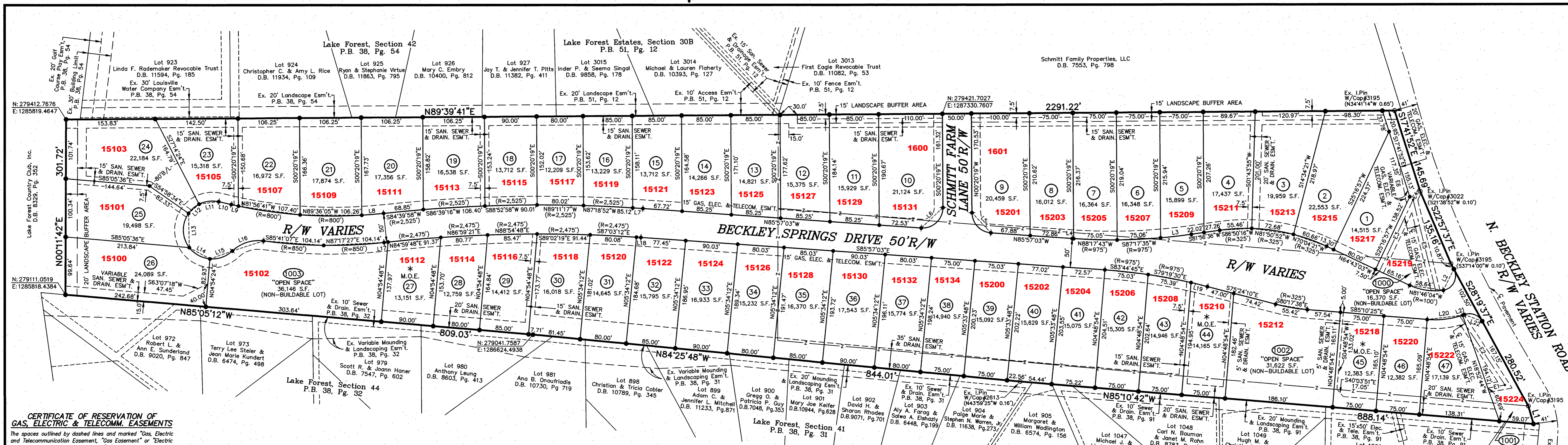


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CERTIFICATE OF RESERVATION OF GAS, ELECTRIC & TELECOMM. EASEMENTS
 The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunication Easement," "Gas Easement" or "Electric and Telecommunication Easement" are hereby reserved as easements 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 a 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 of 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.

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 BECKLEY SPRINGS and does hereby dedicate to public use the SCHMITT FARM LANE & BECKLEY SPRINGS DRIVE, shown hereon.

OWNER: Ken Blalock
 Beckley Springs, LLC

CERTIFICATE OF ACKNOWLEDGEMENT
 COMMONWEALTH OF KENTUCKY
 COUNTY OF JEFFERSON
 I, Elaine Trautwein, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plan of BECKLEY SPRINGS was this day presented to me by Ken Blalock

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 19 day of Feb, 2022
 My Commission expires: 11 day of March, 2024
Elaine Trautwein
 Notary Public Signature
Elaine Trautwein
 Notary Public Printed Name
 My Notary Registration Number is KVNP3123

NOTICE OF BOND REQUIREMENT
 After construction approval and release of the undersigned subdividers' 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 obstruct, alter or destroy these improvements and not to allow any condition or activity on his property that will impair the proper functioning of these 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 and plant trees in accordance with the construction plan, the landscape plan, and all applicable regulations.

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 angles 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 closure error exceeds an accuracy of 1:1000 and an angular closure of 15 seconds per angle.
David Winkler #3492 12-19-22
 Signature PLS # Date

CERTIFICATE OF APPROVAL
 Approved this 19 day of February, 2023
LOUISVILLE METRO PLANNING COMMISSION
Ken Blalock
 BASE NO. 22-RP-0021

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 _____ PAGE ____
 3) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN CASE NO. 21-MSUB-0002 IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.
 4) THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN PER A REVIEW OF FEMA FLOOD MAP NO. 211110034F, DATED FEBRUARY 26, 2021.
 5) CONSTRUCTION FENCING SHALL BE ERRECTED 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) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 21-LANDSCAPE-0146
 9) 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.
 10) ALL OPEN SPACES SHALL BE MAINTAINED BY THE NEIGHBORHOOD ASSOCIATION.
 11) ALL NECESSARY RIGHTS FOR SANITARY SEWER & DRAINAGE, & PUBLIC UTILITY PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".
 12) MOSQUITO ABATEMENT ON DETENTION/RETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 *13) MINIMUM OPENING ELEVATION (M.O.E.) - DWELLING CONSTRUCTION FOR THESE LOTS SHALL HAVE NO OPENING BELOW THE FOLLOWING ELEVATION: LOT 44 & LOT 45 = 673.00 AND LOT 27 = 663.00.

PROJECT DATA
 TOTAL SITE AREA = 22.96 ACRES
 EXISTING ZONING = R-4
 FORM DISTRICT = NEIGHBORHOOD
 TOTAL # RESIDENTIAL LOTS = 47
 TOTAL # OPEN SPACE LOTS = 4
 TOTAL AREA OF R/W = 3.39 ACRE
 NET AREA = 19.57 ACRES
 GROSS DENSITY = 2.05 DU/AC
 NET DENSITY = 2.40 DU/AC
 TOTAL AREA OF BUILDABLE LOTS = 17.44 ACRES
 OPEN SPACE PROVIDED = 2.13 ACRE
 MINIMUM YARD REQUIREMENTS:
 FRONT & STREET SIDE YARD = 15 FEET****
 SIDE YARD = 5 FEET (EACH)
 REAR YARD = 25 FEET
 **** GARAGES WITH DOORS FACING THE STREET SHALL HAVE A MINIMUM SETBACK OF 25 FEET

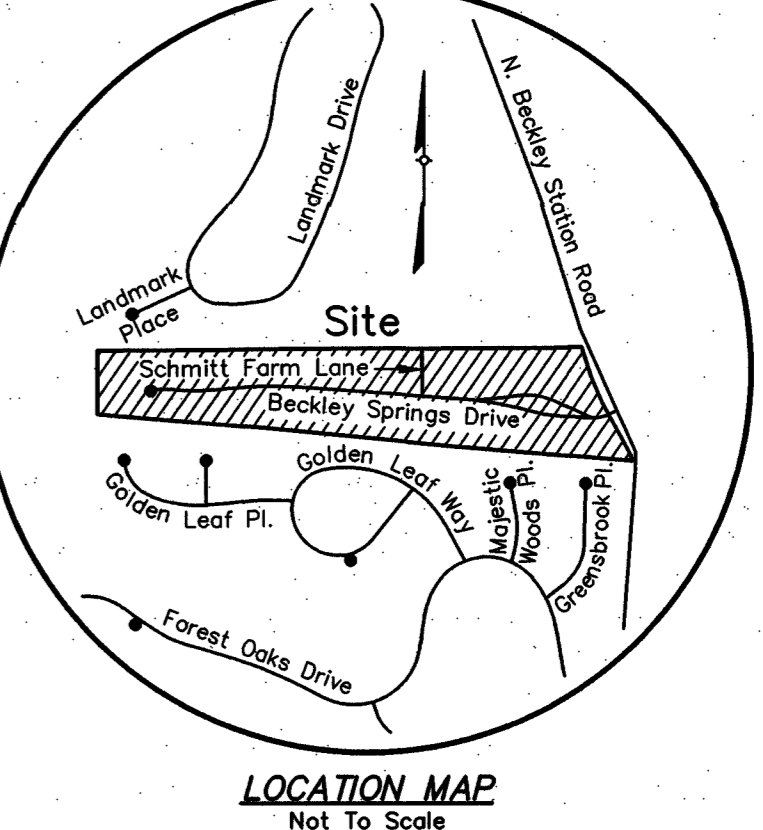
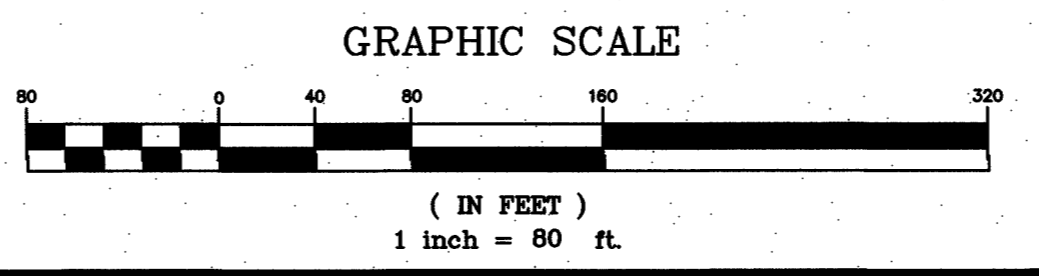
PROPERTY LINE/CURVE TABLE

L1	S15°47'38"E	32.18'
L2	S26°25'39"W	40.83' R=25'
L3	S83°30'55"W	53.49' R=975'
L4	N86°01'13"W	2.36' R=975'
L5	N43°08'41"W	47.57' R=35'
L6	S46°51'19"W	51.36' R=35'
L7	N86°08'59"W	17.53' R=2,525'
L8	S85°14'16"W	37.78' R=800'
L9	N77°38'34"W	12.65' R=800'
L10	N77°11'23"W	22.18'
L11	S82°47'07"W	34.24' R=50'
L12	S48°53'31"W	23.97' R=50'
L13	S01°08'40"E	59.02' R=50'
L14	S61°12'11"E	40.50' R=50'
L15	N70°37'44"E	41.12' R=50'
L16	N72°05'20"E	56.45' R=65'
L17	N83°51'32"E	6.91' R=2,475'
L18	S86°02'19"E	7.58' R=2,475'
L19	S78°15'22"E	29.04' R=975'
L20	N82°58'25"E	61.62' R=150'
L21	N70°30'41"E	3.19' R=150'
L22	S69°12'45"E	32.73' R=25'

EASEMENT LINE TABLE

E1	N79°30'36"E	30.00'
E2	N33°01'09"W	142.20'
E3	N25°16'57"E	136.26'
E4	N25°16'57"E	23.54'
E5	S13°49'31"E	162.09'
E6	S11°09'46"E	76.86'

LEGEND
 Ex. Existing
 ⊕ Centerline
 Esm't. Easement
 R/W Right-of-Way
 - - - Property Line Consolidated Hereon
 Set 1/2" By 18" Iron Pin
 With Cap Stamped "WNK 3492"



RECORD PLAT OF BECKLEY SPRINGS

ENGINEER/LAND SURVEYOR
LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 525 WASHINGTON AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40222
 PHONE (502) 414-9914

OWNER/DEVELOPER
BECKLEY SPRINGS, LLC
 225 S. HURSTBOURNE PARKWAY, SUITE 103
 LOUISVILLE, KENTUCKY 40222-4929
 DEED BOOK 12019, PAGE 500
 DEED BOOK 12019, PAGE 504
 TAX BLOCK 24, LOTS 221, 222 & 223
 SITE ADDRESS:
 1698, 1700 & 1704 N. BECKLEY STATION ROAD
 LOUISVILLE, KENTUCKY 40245
 PLAT DATE: 12-19-2022

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