

96 X 89

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 plot of:

DOVE POINT ESTATES, SECTION 3
and does hereby dedicate to public use THOMAS FARM DRIVE
AND TINA KIT WAY

DOVE POINT ESTATES, LLC
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY SS
COUNTY OF JEFFERSON

I, Linda M. Sealar

a Notary Public in and for the County aforesaid, do hereby certify that the foregoing plot of DOVE POINT ESTATES, SECTION 3

was this day presented to me by Don 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 17th day of June 2022

My Commission expires: 23rd day of February 2024

Approved this 12th day of September 2022

LOUISVILLE METRO PLANNING COMMISSION

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

An easement for sanitary and drainage purposes is hereby reserved on, over and under the strips of land and spaces defined and bounded by dashed lines marked "Sanitary Sewer and Drainage Easement". MSD or others authorized by MSD have the right of ingress and egress over these easements at all times for the purpose of constructing, operating, maintaining, repairing and reconstructing sanitary sewers, drains, and related equipment, structures or materials, hereafter referred to as "sanitary sewers and drains". Nothing shall be placed in, on, over or under the sanitary sewer and drainage easement which will obstruct or interfere with the purpose of said easement. The easement does not imply release or waiver by MSD of rights to land owners and their property to sewer rates, drainage fees, rentals and other charges, including special assessments, as may be authorized by law. MSD covenants that it will assume full responsibility for claims resulting from damage to any land, improvement, or the environment within or outside the sanitary sewer and drainage easement granted herein, or to any land or improvements used for ingress and egress to such easement, caused by MSD during construction, operation, maintenance, repair or reconstruction of said sanitary sewers, drains, and appurtenances unless damage is caused by the placing of any structure within or outside the easement in violation of this certificate, in such case no liability will be assumed by MSD.

OWNERS: 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 for use and adjacent to the permanent easement(s) herein, including 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 to 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. 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 owner 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 a 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.

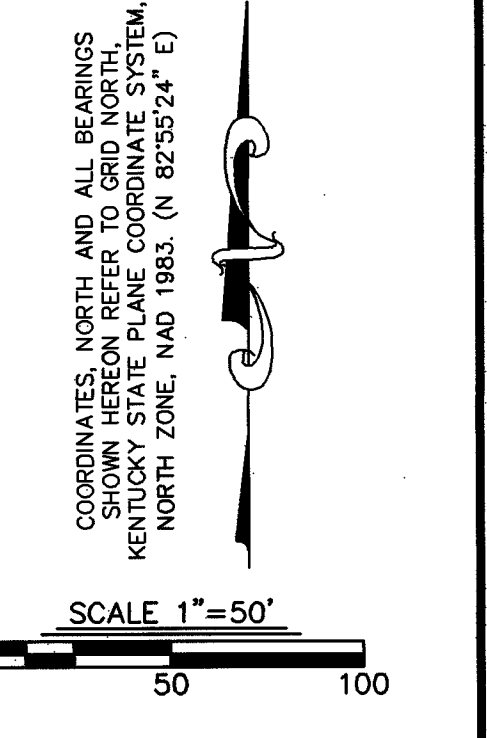
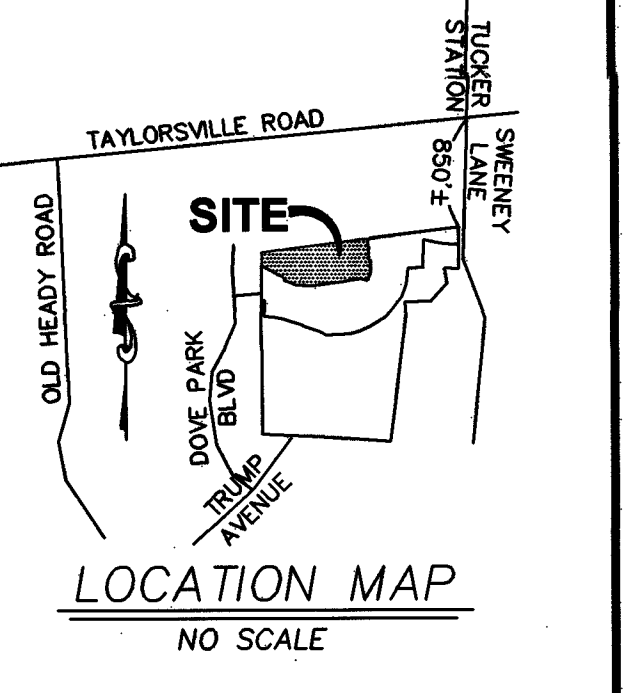
(C) Easements for overhead electric transmission and distribution feeder lines, and equipment appropriate in connection therewith are reserved over and under all spaces (including park, open and drainage space areas), outlined by dashed lines and designated for underground and overhead facilities. Above 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: DOVE POINT ESTATES, LLC



NOTES

THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, DOCKET NO. 16SUBDIV1006, ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION. NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS, THAN ORIGINALLY APPROVED, WILL OCCUR, UNLESS APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION.

THIS PLAT IS SUBJECT TO THE TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE APPROVED TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NO. 21-LANDSCAPE-0149 ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES IN ORDER TO PREVENT COMPACTION OF THE ROOT SYSTEMS OF TREES THAT ARE TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO VEHICLE PARKING, MATERIALS STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITH THE FENCED AREAS.

HOMEBUILDERS AND/OR DEVELOPERS SHALL INSTALL SIDEYARD SWALES FOLLOWING THE COMPLETION OF ANY HOME CONSTRUCTION ON LOTS THAT HAVE CROSS-LOT DRAINAGE TO DIRECT LOT DRAINAGE TO PROPOSED SWALES

THIS PLAT IS SUBJECT TO THE DEED OF RESTRICTIONS OF RECORD IN DEED BOOK 10981, PAGE 594 AND AMENDED IN DEED BOOK 12452, PAGE 706

ALL OPEN SPACES, TRAFFIC ISLANDS AND LANDSCAPED AREAS TO BE MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS. OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY. ALL NECESSARY RIGHTS FOR SANITARY SEWER AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREA MARKED "OPEN SPACE" HEREON.

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 IT IS LOCATED.

THE BUILDING LIMIT LINES OR REQUIRED YARDS MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE METRO PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 211110002-F, DATED FEBRUARY 26, 2021.

MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

THIS RECORD PLAT REVISES DOVE POINT ESTATES, MINOR SUBDIVISION PLAT, OF RECORD IN PLAT AND SUBDIVISION BOOK 56, PAGE 36, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

Table with 4 columns: ZONING, FORM DISTRICT, FRONT, REAR. Row 1: R-4, N, 25', 30'.

TOTAL AREA IN SITE : 6.492 ACRES
TOTAL AREA "OPEN SPACE" : 0

TOTAL NO. BUILDING SITES SHOWN: 17
TOTAL NO. OPEN SPACES : 0

CURVE DATA

Table with 4 columns: Curve 1 (R=5534'44", L=169.756'), Curve 2 (R=175.000', L=162.933'), Curve 3 (R=5000.000', L=321.900'), Curve 4 (R=101206', L=66.211').

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 a fine.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdividers' 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.

ALL INDIVIDUAL LOT CORNERS AND CARDINAL POINT CORNERS ARE SET 5/8" REBAR WITH CAP STAMPED "JOHN THOMAS 3259" OR "DENNIS KRAUS 2613" UNLESS OTHERWISE NOTED.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS AND THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE EXCEEDS 1:10,000. THE BEARINGS, DISTANCES AND TRAVERSE SHOWN HEREON WERE ADJUSTED FOR CLOSURE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR AN URBAN CLASS SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, STANDARD OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 AND IN EFFECT ON THE DATE OF THIS SURVEY.

Signature of John M. Thomas, PLS No. 3259, DATE 6-8-22

KENTUCKY STATE PLANE COORDINATES, NORTH ZONE, NAD 1983. Table with 4 columns: POINT #, NORTHING, EASTING, POINT #, NORTHING, EASTING. Rows 1-16.

DOVE POINT ESTATES SECTION 3 RECORD PLAT

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

SITE:
DEED BOOK 10798, PAGE 75
4002 THOMAS FARM DRIVE
TAX ID #0046-0413-0000

JUNE 6, 2022 JOB NO. 2922 RP-3 SCALE: 1"=50'
SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
608 SOUTH THIRD STREET LOUISVILLE, KENTUCKY 40202

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