

S&X6S

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby dedicates to the public use the street and driveway shown on this plat.

CERTIFICATE OF ACKNOWLEDGMENT

I, Linda M. Sadler, a Notary Public in and for the County of Jefferson, do hereby certify that the foregoing plat of Dove Point Estates, Section 2, was this day presented to me by Daniel J. Smith, known to me, who executed the Certificate in my presence and acknowledgment.

CERTIFICATE OF APPROVAL

Approved this 18th day of February, 2020, LOUISVILLE METRO PLANNING COMMISSION

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

An easement for sanitary sewer and drainage purposes is hereby reserved on, over and under the strip of land and spaces as defined and bounded by dashed lines marked as follows: 1. Sanitary Sewer Easement...

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easement(s) for water mains and appurtenances are hereby reserved on, over and under the strip of land and spaces as defined and bounded by dashed lines marked as follows: 1. Water Line Easement...

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT

Easements for drainage and ponding purposes are hereby reserved on and over the land and spaces as defined and bounded by dashed lines marked as follows: 1. Drainage Retention Basin Easement...

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC AND TELECOMMUNICATIONS EASEMENTS

The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunication Easement" or "Electric and Telecommunication Easement" are hereby reserved and accepted for the purpose of installing utility lines...

MINIMUM YARD REQUIREMENTS

Table with columns: ZONING, FORM DISTRICT, FRONT, SIDE, REAR. Row 1: R-4, 30', 10', 5', 25'.

BUILDERS OBLIGATION

The builder of each lot in this subdivision is required to grade the lot so that one-half inch in 100 feet in accordance with the approved Grading and Drainage Plan for the subdivision...

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 Public Works...

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivision's bond by the Louisville Metro Planning Commission, the owner of any lot may be required to post a bond as a condition of obtaining a building permit...

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS AND THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:105,843...

DERRICK S. HOLLAND, PLS NO. 4043 DATE 2-13-20

STATE OF KENTUCKY DERRICK S. HOLLAND HOLLAND 4043 LICENSED PROFESSIONAL LAND SURVEYOR

2/17/20 SA Cas 21680

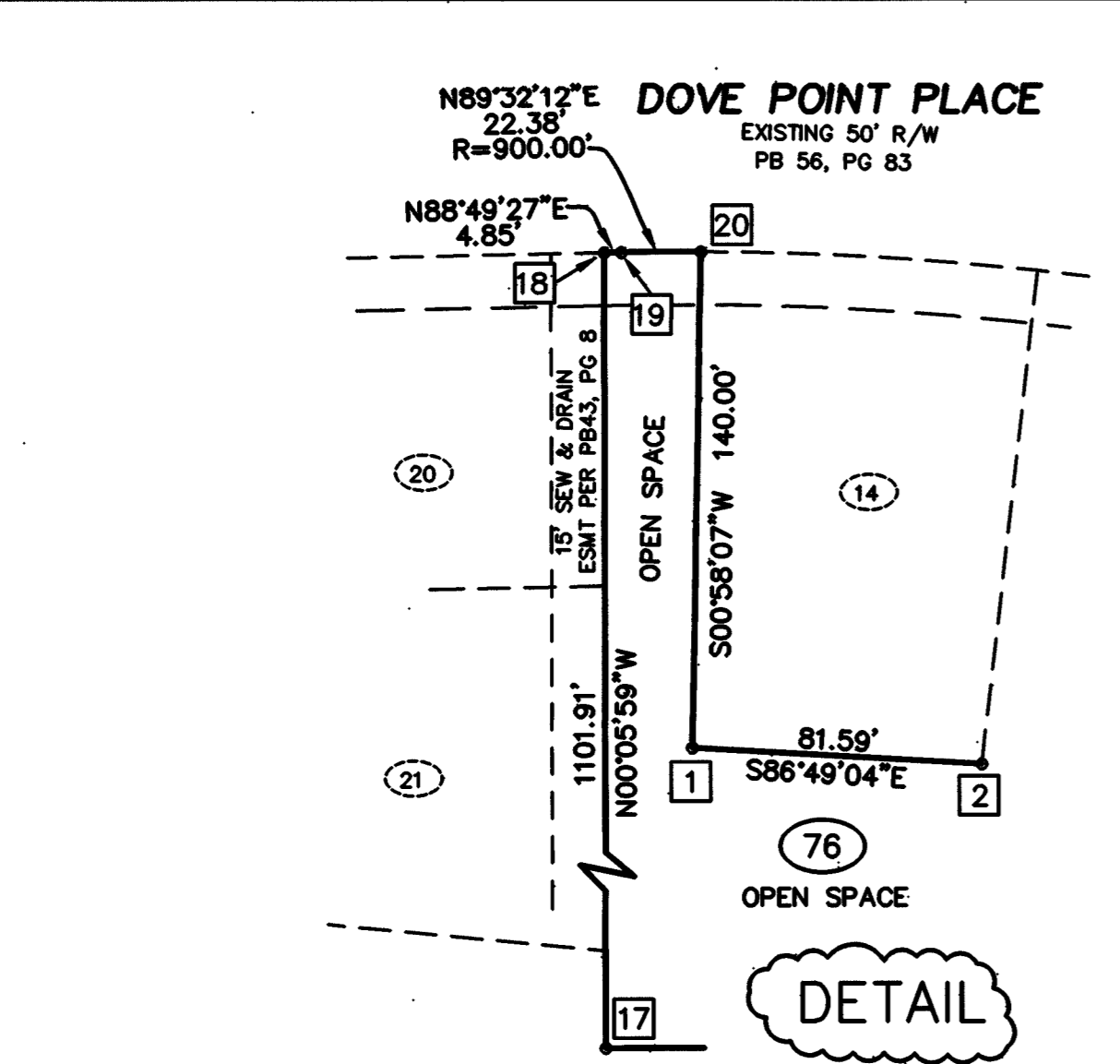
59X85

DOVE POINT ESTATES, LLC

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NOTES

- 1. THERE SHALL BE NO FURTHER RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED...
2. THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK 10981, PAGE 594 AND AMENDED IN DEED BOOK 11622, PAGE 646...
3. --INTENTIONALLY LEFT BLANK--
4. ALL ISLANDS (AS SHOWN ON APPROVED CONSTRUCTION PLANS), LANDSCAPED AREAS AND ENTRANCE WALLS TO BE MAINTAINED BY THE DEVELOPER...
5. THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL CONFORM WITH THE YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED...
6. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES...
7. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM A REVIEW OF FLOOD INSURANCE RATE MAP 21111C0082, DATED DECEMBER 5, 2006...
8. THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET NUMBER 18SUBDIV1006 ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION...
9. THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER OPEN CASE NUMBER 19LSCAPE1007...
10. OPEN SPACE LOTS WITHIN THIS SECTION SHALL INCLUDE SANITARY SEWER AND DRAINAGE RIGHTS...
11. OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY...
12. MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION...
13. THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET NUMBER 17MINORPLAT1006 ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION...
14. DWELLING ON THE FOLLOWING LOTS SHALL HAVE NO OPENINGS BELOW THE ELEVATION LISTED. THIS LOT WILL REQUIRE INDIVIDUAL APPROVAL FROM M.S.D. PRIOR TO ISSUANCE OF BUILDING PERMIT.
LOTS 60, 61 AND 62 = ELEVATION 666.0
LOTS 66 AND 67 = ELEVATION 668.0

VERTICAL BENCHMARKS

- BENCHMARK "D" ELEVATION = 668.66 SQUARE CUT ON TOP OF CONCRETE CURB BETWEEN LOTS 60 AND 61 (DATUM=NAVD 1988)
BENCHMARK "E" ELEVATION = 666.67 SQUARE CUT ON TOP OF CONCRETE CURB BETWEEN LOTS 66 AND 67 (DATUM=NAVD 1988)

Table with columns: ZONING, FORM DISTRICT, FRONT, SIDE, REAR. Row 1: R-4, 30', 10', 5', 25'.

TOTAL AREA IN SITE : 14.504 ACRES
TOTAL AREA "OPEN SPACE" : 3.842 ACRES
TOTAL NO. BUILDING SITES SHOWN: 26
TOTAL NO. OPEN SPACES : 1

LAND SURVEYOR'S CERTIFICATE

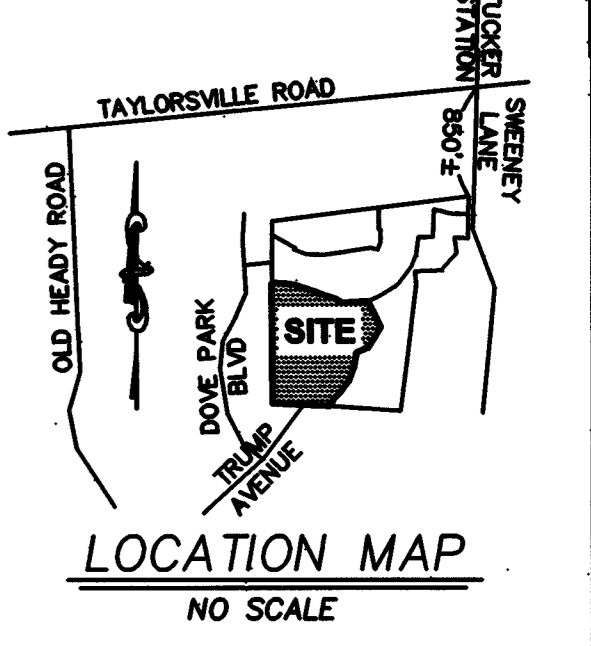
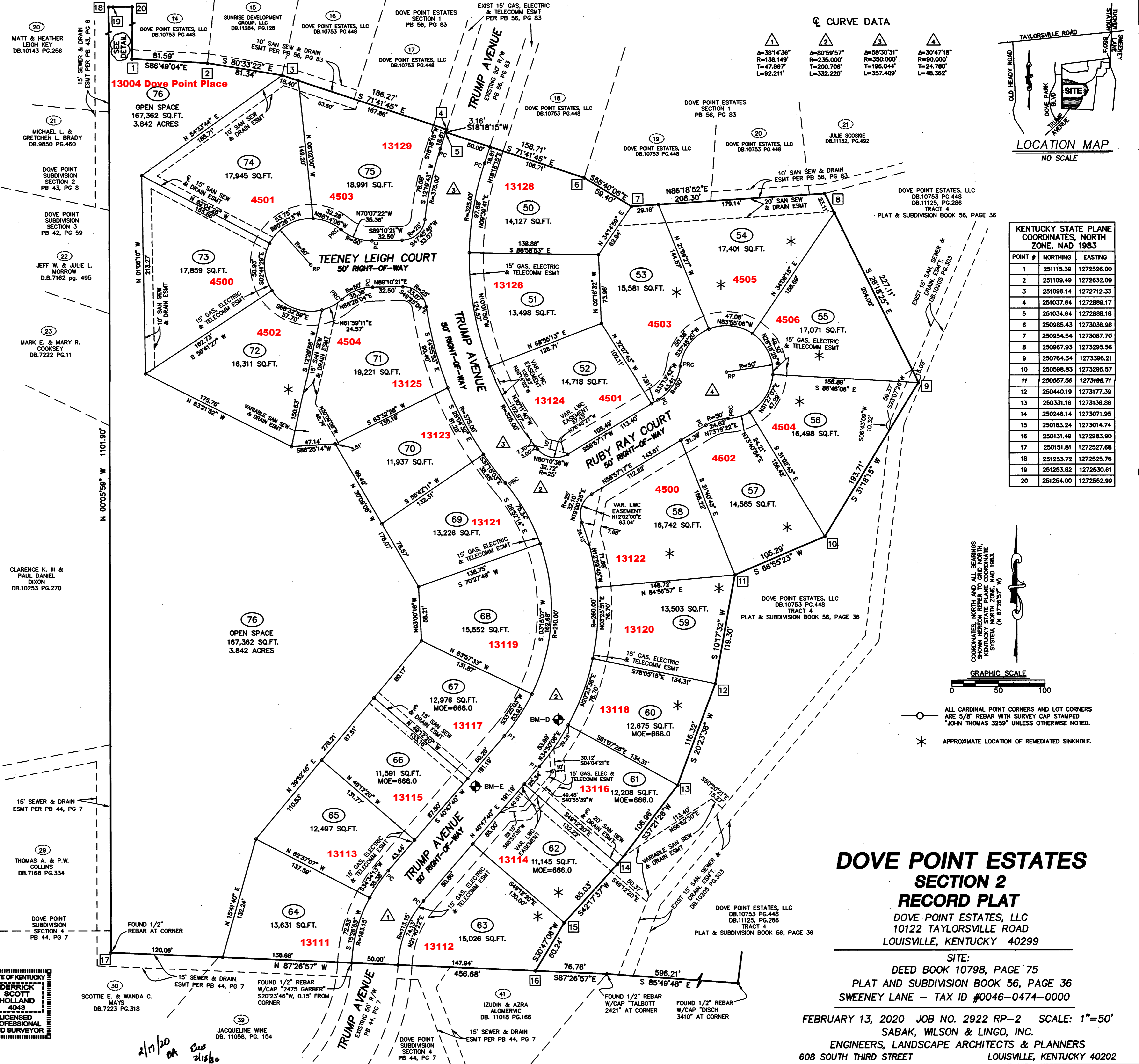
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KENTUCKY STATE PLANE COORDINATES, NORTH ZONE, NAD 1983. Table with columns: POINT #, NORTHING, EASTING. Rows 1-20.

DOVE POINT ESTATES SECTION 2 RECORD PLAT

DOVE POINT ESTATES, LLC
10122 TAYLORSVILLE ROAD
LOUISVILLE, KENTUCKY 40299
SITE: DEED BOOK 10798, PAGE 75
PLAT AND SUBDIVISION BOOK 56, PAGE 36
SWEENEY LANE - TAX ID #0046-0474-0000

FEBRUARY 13, 2020 JOB NO. 2922 RP-2 SCALE: 1"=50'
SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
608 SOUTH THIRD STREET LOUISVILLE, KENTUCKY 40202