

EE X 27

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 OLTMSTED SUBDIVISION and does hereby dedicate to public use the N/A shown hereon.

CERTIFICATE OF ACKNOWLEDGEMENT

Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of OLTMSTED SUBDIVISION was this day presented to me by Robert McMillan known to me, who executed the Certificates in my presence and acknowledge it to be his free act and deed.

CERTIFICATE OF APPROVAL

Approved this 10th day of March, 2022. LOUISVILLE METRO PLANNING COMMISSION. CASE NO. 21-RP-0021

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".

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.

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.

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.

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 12097 PAGE 303
3) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN CASE NO. 21-RP-0012 IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

WAIVER

A WAIVER WAS GRANTED UNDER CASE NUMBER 21-RP-0012 TO WAIVE THE REQUIREMENT FROM SECTION 7.3.30.B OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW SINGLE FAMILY LOTS TO FRONT ONTO A PRIVATE ROAD.

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 "Water Line Easement".

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 and spaces defined and bounded by dashed lines marked "Signature Entrance Easement".

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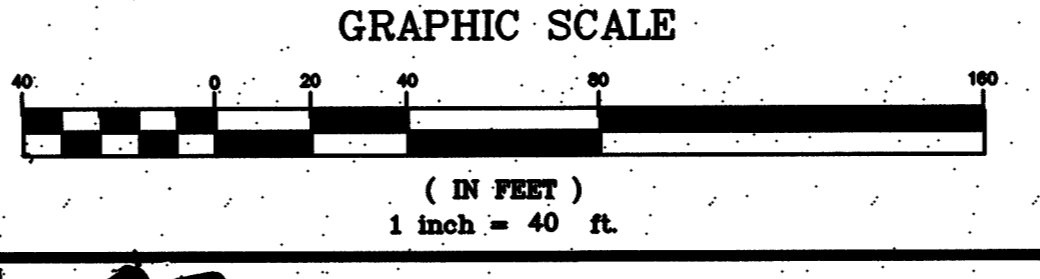
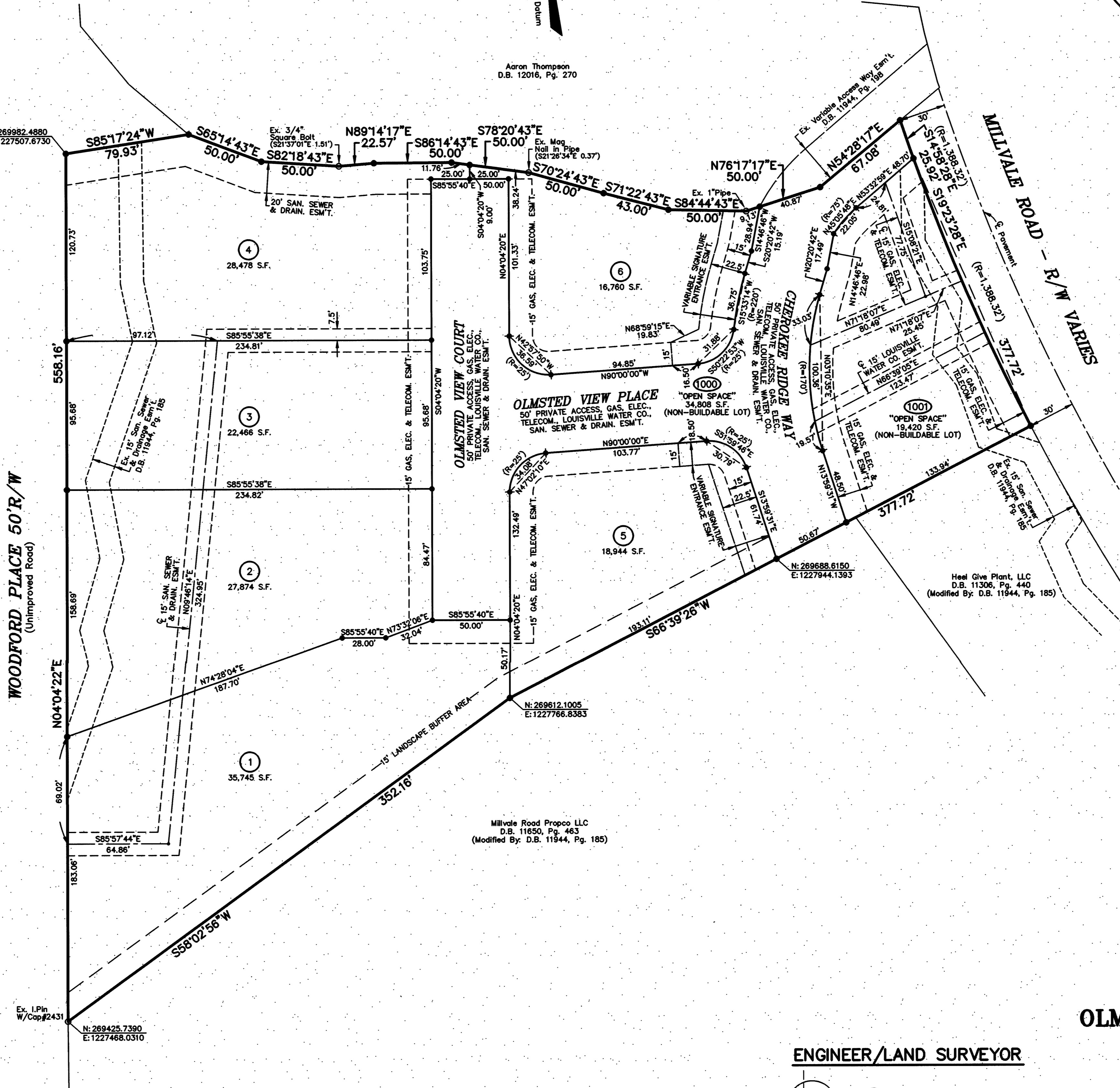
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LAND SURVEYOR'S CERTIFICATE

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.

PROJECT DATA

- TOTAL SITE AREA = 4.69 ACRES
EXISTING ZONING = R-4
FORM DISTRICT = NEIGHBORHOOD
TOTAL # RESIDENTIAL LOTS = 6
TOTAL # OPEN SPACE LOTS = 2
TOTAL AREA OF R/W = 0 ACRE
NET AREA = 4.69 ACRES
GROSS DENSITY = 1.28 DU/AC.
NET DENSITY = 1.28 DU/AC.
TOTAL AREA OF BUILDABLE LOTS = 3.45 ACRES
OPEN SPACE PROVIDED = 1.24 ACRE



LD&D LAND DESIGN & DEVELOPMENT, INC. ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE

RECORD PLAT OF OLTMSTED SUBDIVISION. OWNER/DEVELOPER: OLTMSTED PLACE, LLC. ENGINEER/LAND SURVEYOR: LD&D. SITE ADDRESS: 2050 MILLVALE ROAD.

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Current Projects\200321\Map_Survey\200321.dwg 3/07/2022