CERTIFICATE OF ACKNOWLEDGEMENT

COMMONWEALTH OF KENTUCKY
COUNTY OF

I, Tracee Swan, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of THE BRENTWOOD SUBDIVISION, SECTION 9 was this day presented to me by Robin Clore Hancock known to me, who executed the Certificates in my presence and acknowledge it to be her free act and deed.

Witness my hand and seal this 3 day of NOV, 2023

My Commission expires: 21 day of March, 2024

Tracee Swan
Notary Public Signature

Tracee Swan
Notary Public Printed Name

My Notary Registration Number is KYNP31125

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 THE BRENTWOOD SUBDIVISION, SECTION 9 and does hereby dedicate to public use the streets and any other spaces so indicated shown thereon.

OWNER: Robin Clore Hancock
Oldham Farms Development, LLC member.

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. EASEMENTS

The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunication Easement, "Gas Easement" or "Electric and Telecommunication Easement" are hereby reserved as 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 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 LG & 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.

OWNER: Robin Clore Hancock
Oldham Farms Development, LLC Member.

CERTIFICATE OF RESERVATION OF DRAINAGE ESM'TS.

Easement for drainage purposes are hereby granted to Oldham County on, over and under the strips of land and spaces as defined and bounded by dashed lines marked "DRAIN. ESM'T.", together with the right of ingress and egress over all lots to and from the easements for construction, operation and maintenance of drainage over said land. No permanent structures of any kind shall 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 drainage may be constructed by any public agency having legal authority for such construction, or by others subject to approval of Oldham County.

OWNER: Robin Clore Hancock
Oldham Farms Development, LLC Member

CERTIFICATE OF RESERVATION OF SANITARY SEWER EASEMENTS

An easement for sanitary purposes is hereby reserved on, over and under the strips of land and spaces defined and bounded by dashed lines marked "Sanitary Sewer Easement", together with a grant of public use rights-of-way for the same sanitary sewer purpose. MSD or others authorized by MSD have the right of ingress and egress over all lots to and from these easements at all times for the purpose of constructing, operating, maintaining, repairing and reconstructing sanitary sewers and related equipment, structures or materials, hereinafter referred to as appurtenances, under MSD's jurisdiction, control, and supervision. Nothing shall be placed in, on, over or under the sanitary sewer easement which will obstruct or interfere with the purposes of said easement. The easement does not imply release or waiver by MSD of rights to land owners and their property to sewer rates, 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 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 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.

OWNER: Robin Clore Hancock
Oldham Farms Development, LLC Member.

BUILDERS OBLIGATION

The builder of each lot in this project is required to grade the lot so that cross-lot drainage is in conformance with the approved Composite Drainage Plan for the project.

GENERAL NOTES

1) NO LOTS SHOWN HEREON MAY BE SUBDIVIDED OR RESUBDIVIDED RESULTING IN THE CREATION OF A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED BY THE PLANNING COMMISSION.

2) 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.

3) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK _____, PAGE ____.

4) THIS PLAT IS SUBJECT TO THE BINDING ELEMENTS OF DOCKET NO. PZ-08-015 AND DOCKET NO. PZ-19-018 ON FILE IN THE OFFICE OF THE OLDHAM COUNTY PLANNING COMMISSION.

5) NO PART OF THIS TRACT LIES WITHIN A FLOOD HAZARD AREA FROM A REVIEW OF FEMA MAP NO. 21185C0185D, DATED MARCH 23, 2021.

6) THE REFERENCE MERIDIAN USED ON THIS PLAT TO DETERMINE THE DIRECTIONS OF THE SURVEY LINES WAS BASED ON THE WEST PROPERTY LINE OF LOT 312 OF THE BRENTWOOD SUBDIVISION, SECTION 8 OF RECORD IN PLAT BOOK 8, PAGE 19, BEARING BEING S06°13'57"E.

7) ALL COMMON OPEN SPACES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION SHALL MAINTAIN ALL BOULEVARD LANDSCAPING, SPRINKLER SYSTEM AND STREET LIGHTS.

PROPERTY LINE/CURVE TABLE		
L1	N76°45'45"E	37.43'
L2	S79°22'26"W	16.23' R=35.00'
L3	S20°23'59"W	62.95'
L4	S45°37'23"E	46.63' R=35.00'
L5	S04°39'53"E	6.22' R=220.00'
L6	S36°25'40"W	46.75' R=35.00'
L7	S11°40'08"E	60.00'
L8	N81°02'57"E	42.21' R=445.00'
L9	N83°46'03"E	7.60'
L10	N61°28'02"W	8.99' R=239.53'
L11	N64°40'43"W	34.93' R=233.55'
L12	N48°59'56"W	44.48'
L13	N81°05'27"E	166.53' R=320.00'
L14	S49°13'13"E	7.50' R=970.00'
L15	S64°40'43"E	25.96' R=173.55'
L16	N69°20'08"W	34.40' R=56.00'
L17	S09°20'59"E	58.32' R=50.00'
L18	N74°53'22"E	34.40' R=56.00'
L19	S67°32'55"W	36.41' R=380.00'
L20	S31°34'48"E	33.93'

PROJECT DATA

GROSS AREA	= 43.44 AC.
NET AREA	= 38.59 AC.
EXISTING ZONING	= R-2 & CO-1
TOTAL # RESIDENTIAL LOTS	= 32
TOTAL # COMMON OPEN SPACE LOTS	= 1
TOTAL 'AREA OF R/W	= 4.85 AC.
GROSS DENSITY	= 0.74 DU/AC.
NET DENSITY	= 0.83 DU/AC.
TOTAL AREA OF BUILDABLE LOTS	= 37.92 AC.
COMMON OPEN SPACE PROVIDED	= 0.67 AC.

MINIMUM YARD REQUIREMENTS: R-2

FRONT YARD	= 35 FEET
SIDE YARD	= 7 FEET 25 feet total for both sides if no street side
STREET SIDE YARD	= 35 FEET
REAR YARD	= 25 FEET

MINIMUM YARD REQUIREMENTS: CO-1

FRONT YARD	= 50 FEET
SIDE YARD	= 15 FEET (Each Side)
STREET SIDE YARD	= 50 FEET
REAR YARD	= 40 FEET

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 Easement" 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 property 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.

OWNER: Robin Clore Hancock
Oldham Farms Development, LLC Member.

PROPERTY OWNER'S OBLIGATION

Certain improvements in this project are required by the Oldham County Subdivision Regulations and the Oldham County Construction Site Runoff Control Ordinance as specified in the approved construction plans on file in the office of the Oldham County Engineer. It is the obligation of each property owner in the project 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 that may be enforce in the same manner that mortgages are enforced, and the persons responsible shall be subject to a fine.

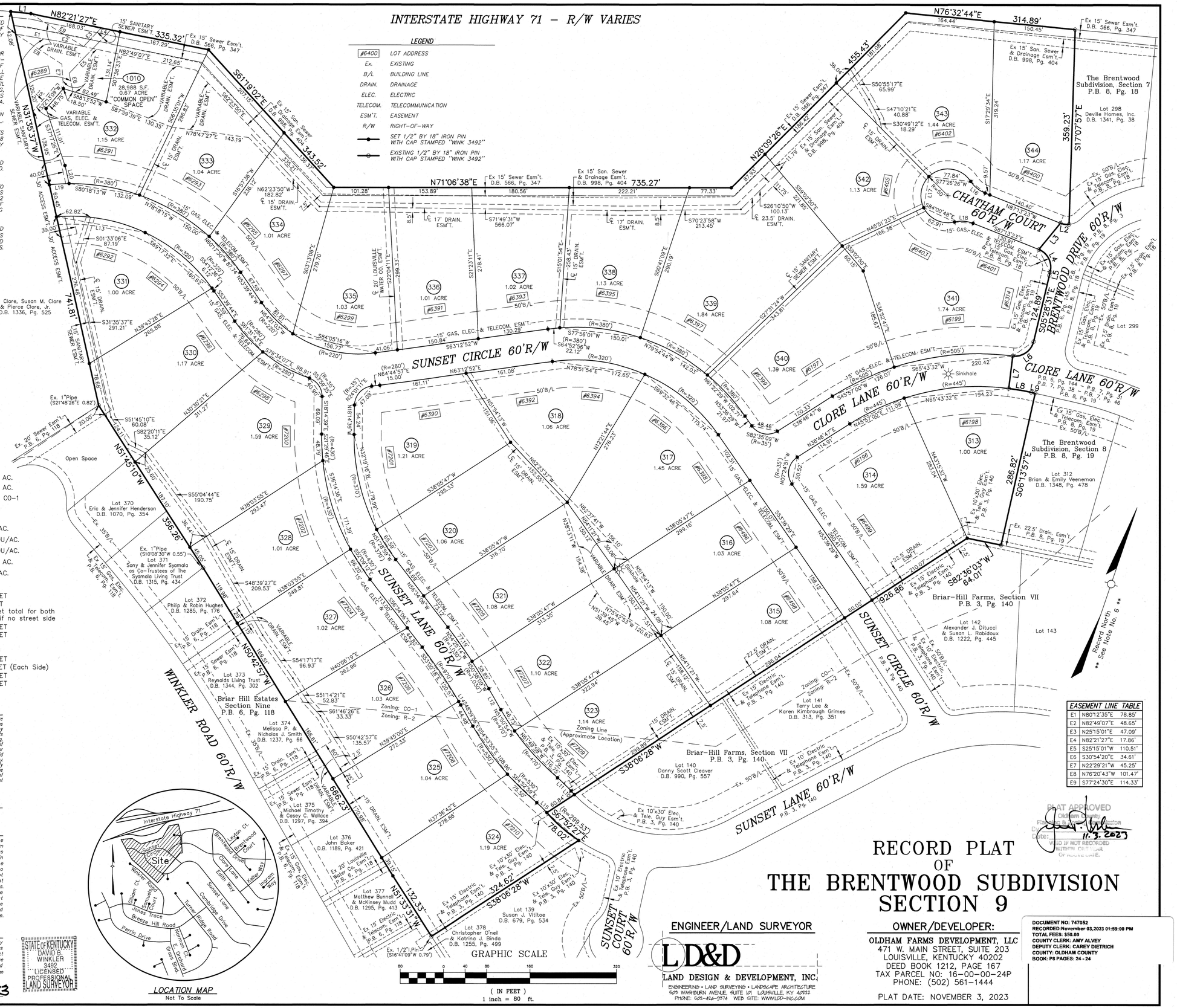
LAND SURVEYOR'S CERTIFICATE

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 plat meets the requirements of a Class A (Suburban Lands) Survey. The unadjusted traverse closure ratio exceeds an accuracy of 1:10,000 and an angular closure of N seconds per angle.

David B. Winkler #3492 11-3-23
Signature PLS # Date

STATE OF KENTUCKY
DAVID B. WINKLER
3492
LICENSED PROFESSIONAL LAND SURVEYOR

LOCATION MAP
Not To Scale



EASEMENT LINE TABLE		
E1	N80°12'35"E	78.85'
E2	N82°49'07"E	48.65'
E3	N25°15'01"E	47.09'
E4	N82°21'27"E	17.86'
E5	S25°15'01"W	110.51'
E6	S30°54'20"E	34.61'
E7	N22°29'21"W	45.25'
E8	N76°20'43"W	101.47'
E9	S77°24'30"E	114.33'

PLAT APPROVED
Oldham County Planning Commission
Date: 11-3-2023
VOID IF NOT RECORDED WITHIN ONE YEAR OF ABOVE DATE.

RECORD PLAT OF THE BRENTWOOD SUBDIVISION SECTION 9

ENGINEER/LAND SURVEYOR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 101 LOUISVILLE, KY 40222
PHONE: 502-426-9374 WEB SITE: WWW.LDD-INC.COM

OWNER/DEVELOPER:
OLDHAM FARMS DEVELOPMENT, LLC
471 W. MAIN STREET, SUITE 203
LOUISVILLE, KENTUCKY 40202
DEED BOOK 1212, PAGE 167
TAX PARCEL NO: 16-00-00-24P
PHONE: (502) 561-1444

PLAT DATE: NOVEMBER 3, 2023

DOCUMENT NO: 747052
RECORDED: November 03,2023 01:59:00 PM
TOTAL FEES: $50.00
COUNTY CLERK: AMY ALVEY
DEPUTY CLERK: CAREY DIETRICH
COUNTY: OLDHAM COUNTY
BOOK: P8 PAGES: 24 - 24

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