

52x85

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby dedicates the same to be the public use and shall hereby dedicate to public use the BEESPRING FARM BOULEVARD shown hereon.

CERTIFICATE OF NONOCCUPANCY
STATE OF KENTUCKY
COUNTY OF JEFFERSON

CERTIFICATE OF APPROVAL
Approved this 25th day of August 2008
LOUISVILLE METRO PLANNING AND DESIGN SERVICES
Loretta J. McNeill
DOCKET NO. S 10-23-04

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS
The undersigned, BEECH SPRING FARM, LLC, as owner of the land shown on this plat, hereby reserves the right to install, maintain, and operate a sanitary sewer and drainage system on the land shown on this plat.

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC, AND TELEPHONE EASEMENTS
The undersigned, BEECH SPRING FARM, LLC, as owner of the land shown on this plat, hereby reserves the right to install, maintain, and operate gas, electric, and telephone lines on the land shown on this plat.

NOTICE OF BOND REQUIREMENT
After construction of any portion of the improvements shown on this plat, the contractor shall be required to post a bond in the amount of \$100,000.

NOTES

- 1) THESE SHALL BE NO OTHER SUBDIVISION OR RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS OR PARCELS APPROVED AS RECORDED IN DEED BOOK 8726, PAGE 588 AS AMENDED BY DEED BOOK 8726, PAGE 588 AS SHOWN HEREON.
- 2) THIS PLAT IS SUBJECT TO DEED OF RESERVATION AS RECORDED IN DEED BOOK 8726, PAGE 588 AS SHOWN HEREON.
- 3) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL AS RECORDED IN DEED BOOK 8726, PAGE 588 AS SHOWN HEREON.
- 4) CONSTRUCTION FINANCING SHALL BE PROVIDED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PRESENTING CONTRACTOR TO OBTAIN PERMITS FOR THE TREE CANOPY AND SMALL REMAIN IN PLACE PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE MAINTAINED WITHIN THE FENCED AREA.
- 5) A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE KENTUCKY AGRICULTURE DISTRICT AND U.S.D.A. SOIL CONSERVATION SERVICE RECOMMENDATIONS AND A COPY OF SAID PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION.
- 6) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN FROM A REVIEW OF FEMA MAP #211100071E, DATED OCTOBER 31, 2006.
- 7) REMAINING DATA FOR THIS PLAT IS BASED ON AERIAL PHOTOGRAPHY DATED 11/15/07. NORTH ARIZONA DATUM OF 1983. BEING NS946107E.
- 8) 12469356, SEC 1/2/118' FROM P/W W/CA-P.
- 9) ALL OPEN SPACE SHALL NOT BE FURTHER SUBDIVIDED OR USED FOR ANY OTHER PURPOSE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.
- 10) ALL OPEN SPACES SHALL BE MAINTAINED BY THE BEESPRING FARM, LLC.
- 11) ALL NECESSARY RIGHTS FOR SANITARY SEWER, DRAINAGE, AND UTILITY PURPOSES SHALL BE RESERVED THROUGHOUT THE ENTIRE OPEN SPACE.
- 12) ALL OPEN SPACE DEDICATED IN THIS PORTION OF BEECH SPRING FARM SUBDIVISION ARE TO MEET THE OPEN SPACE REQUIREMENTS FOR ALL OTHER DEVELOPERS.
- 13) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AS SHOWN ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER DOCKET NO. 0-23-04.

PROJECT DATA

EXISTING ZONING = R-4
FORM DISTRICT = NICHOLSON000
TOTAL SITE AREA = 13.97 AC.
TOTAL # RESIDENTIAL LOTS = 27
TOTAL OPEN SPACE = 2
TOTAL AREA OF R/W = 1.60 AC.
NET AREA = 12.37 AC.
GROSS DENSITY = 2.08 DU/AC.
NET DENSITY = 2.34 DU/AC.
MINIMUM YARD REQUIREMENTS:
FRONT YARD = 30 FEET
SIDE YARD = 10 FEET
REAR YARD = 5 FEET
STREET SIDE YARD = 30 FEET
REAR YARD = 25 FEET

LINE TABLE

| LINE | BEARING | LENGTH | RADIUS |
|------|-------------|--------|--------|
| L1 | S83°49'24"E | 13.12 | 330' |
| L2 | N87°30'05"E | 2.50 | 1,645' |
| L3 | N80°57'01"E | 33.34' | 1,845' |
| L4 | S24°51'17"E | 20.00' | 435' |
| L5 | S27°00'11"E | 24.18 | 200' |
| L6 | S35°09'57"E | 32.76 | 200' |
| L7 | S03°02'25"E | 34.96' | 30' |
| L8 | S32°16'37"W | 29.98' | 50' |
| L9 | S25°36'20"W | 6.70 | 50' |
| L10 | N35°04'50"E | 9.23 | 50' |
| L11 | N29°46'57"E | 28.98' | 30' |
| L12 | N64°16'19"E | 34.26' | 200' |
| L13 | S83°38'07"E | 21.38' | 200' |
| L14 | N84°05'39"E | 25.96' | 200' |

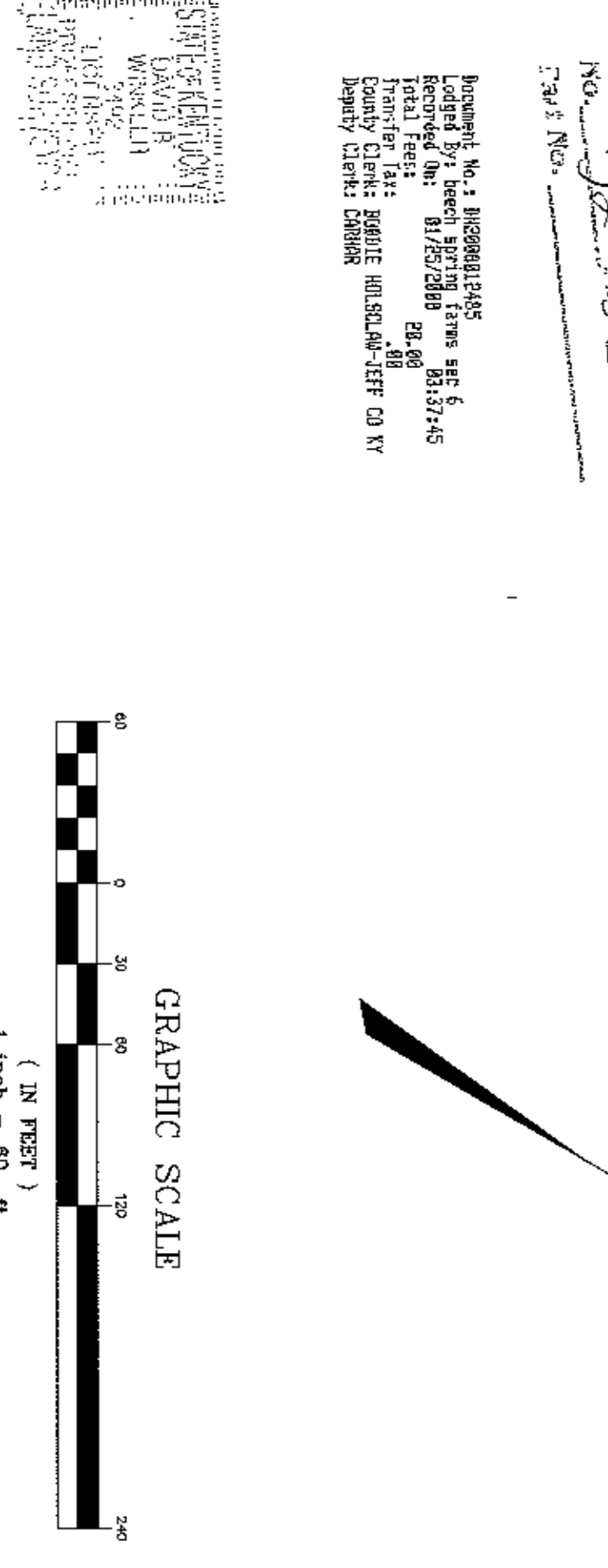
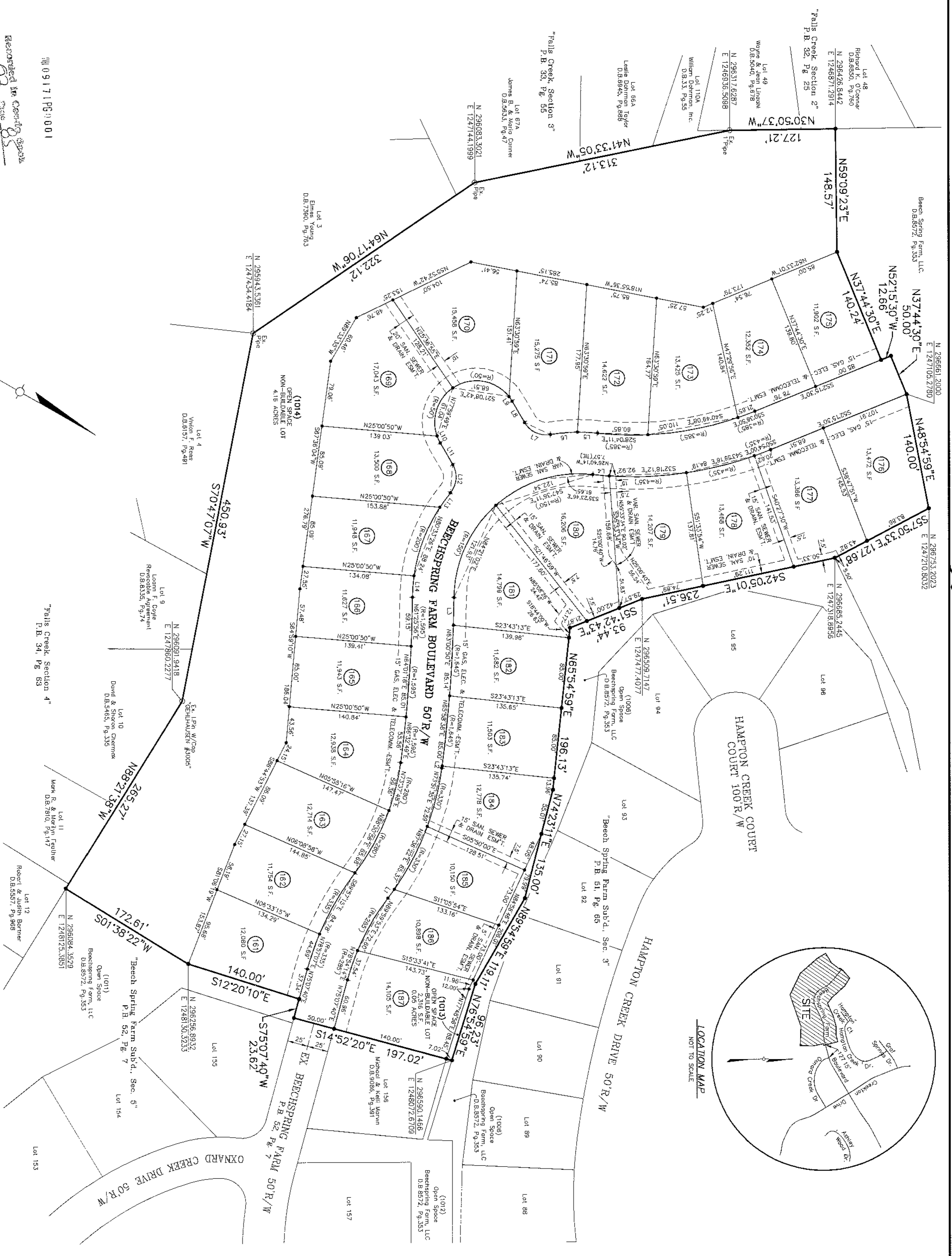
PROPERTY OWNER'S OBLIGATION

The undersigned, BEECH SPRING FARM, LLC, as owner of the land shown on this plat, hereby agrees to pay for the cost of all utility easements and other improvements shown on this plat.

LAND SURVEYOR'S CERTIFICATE

I, the undersigned, Loretta J. McNeill, a duly licensed Professional Land Surveyor in the State of Kentucky, do hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Kentucky.

52x85



RECORDED IN
PLAT NO. 02
BOOK 8726, PAGE 588

RECORD PLAT
OF
BEECH SPRING FARM SUBD. SECTION 6

ENGINEER/LAND SURVEYOR
LAND DESIGN & DEVELOPMENT, INC.
11800 BRINLEY AVENUE, SUITE 201
LOUISVILLE, KENTUCKY 40243
D.B. 8572, PG. 353 - TAX BLOCK 3711, LOT 5
SITE ADDRESS: 3600 BARBOUR LANE
PLAT DATE: 1/23/08

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