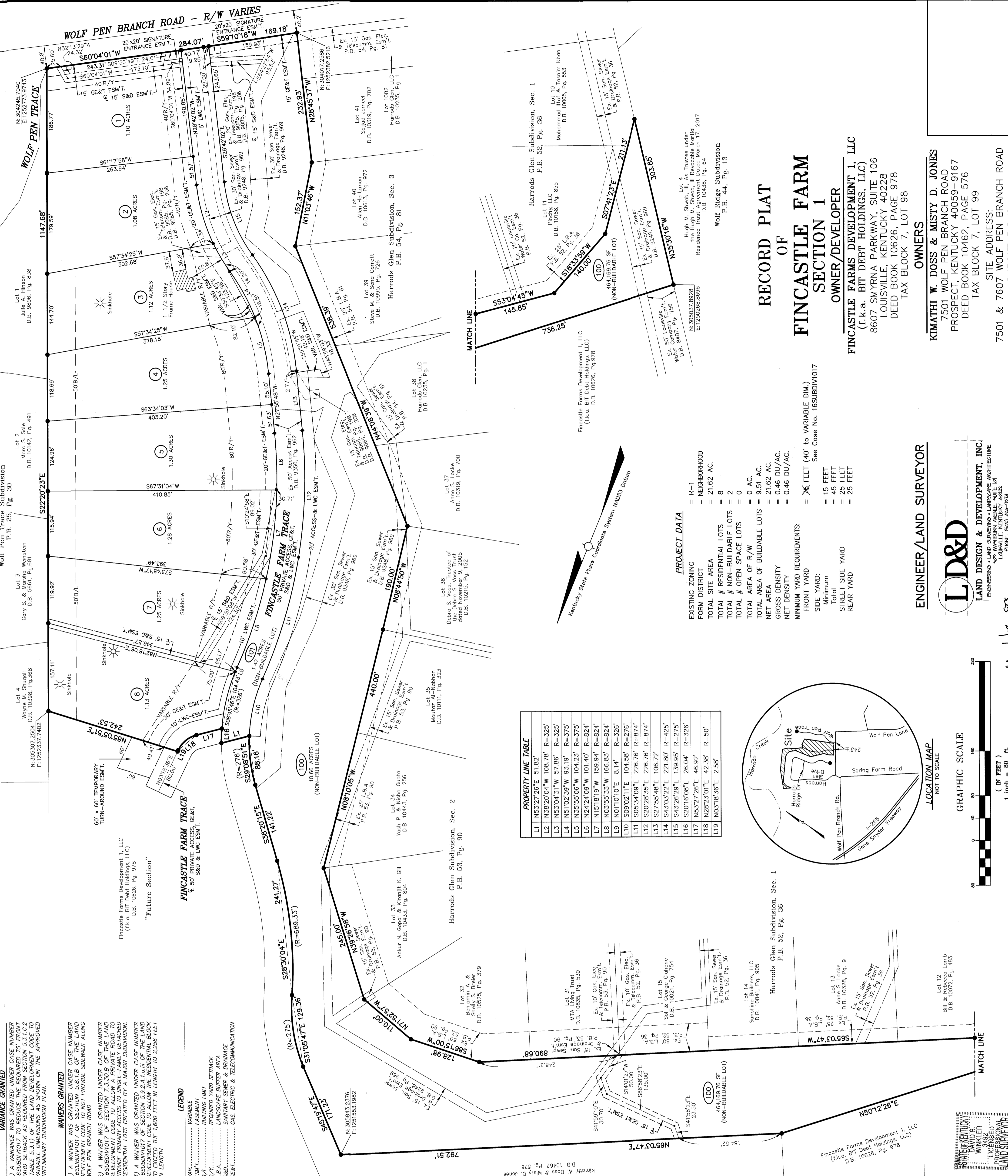
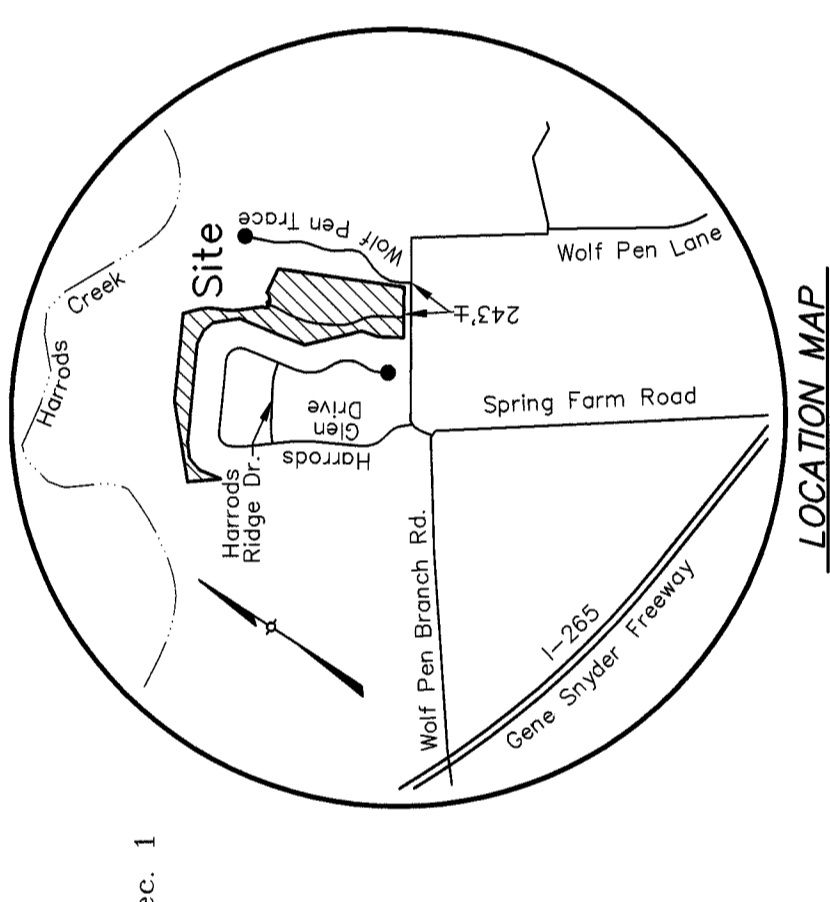


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PROPERTY LINE TABLE	PROPERTY LINE TABLE
L1 N5327.26°E 51.82'	L10 S0902.11°E 104.58' R=276'
L2 N3820.04°W 108.78' R=325'	L11 S0534.09°E 226.76' R=874'
L3 N5504.31°W 57.86' R=325'	L12 S2028.35°E 226.76' R=874'
L4 N5102.39°W 93.19' R=375'	L13 S2755.48°E 106.72'
L5 N3555.06°W 104.23' R=375'	L14 S4303.22°E 221.80' R=425'
L6 N2424.09°W 101.40' R=824'	L15 S4326.29°E 139.95' R=275'
L7 N1518.19°W 159.94' R=824'	L16 S2016.08°E 26.04' R=326'
L8 N0555.53°W 166.83' R=824'	L17 N5327.26°E 46.92'
L9 N0510.10°E 8.14' R=326'	L18 N2823.01°E 42.38' R=50'
L10 S0902.11°E 104.58' R=276'	L19 N0518.36°E 2.58'



PROJECT DATA

EXISTING ZONING = R-1
 FORM DISTRICT = NEIGHBORHOOD
 TOTAL SITE AREA = 21.62 AC.
 TOTAL # RESIDENTIAL LOTS = 8
 TOTAL # NON-BUILDABLE LOTS = 2
 TOTAL # OPEN SPACE LOTS = 0
 TOTAL AREA OF R/W = 0 AC.
 TOTAL AREA OF BUILDABLE LOTS = 9.51 AC.
 NET AREA = 21.62 AC.
 GROSS DENSITY = 0.46 DU/AC.
 NET DENSITY = 0.46 DU/AC.
 MINIMUM YARD REQUIREMENTS:
 FRONT YARD = 3/8 FEET (40' to VARIABLE DIM.)
 SIDE YARD: Minimum = 15 FEET, Total = 45 FEET
 STREET SIDE YARD = 25 FEET
 REAR YARD = 25 FEET

RECORD PLAT
OF
FINCATTLE FARM
SECTION 1
OWNER/DEVELOPER
FINCATTLE FARMS DEVELOPMENT I, LLC
 (f.k.a. BIT DEBT HOLDINGS, LLC)
 8607 MYRNA PARKWAY, SUITE 106
 LOUISVILLE, KENTUCKY 40228
 DEED BOOK 10626, PAGE 978
 TAX BLOCK 7, LOT 98

OWNERS
KIMATHI W. DOSS & MISTY D. JONES
 7501 WOLF PEN BRANCH ROAD
 PROSPECT, KENTUCKY 40059-9167
 DEED BOOK 10462, PAGE 576
 TAX BLOCK 7, LOT 99

ENGINEER/LAND SURVEYOR
LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 507 WASHINGTON AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40202
 PHONE: (502) 446-5744

GENERAL NOTES

- NO LOTS SURROUNDING THE SUBDIVISION ARE SUBDIVIDED. THE REQUIRED 25' FRONT YARD SETBACK AS REQUIRED FROM SECTION 5.3.1.C.2 (TABLE 5.3.1) OF THE LAND DEVELOPMENT CODE TO VARIABLE DIMENSIONS AS SHOWN ON THE APPROVED PRELIMINARY SUBDIVISION PLAN.
- THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK 11268, PAGE 362.
- THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN CASE NO. 18SUBDIV1005 IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.
- CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL PERMANENT PLANTING IS COMPLETED. MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT AND U.S.D.A. DRAINAGE DISTRICT NO. 10. A COPY OF SAID PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION.
- NO PORTION OF THIS TRACT LIES IN A FLOOD HAZARD AREA FROM A REVIEW OF F.E.M.A. MAP NUMBER 211111C0002E, DATED DECEMBER 5, 2006.
- BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.
- DEVIATES SET 1/2" X 18" IRON PIN W/CAP STAMPED "MINK 3492"
- DEVIOTES EX. 1/2" X 18" IRON PIN W/CAP STAMPED "MINK 3492"
- THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT IN THIS SUBDIVISION TO WOLF PEN BRANCH ROAD, AS DESIGNATED ON CASE NO. T504021976.
- THIS SITE UNDER CASE NO. T504021976.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivision's bond by the Louisville Metro Planning and Design Department, the contractor shall be required to provide a bond in the amount of \$100,000.00 to ensure the completion of the subdivision. The bond shall be in the amount of \$100,000.00 to ensure the completion of the subdivision. The bond shall be in the amount of \$100,000.00 to ensure the completion of the subdivision.

BUILDERS OBLIGATION

The builder of each lot in this subdivision is required to grade and install a drainage system for the lot in accordance 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. The builder shall be responsible for the construction of the drainage system, the landscape plan, and all applicable regulations.

PROPERTY OWNER'S OBLIGATION

Certain improvements in this subdivision are required by the subdivision plat. The property owner shall be responsible for the construction of the improvements. The property owner shall be responsible for the construction of the improvements. The property owner shall be responsible for the construction of the improvements.

CERTIFICATE OF SIGNATURE ENTRANCE

An easement for signature entrance purposes, including walls, fences and landscaping, is hereby reserved on, over and under the strip of land shown on this plat. The easement shall be used for the purpose of providing access to the property for the owner and his or her agents, employees, invitees, licensees, and assigns. The easement shall be used for the purpose of providing access to the property for the owner and his or her agents, employees, invitees, licensees, and assigns.

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

The easements shown on this plat are hereby reserved for the purpose of providing access to the property for the owner and his or her agents, employees, invitees, licensees, and assigns. The easements shall be used for the purpose of providing access to the property for the owner and his or her agents, employees, invitees, licensees, and assigns.

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. EASEMENTS

The spaces outlined by dashed lines and marked "Gas", "Electric" and "Telecommunication" are hereby reserved for the purpose of providing access to the property for the owner and his or her agents, employees, invitees, licensees, and assigns. The spaces shall be used for the purpose of providing access to the property for the owner and his or her agents, employees, invitees, licensees, and assigns.

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
 COUNTY OF Jefferson
 I, Tracie Sue,
 Notary Public in and for the County of Jefferson, do hereby certify that the foregoing plat is for the County of Jefferson, and is a true and correct copy of the original as presented to me by Kimathi Doss and Misty D. Jones.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF KENTUCKY
 COUNTY OF Jefferson
 I, Tracie Sue,
 Notary Public in and for the County of Jefferson, do hereby certify that the foregoing plat is for the County of Jefferson, and is a true and correct copy of the original as presented to me by Kimathi Doss and Misty D. Jones.

CERTIFICATE OF APPROVAL

LOUISVILLE METRO PLANNING COMMISSION
 CASE NO. 18SUBDIV1005
 Approved this 27th day of July, 2018
Tracie Sue
 Notary Public

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. EASEMENTS

The spaces outlined by dashed lines and marked "Gas", "Electric" and "Telecommunication" are hereby reserved for the purpose of providing access to the property for the owner and his or her agents, employees, invitees, licensees, and assigns. The spaces shall be used for the purpose of providing access to the property for the owner and his or her agents, employees, invitees, licensees, and assigns.

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

The easement shown on this plat is hereby reserved for the purpose of providing access to the property for the owner and his or her agents, employees, invitees, licensees, and assigns. The easement shall be used for the purpose of providing access to the property for the owner and his or her agents, employees, invitees, licensees, and assigns.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my personal supervision and that I am a duly licensed land surveyor in the State of Kentucky. I have read the plat and the accompanying documents and believe them to be true and correct to the best of my knowledge and belief. This plat meets the requirements of a Class A (Suburban Lots) Survey. The unadjusted closure ratio exceeds the accuracy of 1/10,000 feet per angle of 15 seconds per angle.

OWNER: Kimathi W. Doss & Misty D. Jones
Misty D. Jones
 Signature Date: 7-5-18

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