

Book 61 Page 44 G: \Current Projects\18207-3\dwg\Survey\182070rec3.dwg 7/14/202 This is to shown on 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 and Telecommunication talertric and telecommunication utility LOUISMILLE METRO PI THERESA M TALLEY

THERESA M TALLEY

Notary Public, State of Indianae

Clark County

Clark County

CENTRACO

MY CORDISSION Number N. 0821835

MY CORDISSION PERROVAL

This 23-44 day of C 1

UISWALE 147 ICATE OF OWNERSHIP AND DEDICATION certify that the undersigned is the owner of the land this plat and hereby acknowledges the same to be FERSON TALLEY ACKNOWLEDGEMENT DEN FOREST, SECTION 3 Name 1 PANNING COMMISSION do hereby certify that OF LOTS THAN ORIGINALLY APPROVED 2) THIS PLAT IS SUBJECT TO DEED OF RECORDED IN DEED BOOK 11048, PAGE OBY DEED BOOK 11534, PAGE 540 & DIPAGE — 59 ——. 7) THE REFERENCE MERIDIAN USED ON THIS PLAT TO DETERMINE THE DIRECTIONS OF THE SURVEY LINES WERE BASED ON KENTUCKY NORTH (1601), STATE PLANE COORDINATE SYSTEM NAV83. 10) ALL OPEN SPACES SHALL BE NEIGHBORHOOD ASSOCIATION. 13) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 20—LANDSCAPE—0070. 12) ALL OPEN SPACE DEDICATED IN THIS PORTION OF HIDDEN FOREST ARE TO MEET THE OPEN SPACE REQUIREMENTS FOR ALL OTHER SECTIONS. SET 1/2" BY 18" IRON "WINK 3492" EXISTING 5/8" IRON PIN WITH CAP STAMPED "PLS 4011" (UNLESS OTHERWISE NOTED) Hidgen Forest Development, LL ***3492** WITH CAP STAMPED SUBDIVISION OR GREATER NUMBER LARKGROVE DRIVE 50'R/W P.B. 57, Pg. 24-25 PHEASANT HILL CIRCLE 50'R/W Ex. 15' Gas, Elec. & Telecom. Esm't. P.B. 57, Pg. 24-25 Lot 110 | Samuel G. Allen |D.B. 11592, Pg. 365 Lot 123 Megan Elizabeth Reeso & Noah Andrew Buchert D.B. 11598, Pg. 783 INIMUM YARD REQUI (Conservation Sub-FRONT & STREET Minimum Maximum SIDE YARD REAR YARD P.B. 57, P.G. AL # RESIDENTIAL LOTS
AL # OPEN SPACE LOTS
AL AREA OF R/W
AREA N0811'06"W N0811'06"W 170.00 Lot 125 ູ 120.00**'** 200 s.F. .200 s , D.B. 11347, Pg. 667 ECT DATA 120.00 S0811'06"E 120.00 200 s Hidden P.B. 525 S PHEASANT 15' SAN. SEWER & DRAIN. ESM'T. LARKGROVE N08'11'06"W 15 FEET 25 FEET 5 FEET (EACH) 25 FEET 120.00 Forest, 57, Pg. **HBORHOOD** 8,327 S.F. N0871'06"W P 57/1 120.00 S0811'06"E 114 200 s 121.69 DRIVE 5,544 SF.11'06"E Ex. 15' Gas, Elec. P.B. 57, Pg. 24-25 D.B. 11660, pg. 68 N0811'06"V HIDDEN FOREST WAY 50'R 120.00 (115) 200 s 95.53 Signative 30, x 30, P.B. 57, Pg. 24-2 50'R, 18' \$78'50'39"\ 37.88' Lot 159 N08'11'06"W 120.00 Lot 16 Kurtis Ja & Haley D.B. 11398, 7,716 S. M. \$2.25.51N GRAPHIC 7,942 S 142 S : 216958.1330 : 1238584.5369 72.14'
L15' SAN. SEWER'S.
& DRAIN. ESM'T. 118 ,204 s. Ex. 100' Pipeli D.B. 3792, D.B. 5384, D.B. 10556, ,390 s .622 S.I 130.18'
46.65'
36.16'
250.78'
108.28'
79.21' line Esm't. Pg. 187 Pg. 618 Pg. 618 5, Pg. 70 250.55,42.E 10' LOU. WATER COMPANY ESM'T. PORKCHOAE DRIAE

1.36 1.32 MIG.16.24.E

MIG.16.24.M

1.36 1.32 MIG.16.24.M 118 5 7,079 S 10,279 S.F.
S' GAS, ELEC. &
TELECOMM. ESM'T. 148 494 S.F. 146 467 S 773 S AND ENGINEER/LAND 894 S PHEASANT S04'42'01"E S12'02'51"E 55.29' 138 138 138 DEVELOPMENT, INC. |

46 • LANDSCAPE ARCHITECTURE |

AMENUE, SUITE IOI

3. TUCKY 40722

1) 474-9574 9,073 S.I EL COURTS COURTS 110.84' S74'48'50"W 4: 217011.1896 : 1238989.3636 (MONE] 1. 8 mg / SURVEYOR S00'31'19"E #2 S.F. 9,242 S.I 474.55° S76'43'36"W Walnut Creek (CONSERVATION HIDDEN 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 & 94 6210, DEVELOPER

REMIER LAND DEVELOPMENT, LLC
2709 BLACKISTON MILL ROAD
CLARKSVILLE, INDIANA 47129-9020 RECORD 6304 OVOH NOLDWIHSVM SECTION Mt. Washington Road PLAT DATE: (so the second દ્રુ LOCATION MAP Not To Scale SITE ADDRESS: 6510 MT. WASHINGTON ROAD OWNER 7.64.8Z.44S 0F Mill Road FOREST SUBDIVISION) PLAT BIM SHIEVA .) EC 00.02 Wall 18.548 N: 217397.0220 E: 1239382.5620 130.00 W Kentucky State Plane Coordinate System NAD83 Datum uisville and Jefferson County Metropolitan Sewer District D.B. 6036, Pg. 400 44.96 3.56.06.545