

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 plan of **HIDDEN FOREST, SECTION 4**, and does hereby dedicate to public use the **HIDDEN MEADOWS WAY, MEADOW CREEK COURT, PHEASANT RUN COURT & PHEASANT HILL CIRCLE** shown hereon.

OWNER: **Hidden Forest Development, LLC**

CERTIFICATE OF ACKNOWLEDGEMENT

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

I, **TRACE SWAN**, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of **HIDDEN FOREST, SECTION 4** was this day presented to me by **SEAN A. COLBERT**

known to me, who executed the Certificates in my presence and acknowledge it to be **his** free act and deed.

Witness my hand and seal this **14** day of **December**, 2023.

My Commission expires **21** day of **March**, 2024.

Notary Public Signature: **TRACE SWAN**

Notary Public Printed Name: **TRACE SWAN**

My Notary Registration Number is: **KYNP3125**

CERTIFICATE OF APPROVAL

Approved this **18** day of **Dec**, 2023.

Invalid if not recorded before this date: **12-19-24**

By: **[Signature]**

LOUISVILLE METRO PLANNING COMMISSION
Approval subject to attached certificates

Special requirement(s):
Case Number: **23-RP-0019**

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 easement; (4) the right to install, operate and maintain electric lines and 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 adjoining 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 Bell South 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 overlying lots with service wires to serve adjoining lots.

OWNER: **Hidden Forest Development, LLC**

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 within these easements at all times for the purpose of constructing, operating, maintaining, repairing and reconstructing sanitary sewers, drains, 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 and drainage 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, 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

GENERAL NOTES

1) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED.

2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 11048, PAGE 489, AS AMENDED BY DEED BOOK 11534, PAGE 540; DEED BOOK 12089, PAGE 59 & DEED BOOK 12151, PAGE 409.

3) THIS PLAT IS SUBJECT TO THE BINDING ELEMENTS IN CASE NUMBER 16SUBDIV1003 IN THE OFFICE OF LOUISVILLE METRO PLANNING COMMISSION.

4) A PART OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOODPLAIN FROM A REVIEW OF FEMA MAP NUMBER 21111C0129F, DATED FEBRUARY 26, 2021.

5) 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 CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

6) A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT AND U.S.D.A. SOIL CONSERVATION SERVICE RECOMMENDATIONS AND A COPY OF SAID PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION.

7) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

8) ALL OPEN SPACE SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE UNLESS OTHERWISE APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION.

9) ALL OPEN SPACES SHALL BE MAINTAINED BY THE NEIGHBORHOOD ASSOCIATION.

10) ALL NECESSARY RIGHTS FOR SANITARY SEWER & DRAINAGE, & PUBLIC UTILITY PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

11) ALL OPEN SPACE DEDICATED IN THIS PORTION OF HIDDEN FOREST ARE TO MEET THE OPEN SPACE REQUIREMENTS FOR ALL OTHER SECTIONS.

12) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 22-LANDSCAPE-0010.

WAIVER

A WAIVER WAS GRANTED UNDER CASE NO. 15SUBDIV1014 TO WAIVE THE REQUIREMENT FROM SECTION 7.11.9.C.2 OF THE LAND DEVELOPMENT CODE TO ALLOW THE REAR FACADE OF THE HOMES ON LOTS TO BE ORIENTED TOWARDS MT. WASHINGTON ROAD.

LEGEND

- Ex. Existing
- ESM-T Easement
- R/W Right-of-Way
- Z— Property Line Consolidated Hereon
- Set 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492"
- Existing 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492"

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, relocating, 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: **Hidden Forest Development, LLC**

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivision's bond by the Louisville Metro Planning and Design Services, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 7.2.70 of the Metropolitan Subdivision 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.

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 the 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.

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 Survey as defined by the Kentucky Surveying Act of 1978.

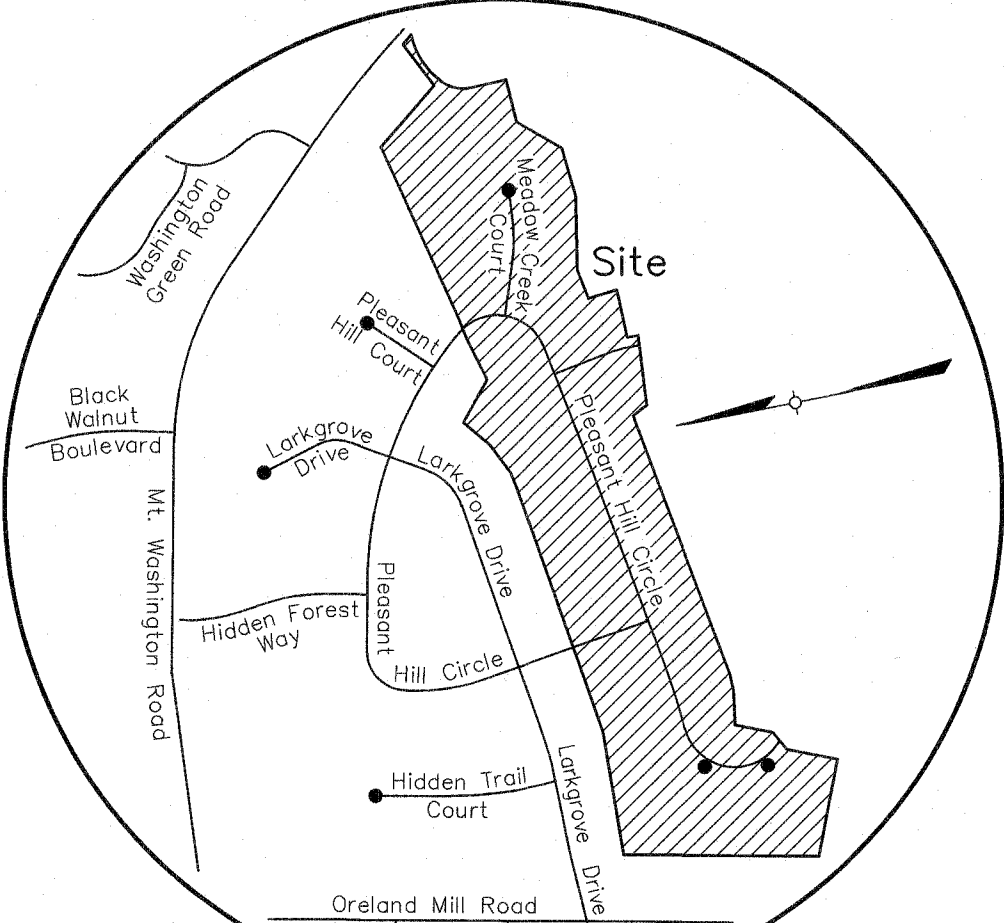
STATE OF KENTUCKY
DAVID B. COLEMAN
Surveyor

PROJECT DATA

TOTAL SITE AREA = 17.90 ACRES
EXISTING ZONING = R-4
FORM DISTRICT = NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS = 56
TOTAL # OPEN SPACE LOTS = 5
TOTAL AREA OF R/W = 2.94 ACRES
NET AREA = 14.96 ACRES
GROSS DENSITY = 3.13 DU/AC.
NET DENSITY = 3.74 DU/AC.
TOTAL AREA OF BUILDABLE LOTS = 10.76 ACRES
OPEN SPACE PROVIDED = 4.20 ACRES

MINIMUM YARD REQUIREMENTS:

(Conservation Subdivision)
FRONT YARD: STREET SIDE YARD
SIDE YARD: 5' MINIMUM
REAR YARD: 10' MINIMUM



LOCATION MAP
Not To Scale

GRAPHIC SCALE

EASEMENT LINE TABLE			
E1	S63°43'09"E	32.96'	
E2	N74°22'36"E	25.47'	
E3	N29°22'36"E	11.70'	
E4	N15°23'31"W	18.43'	

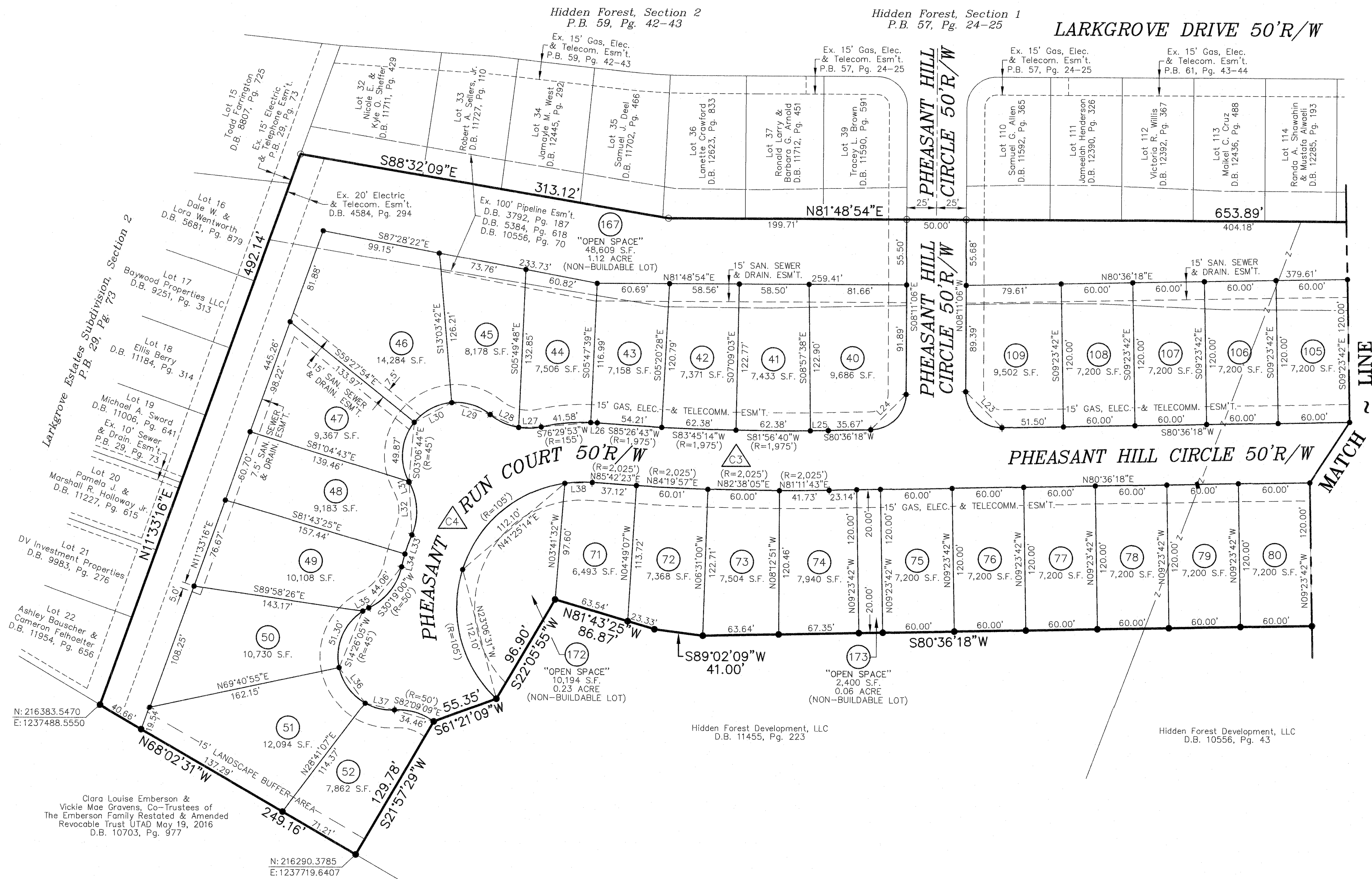
ROAD CENTERLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	259.38'	125.00'	118°53'30"	S20°26'17"W	215.29'
C2	12.58'	1000.00'	0°43'16"	S80°14'40"W	12.58'
C3	196.41'	2000.00'	5°37'36"	S83°25'06"W	196.33'
C4	350.04'	130.00'	154°16'24"	S09°05'42"W	253.48'
C5	104.64'	400.00'	14°59'19"	S78°30'54"E	104.34'
C6	90.84'	400.00'	13°00'41"	S03°36'37"E	90.64'

PROPERTY LINE/CURVE TABLE		
L1	S39°13'49"E	32.72'
L2	N09°11'59"W	13.59'
L3	N34°53'02"E	42.43'
L4	N79°53'02"E	21.03'
L5	N75°25'59"E	23.28'
L6	N73°19'13"E	34.98'
L7	S86°10'00"E	9.03'
L8	S67°05'16"E	41.10'
L9	S60°28'18"E	22.16'
L10	N84°39'46"E	36.39'
L11	N40°21'31"E	37.52'
L12	N05°25'09"W	38.71'
L13	N52°05'13"W	38.92'
L14	S79°59'42"W	40.67'
L15	S65°46'45"W	22.04'
L16	S84°39'44"W	17.50'
L17	N83°56'47"W	42.84'
L18	N76°02'20"W	60.58'
L19	N71°12'47"W	2.52'
L20	N34°28'24"W	35.73'

PROPERTY LINE/CURVE TABLE		
L21	N22°21'56"W	34.19'
L22	S80°14'40"W	12.27'
L23	N53°47'24"W	42.87'
L24	S36°12'36"W	41.98'
L25	S80°49'20"W	14.98'
L26	S85°13'07"W	5.48'
L27	S79°42'47"W	18.95'
L28	N74°08'34"W	26.26'
L29	N80°59'29"W	33.82'
L30	S53°44'12"W	35.46'
L31	S37°13'31"E	0.73'
L32	S11°32'47"E	44.06'
L33	S11°26'14"W	17.09'
L34	S06°13'28"W	11.10'
L35	S52°49'28"W	5.71'
L36	S44°46'57"E	37.27'
L37	S85°46'40"E	25.61'
L38	N79°57'30"E	22.95'
L39	N80°14'40"E	12.90'
L40	S55°06'58"E	42.43'

LARKGROVE DRIVE 50'R/W

PHEASANT HILL CIRCLE 50'R/W



MATCH LINE

Kentucky State Plane Coordinate System
North Zone 1601, NAD 83

RECORD PLAT OF HIDDEN FOREST SECTION 4 (CONSERVATION SUBDIVISION) (SHEET 1 OF 2)

OWNER

HIDDEN FOREST DEVELOPMENT, LLC
2709 BLACKISTON MILL ROAD
CLARKSVILLE, INDIANA 47129-9020
DEED BOOK 11455, PAGE 223
DEED BOOK 10556, PAGE 43
TAX BLOCK 91, LOT 7 & 8

DEVELOPER

PREMIER LAND DEVELOPMENT, LLC
2709 BLACKISTON MILL ROAD
CLARKSVILLE, INDIANA 47129-9020

ENGINEER/LAND SURVEYOR

LD&D

Book 64 Page 19

61x401

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plot and hereby acknowledges the same to be the plan of HIDDEN FOREST, SECTION 4 and does hereby dedicate to public use the HIDDEN MEADOWS WAY, MEADOW CREEK COURT, PHEASANT RUN COURT & PHEASANT HILL CIRCLE shown hereon.

OWNER: Jeffrey A. Gault
Hidden Forest Development, LLC

CERTIFICATE OF ACKNOWLEDGEMENT

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

I, Terence Swann,
Notary Public in and for the County aforesaid do hereby certify that the foregoing plot of HIDDEN FOREST, SECTION 4
was this day presented to me by Jeffrey A. Gault

known to me, who executed the Certificates in my presence and acknowledge it to be his free act and deed.

Witness my hand and seal this 14 day of December, 2023.

My Commission expires: 21 day of March, 2024

Notary Public Signature
Terence Swann

Notary Public Printed Name

My Notary Registration Number is KYNP3126

CERTIFICATE OF APPROVAL

Approved this 18 day of Dec, 2023.

Invalid if not recorded before this date: 12-18-24

By: Jeffrey A. Gault

LOUISVILLE METRO PLANNING COMMISSION

Approval subject to attached certificates

Special requirement(s):

Case Number: 23-RP-0019

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 to the owner of the land shown on this plat for the use of 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 Bell South 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 to serve adjoining lots.

OWNER: Jeffrey A. Gault
Hidden Forest Development, LLC

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 within these easements at all times for the purpose of constructing, operating, maintaining, repairing and reconstructing sanitary sewers, drains, 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 and drainage 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, 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.

GENERAL NOTES

1) THERE SHALL BE NO FURTHER SUBDIVISION OR RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED.

2) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 11048, PAGE 499, AS AMENDED BY DEED BOOK 11534, PAGE 440, DEED BOOK 12089, PAGE 59 & DEED BOOK 12551, PAGE 464.

3) THIS PLAT IS SUBJECT TO THE BINDING EASEMENTS IN CASE NUMBER 16SUBDIV01003, IN THE OFFICE OF LOUISVILLE METRO PLANNING COMMISSION.

4) A PART OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOODPLAIN FROM A REVIEW OF FEMA MAP NUMBER 21111C0129F, DATED FEBRUARY 26, 2021.

5) 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 CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

6) A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT AND U.S.O.A. SOIL CONSERVATION SERVICE RECOMMENDATIONS AND A COPY OF SAID PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION.

7) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

8) ALL OPEN SPACE SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN AS OPEN SPACE UNLESS OTHERWISE APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION.

9) ALL OPEN SPACES SHALL BE MAINTAINED BY THE NEIGHBORHOOD ASSOCIATION.

10) ALL NECESSARY RIGHTS FOR SANITARY SEWER & DRAINAGE, & PUBLIC UTILITY PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

11) ALL OPEN SPACE DEDICATED IN THIS PORTION OF HIDDEN FOREST ARE TO MEET THE OPEN SPACE REQUIREMENTS FOR ALL OTHER SECTIONS.

12) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 22-LANDSCAPE-0010.

WAIVER

A WAIVER WAS GRANTED UNDER CASE NO. 15SUBDIV01014 TO WAIVE THE REQUIREMENT FROM SECTION 7.11.9.C.2 OF THE LAND DEVELOPMENT CODE TO ALLOW THE REAR FACADE OF THE HOMES ON LOTS TO BE ORIENTED TOWARDS MT. WASHINGTON ROAD.

LEGEND

Ex. Existing
ESMT. Easement
R/W Right-of-Way
Z Property Line Consolidated Hereon
Set 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492"
Existing 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492"

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 and from the easement(s) for constructing, repairing, removing, relocating, reconstructing, maintaining and enlarging of water mains. No permanent structure of any kind shall be erected on 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 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: Jeffrey A. Gault
Hidden Forest Development, LLC

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivider's bond by the Louisville Metro Planning and Design Services, the owner of any lot may be required to post a cash bond as a condition of obtaining a building permit pursuant to Section 7.2.70 of the Metropolitan Subdivision Regulations.

PROPERTY OWNER'S OBLIGATION

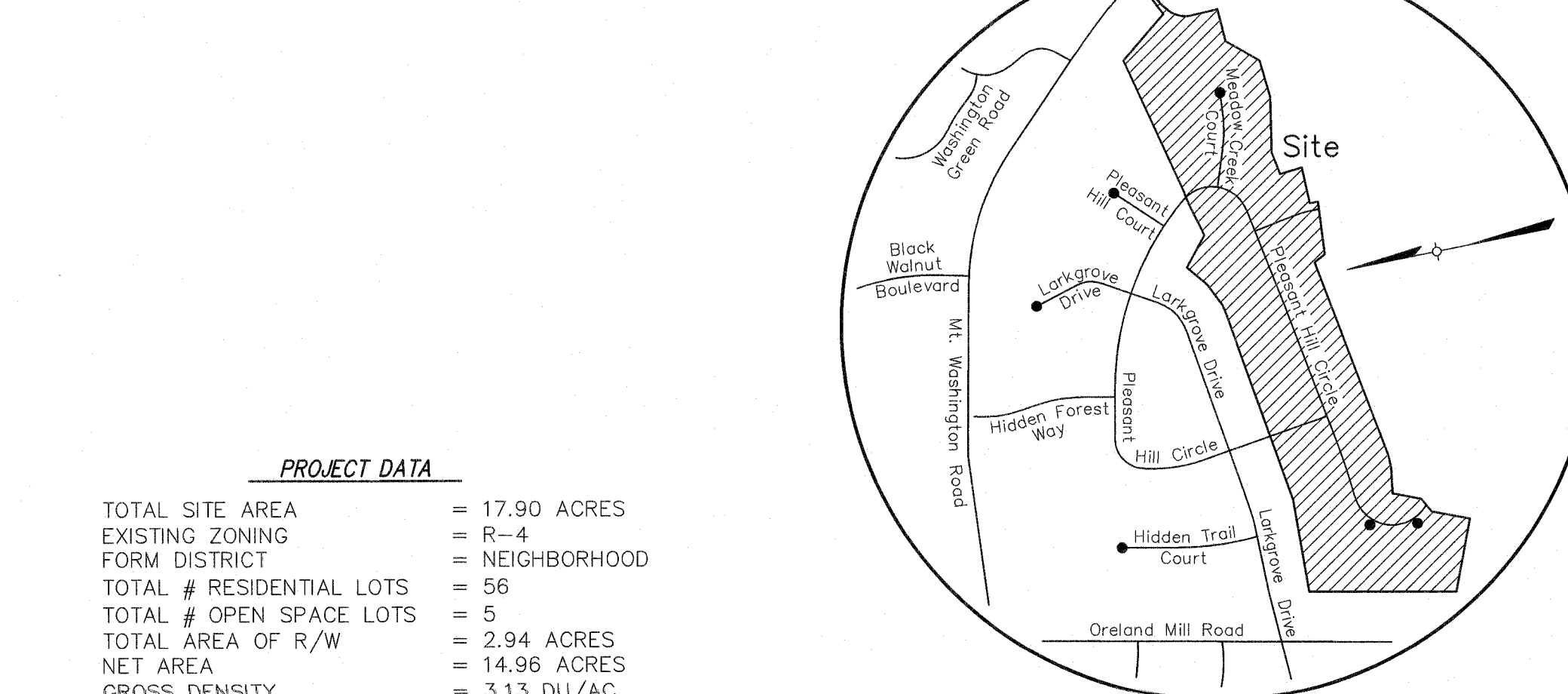
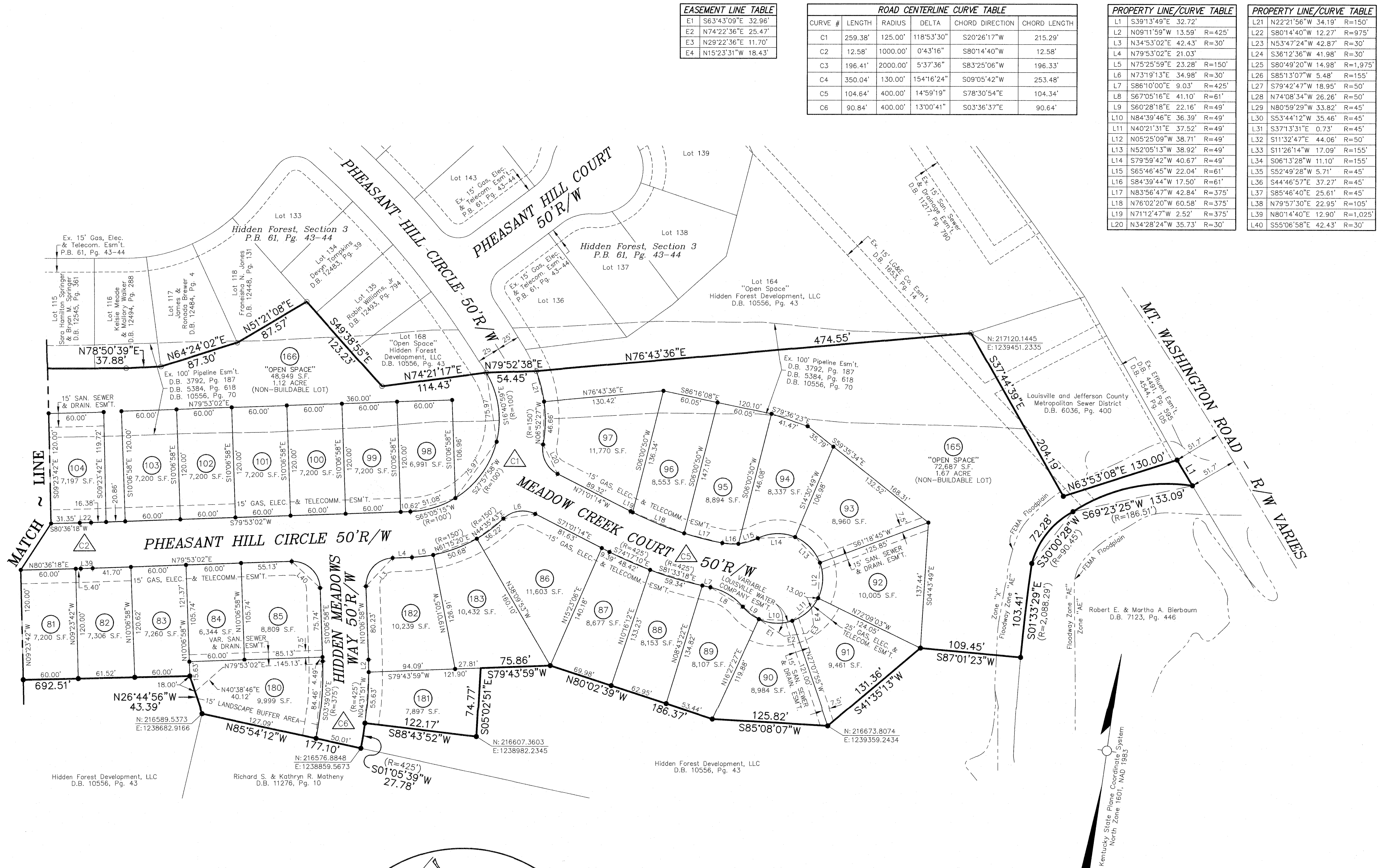
Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved construction plan on file in the office of the Director of Works. It is the obligation of every property owner in the subdivision not to damage, alter or destroy those improvements 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.

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.

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



LOCATION MAP Not To Scale

PROJECT DATA

TOTAL SITE AREA = 17.90 ACRES
EXISTING ZONING = R-4
FORM DISTRICT = NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS = 56
TOTAL # OPEN SPACE LOTS = 5
TOTAL AREA OF R/W = 2.94 ACRES
NET AREA = 14.96 ACRES
GROSS DENSITY = 3.13 DU/AC.
NET DENSITY = 3.74 DU/AC.
TOTAL AREA OF BUILDABLE LOTS = 10.76 ACRES
OPEN SPACE PROVIDED = 4.20 ACRES

MINIMUM YARD REQUIREMENTS: (Conservation Subdivision)

GRAPHIC SCALE

EASEMENT LINE TABLE	
E1	S63°43'09"E 32.96'
E2	N74°22'36"E 25.47'
E3	N29°22'36"E 11.70'
E4	N15°23'31"W 18.43'

ROAD CENTERLINE CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	259.38'	125.00'	118°53'30"	S20°26'17"W
C2	12.58'	1000.00'	0°43'16"	S80°14'40"W
C3	196.41'	2000.00'	5°37'36"	S83°25'06"W
C4	350.04'	130.00'	154°16'24"	S09°05'42"W
C5	104.64'	400.00'	14°59'19"	S78°30'54"E
C6	90.84'	400.00'	13°00'41"	S03°36'37"E

PROPERTY LINE/CURVE TABLE		
L1	S391°3'49"E 32.72'	R=425'
L2	N091°15'59"W 13.59'	R=425'
L3	N34°53'02"E 42.43'	R=30'
L4	N79°53'02"E 21.03'	R=150'
L5	N75°25'59"E 23.28'	R=150'
L6	N73°19'13"E 34.98'	R=30'
L7	S86°10'00"E 9.03'	R=425'
L8	S67°05'16"E 41.10'	R=61'
L9	S60°28'18"E 22.16'	R=49'
L10	N84°39'46"E 36.39'	R=49'
L11	N40°21'31"E 37.52'	R=49'
L12	N05°25'09"W 38.71'	R=49'
L13	N52°05'13"W 38.92'	R=49'
L14	S79°59'42"W 40.67'	R=49'
L15	S65°46'45"W 22.04'	R=61'
L16	S84°39'44"W 17.50'	R=61'
L17	N83°56'47"W 42.84'	R=375'
L18	N76°02'20"W 60.58'	R=375'
L19	N71°12'47"W 2.52'	R=375'
L20	N34°28'24"W 35.73'	R=30'

PROPERTY LINE/CURVE TABLE		
L21	N22°21'56"W 34.19'	R=150'
L22	S80°14'40"W 12.27'	R=975'
L23	N53°47'24"W 42.87'	R=30'
L24	S36°12'36"W 41.98'	R=30'
L25	S80°49'20"W 14.98'	R=1,975'
L26	S85°13'07"W 5.48'	R=155'
L27	S79°42'47"W 18.95'	R=50'
L28	N74°08'34"W 26.26'	R=50'
L29	N80°59'29"W 33.82'	R=45'
L30	S53°44'12"W 35.46'	R=45'
L31	S37°13'31"E 0.73'	R=45'
L32	S11°32'47"E 44.06'	R=50'
L33	S11°26'14"W 17.09'	R=155'
L34	S06°13'28"W 11.10'	R=155'
L35	S52°49'28"W 5.71'	R=45'
L36	S44°46'57"E 37.27'	R=45'
L37	S85°46'40"E 25.61'	R=45'
L38	N79°57'30"E 22.95'	R=105'
L39	N80°14'40"E 12.90'	R=1,025'
L40	S55°06'58"E 42.43'	R=30'

ENGINEER/LAND SURVEYOR

LD&D

RECORD PLAT OF HIDDEN FOREST SECTION 4 (CONSERVATION SUBDIVISION) (SHEET 2 OF 2)

OWNER

HIDDEN FOREST DEVELOPMENT, LLC
2709 BLACKISTON MILL ROAD
CLARKSVILLE, INDIANA 47129-9020
DEED BOOK 11455, PAGE 223
DEED BOOK 10556, PAGE 43
TAX BLOCK 91, LOT 7 & 8

DEVELOPER

PREMIER LAND DEVELOPMENT, LLC
2709 BLACKISTON MILL ROAD
CLARKSVILLE, INDIANA 47129-9020

END OF DOCUMENT

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Section 4

