

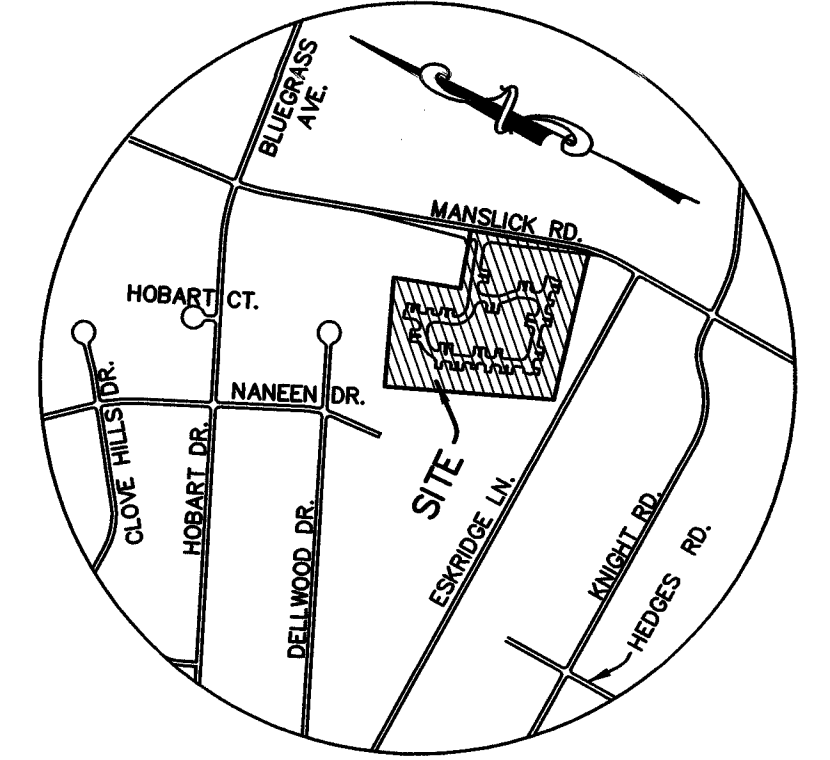
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- NOTES:**
- 1.) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN SHOWN ON THIS PLAT, UNLESS APPROVED BY THE PLANNING COMMISSION.
 - 2.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENT OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.
 - 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.
 - 4.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 10410, PAGE 479
 - 5.) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. THIS DETERMINATION WAS MADE AFTER A REVIEW OF FLOOD INSURANCE RATE MAP NO.21111C0073E DATED DECEMBER 05, 2006.
 - 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 DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR INSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - 7.) SUBJECT TO CONDITIONS OF APPROVAL/BINDING ELEMENTS IN DOCKET NO. 14ZONE1045 IN THE OFFICES OF THE PLANNING COMMISSION.
 - 8.) THIS PROPERTY LIES WITHIN THE NEIGHBORHOOD FORM DISTRICT AND IS ZONED R5A.

- NOTES:**
- 9.) ALL NECESSARY RIGHTS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".
 - 10.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE IN PERPETUITY.
 - 11.) THE DEVELOPER WILL RECORD DEED RESTRICTIONS TO REQUIRE THE HOME OWNERS ASSOCIATION TO PROVIDE FOR ALL MAINTENANCE & REPAIR FOR ALL PROPERTY SERVICE CONNECTIONS OUTSIDE OF MSD EASEMENTS AND FOR ANY PRIVATE SEWERS NOT PLACED IN MSD EASEMENTS.
 - 12.) "AS-BUILT" DRAWING(S) SHALL BE REQUIRED BY THE DEVELOPMENT ENGINEER ON ALL BASINS SHOWN ON THE APPROVED SUBDIVISION PLANS AND SHALL BE CONSIDERED A PUNCHLIST ITEM, PRIOR TO SUBDIVISION BOND RELEASE.
 - 13.) THIS DEVELOPMENT WILL HAVE A PROPERTY OWNERS' ASSOCIATION AND A MAINTENANCE AGREEMENT ESTABLISHED FOR MAINTAINING THE OPEN SPACE AND COMMON FACILITIES, WHICH WILL BE APPROVED BY THE PLANNING COMMISSION AND RECORDED IN THE DEED OF RESTRICTIONS.
 - 14.) MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 - 15.) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

VARIANCE GRANTED BY PLANNING COMMISSION
 A VARIANCE WAS GRANTED BY THE PLANNING COMMISSION OF 5.3.1.D.1.b OF THE LDC TO ALLOW THE PROPOSED BUILDINGS & THEIR PATIOS/DECKS TO ENCRoACH INTO THE 25' REAR YARD SETBACKS. (LOTS 10, 27, 28, 31 & 32)

NORTH AND ALL BEARINGS SHOWN HEREON WERE DERIVED FROM STATE PLAIN COORDINATES. (NAD 83 KY. NORTH ZONE)



LOCATION MAP
NO SCALE

BEARINGS & DISTANCES

1	N 29°33'38" W	28.49'	R=63.00'
2	N 17°14'42" W	22.66'	
3	N 81°10'45" W	26.69'	R=50.00'
4	N 81°45'33" W	29.83'	R=58.00'
5	S 16°33'02" W	3.14'	R=65.00'
6	S 12°02'28" W	9.93'	R=91.00'
7	S 20°57'41" E	1.84'	
8	S 20°57'41" E	3.00'	
9	S 29°44'44" E	11.30'	R=37.00'
10	S 49°11'37" E	13.69'	R=37.00'
11	S 80°54'23" E	26.58'	R=37.00'
12	N 31°29'49" W	31.18'	R=63.00'
13	N 44°13'36" W	3.51'	R=63.00'
14	N 17°52'55" W	26.21'	
15	N 11°59'07" W	37.00'	
16	S 11°59'07" E	6.45'	
17	S 69°11'30" W	37.00'	
18	S 69°11'30" W	7.12'	
19	S 17°54'44" E	82.72'	
20	S 48°31'01" W	18.32'	
21	N 48°31'01" E	16.12'	
22	N 17°24'28" E	9.68'	
23	N 72°49'43" E	10.00'	
24	S 72°50'12" W	30.00'	
25	N 17°09'48" W	19.46'	
26	S 82°31'12" E	30.43'	R=140.00'
27	S 85°14'50" W	30.72'	R=110.00'
28	N 17°09'48" W	17.32'	
29	N 72°50'12" E	30.00'	
30	S 69°42'49" W	6.31'	R=65.00'

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 to the public use the same to be known as the CLOVER TRACE

and does hereby dedicate to public use the

N/A

OWNERS: *D.J. St*

CDJ DEVELOPMENT, LLC.

CERTIFICATE OF ACKNOWLEDGMENT

I, *Carol Hedge*, Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of CLOVER TRACE was this day presented to me by *DAN 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 21st day of May 2015

My Commission expires 9th day of March 2019

Carol Hedge 527746
Notary Public

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & 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 to and from the easements across all lots and easement areas, ways and other easements; (2) the right to cut down or trim any trees within the easement; (3) the right to trim or cut down any trees outside the 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 outside the easement area within 10' of the closest conductor 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 structure 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 utility lines to serve this subdivision.

(A) All property owners' gas, 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 utility 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 lines is located.

Appropriate easements are hereby dedicated and reserved to each property owner together with the right ingress and egress over adjoining lots or properties to install, operate and maintain electric service lines to L.G. & E.'s termination points. Gas and electric service lines, as installed, shall be located at the most convenient 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 thereon 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 lines, poles and equipment thereon shall be 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 transmission 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 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: *D.J. St*

CDJ DEVELOPMENT, LLC.

CERTIFICATE OF RESERVATION OF PUBLIC UTILITY, SEWER, DRAINAGE AND PRIVATE ACCESS EASEMENT

Perpetual easement(s) for roadways, courts, drives, public utilities, including, but not necessarily limited to, water, electric, gas, telephone, cable, sewer and drains are hereby dedicated and reserved on, over and under the whole or any part of the land shown on this plat as "Private Access & Public Utility Easement", together with the rights of ingress and egress over GRANTOR'S property and from easements for construction, operation, maintenance, and reconstruction of the aforesaid roadways, courts, drives, public utilities, sewers and drains.

No permanent structures of any kind shall be placed on, over or under the land within the perpetual easements. The perpetual easements shall run with the land and shall be for the benefit and use of the GRANTOR'S property and all lands abutting the aforesaid easements.

Access easements shall be maintained by the GRANTOR'S, his heirs, executors, administrators assigns or the owners of the underlying fee simple title.

OWNERS: *D.J. St*

CDJ DEVELOPMENT, LLC.

CERTIFICATE OF RESERVATION OF SIGNATURE WALL & LANDSCAPE EASEMENT

An easement for Signature Wall purposes, including fences and landscaping, is hereby reserved on, over and under the whole or any part of the land shown on this plat as "Signature Wall & Landscape Easement" for the installation, maintenance, repair, replacement, removal and landscaping. The easement(s) shall be for the benefit of Clover Trace Homeowners Association, Inc. its Agents or Assigns.

OWNERS: *D.J. St*

CDJ DEVELOPMENT, 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 whole or any part of the land shown on this plat as "Water Main & Appurtenances Easement", together with the rights of ingress and egress over GRANTOR'S property and from easements for construction, operation, maintenance, and reconstruction of the aforesaid water mains, appurtenances, and appurtenances.

No permanent structure of any kind shall be erected on the surface of the land shown on this plat within the perpetual 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: *D.J. St*

CDJ DEVELOPMENT, LLC.

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 demolish, alter or destroy those improvements and not to allow any condition or activity on his property that will impede 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 the person responsible shall be subject to foreclosure.

NOTICE OF BOND REQUIREMENT

The builder of each lot in this subdivision is required to grade the lot so that over-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.

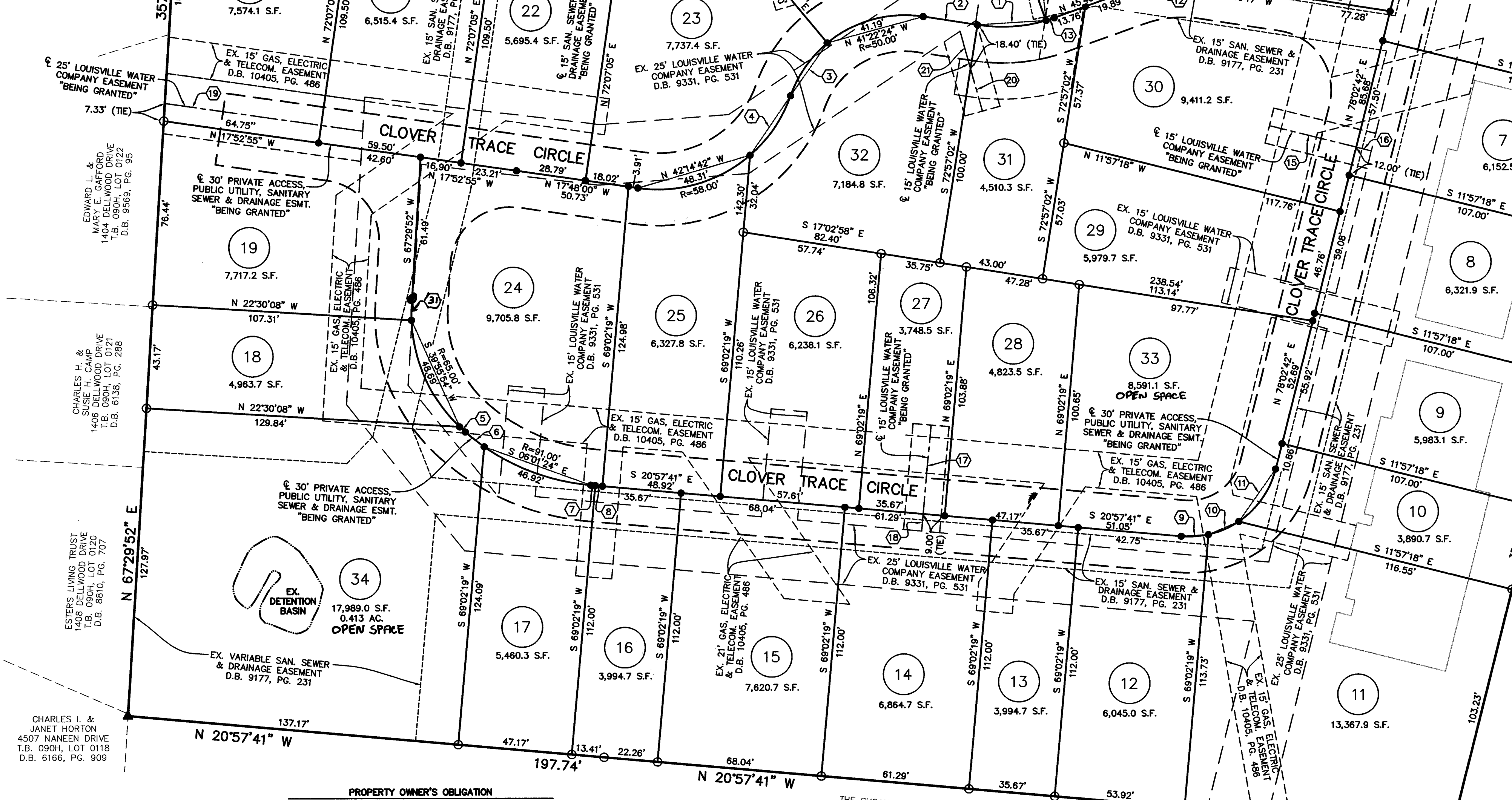
LAND SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was performed by persons under my direct supervision by the method of random traverses with side shots 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 a Class "A" Survey as established by the State of Kentucky, per 201 KAR 18:150 and in effect on the date of this survey.

DAVID A. MINDEL
2843
LICENSED PROFESSIONAL LAND SURVEYOR

BUILDERS OBLIGATION

The builder of each lot in this subdivision is required to grade the lot so that over-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.



CLOVER TRACE
SUBDIVISION
RECORD PLAT
OWNER & DEVELOPER

CDJ DEVELOPMENT, LLC.
10122 TAYLORSVILLE ROAD
LOUISVILLE, KENTUCKY 10299-3623
TAX BLOCK 090H, LOT 0070
DEED BOOK 10160, PAGE 991
MAY 21, 2015 SCALE: 1"=30'

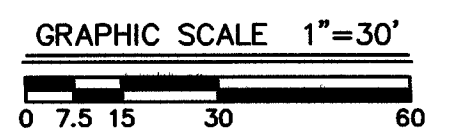
MINDEL, SCOTT & ASSOCIATES, INC.
PLANNING * ENGINEERING * SURVEYING
LANDSCAPE ARCHITECTURE
5151 JEFFERSON BOULEVARD,
LOUISVILLE, KY. 40219
(502)485-1508

CERTIFICATE OF APPROVAL
 Approved this 27th day of May 2015
 LOUISVILLE METRO PLANNING COMMISSION
 14ZONE1045
 Docket No. *Jo Reaman*

- LEGEND**
- SET 1/2 INCH REBAR WITH SURVEY CAP NO. 2843 OR "X" CUT AS NEEDED UNLESS OTHERWISE NOTED. ALL INTERIOR LOT CORNERS ARE SET 1/2 INCH REBAR WITH SURVEY CAP NO. 2843 OR MAG NAIL/"X" CUT AS NEEDED UNLESS OTHERWISE NOTED.
 - SET MAG NAIL WITH SHINER STAMPED PLS. #2843
 - FOUND 2 1/2" IRON PIPE
 - ▲ FOUND 1/2 INCH REBAR WITH CAP #3570

SITE INFORMATION

OWNER: CDJ DEVELOPMENT, LLC.
 PROPERTY ADDRESS: 4806 MANSLUCK ROAD
 TOTAL AREA IN SITE: 247,696 S.F. OR 5.686 AC.
 TOTAL NUMBER BUILDINGS: 32
 TOTAL NUMBER NON-BUILDABLE SITES: 2



THE SUSAN REISS GIFT TRUST
4509 NANEEN DRIVE
T.B. 090H, LOT 0067
D.B. 9934, PG. 942

DAVID A. MINDEL
2843
LICENSED PROFESSIONAL LAND SURVEYOR

DAVID A. MINDEL PLS NO. 2843 Date *5/25/15*

hxss

55x4

55x4

AB 5/27/15

AA 5/27/15

Document No.: DNE2159C4680
 Logged By: NMB/S/2015
 Recorded On: 05/27/2015 03:29:29
 Total Fees: 28.00
 Transfer Tax: .00
 County Clerk: BOBBIE HOLSCLEAN-JEFF CO KY
 Deputy Clerk: EVERETT

Recorded in Plat Book
No. 55 Page 4
Part No.