEN SPACES : 2

℄ CURVE DATA

Curve	Δ	R	T	L
1	86°25'59"	261.817'	246.005'	394.962'
2	14°05'58"	741.750'	91.728'	182.529'
3	107°53'10"	420.000'	576.874'	790.847'
4	19°28'48"	925.000'	158.777'	314.490'
5	21°50'30"	175.000'	33.766'	66.711'



LOCATION MAP
NO SCALE

VERTICAL BENCHMARKS

BENCHMARK "A" ELEVATION = 697.96 SQUARE CUT ON TOP OF CONCRETE CURB BETWEEN LOTS 4 AND 5 (DATUM=NAVD 1988)

BENCHMARK "B" ELEVATION = 696.48 SQUARE CUT ON TOP OF CONCRETE CURB BETWEEN LOTS 24 AND 25 (DATUM=NAVD 1988)

BENCHMARK "C" ELEVATION = 696.62 SQUARE CUT ON TOP OF CONCRETE CURB BETWEEN LOTS 22 AND 23 (DATUM=NAVD 1988)

ALL CARDINAL POINT CORNERS AND LOT CORNERS ARE 5/8" REBAR WITH SURVEY CAP STAMPED "JOHN THOMAS 3259" UNLESS OTHERWISE NOTED.

COORDINATES, NORTH AND ALL BEARINGS SHOWN HEREON REFER TO GRID NORTH, KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983. (N 82°55'24" E)

GRAPHIC SCALE
0 30 60 120

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 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.

STATE OF KENTUCKY JOHN M. THOMAS 3259 LICENSED PROFESSIONAL LAND SURVEYOR

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.

[signature] 9-12-17
JOHN M. THOMAS, PLS NO. 3259 DATE

DOVE POINT ESTATES
SECTION 1
RECORD PLAT

DOVE POINT ESTATES, LLC
10122 TAYLORSVILLE ROAD
LOUISVILLE, KENTUCKY 40299

SITE:
DEED BOOK 10798, PAGE 75
PLAT AND SUBDIVISION BOOK 56, PAGE 37
3900 SWEENEY LANE – TAX ID #0046-0396-0000
3920 SWEENEY LANE – TAX ID #0046-0414-0000
3950 SWEENEY LANE – TAX ID #0046-0413-0000
4000 SWEENEY LANE – TAX ID #0046-0412-0000

SEPTEMBER 12, 2017 JOB NO. 2922 RP-1 SCALE: 1"=60'

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
608 SOUTH THIRD STREET LOUISVILLE, KENTUCKY 40202

BA 9/14/17
9-14-17 Tom
56 x 84

K:\JOBS\2922\RPLAT\2922RP01.dwg

END OF DOCUMENT