PRELIMINARY FOR REVIEW AND COMMENT ONLY.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 50°06'13" E	40.66'
L2	N 57°02'19" E	76.42'
L3	N 00°27'15" W	47.17'
L4	N 63°42'02" E	81.32'
L5	N 56°38'47" E	65.04'
L6	N 31°39'19" E	82.24'
L8	N 87°22'26" E	11.77'
L9	S 11°19'55" E	14.81'
L10	N 89°54'09" W	24.50'
L11	N 89°54'09" W	19.71'
L12	N 89°54'09" W	19.71'
L13	N 89°54'09" W	24.38'
L14	S 12°01'32" W	15.23'

POINT TABLE

POINT #	NORTHING	EASTING
1	260945.36	1224914.98
2	261494.90	1225573.26
3	261150.45	1225572.68
4	261040.41	1225572.49
5	260819.37	1225572.57
6	260804.17	1225572.52
7	260600.48	1225263.06
8	260509.87	1225173.51
9	260593.97	1225089.87
10	260910.05	1224950.22

CURVE TABLE

CURVE #	RADIUS	BEARING	CHORD DISTANCE
C6	63.000'	N 72°35'05" W	37.506'
C7	16.000'	N 72°35'05" W	9.525'
C8	69.514'	N 67°56'57" E	52.414'
C9	109.514'	S 67°56'57" W	82.574'
C10	16.000'	S 72°46'47" W	9.525'
C11	63.000'	S 72°46'47" W	37.506'
C12	26.000'	S 58°33'53" W	27.195'

CERTIFICATE OF RESERVATION OF GAS,ELECTRIC & TELECOMM. EASEMENTS

The spaces outlined by dashed lines and marked "Gas, Electric and Telecommunization Easement, "Gas Easement" or "Electric and Telecommunication Easement" are hereby reserved and easements for gas, electric and telecommunization 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 so 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 at 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.

(A) All property owners gas and electric utility service lines shall be underground at locations designated by Louisville Gas and Electric Company (from L.G. & E.'s termination point throughout length of service lines to customer's building): and title thereto shall remain in, and the cost of installation and maintenance thereof shall be borne individually by the respective lot owner upon which the said service line is located.

Appropriate easements are hereby dedicated and reserved to each property owner together with the right ingress and egress over abutting lots or properties to install, operate and maintain electric service to L.G. & E.'s termination points. Gas and Electric service lines, as installed, shall determine the exact location of said easements.

(B) The gas, electric and telecommunication easements shown on this plat shall be maintained and preserved in their present condition and no encroachment therein and no change in the grade or elevation thereof shall be made by any person or lot owner without the consent of the Louisville Gas and Electric Company and Bell South Telecommunications, Inc.

(C) Easements for overhead electric transmission and distribution feeder lines, poles and equipment appropriate in connection therewith are reserved over, across and under all spaces (including park, open and drainage space areas), outlined by dashed lines and designated for underground and overhead facilities.

Above ground electric transformers and pedestals may be installed at appropriate points in any electric easement.

In consideration of L.G. & E.'s bringing service to the property shown on this plat it is granted the right to make further extensions of its lines from all overhead and underground distribution lines.

(D) Above ground telecommunication facilities and pedestals may be installed at appropriate points in any telecommunication easement.

NOTE:
Also the right to overhang lots with service wires to serve adjoining lots.

OWNERS: ______________________
HIGHLAND PRESERVE, LLC

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". MSD or others authorized by MSD have the right of ingress and egress over within these easements at all times for the purpose of constructing, operating, maintaining, repairing and reconstructing sanitary sewers, drains, and related equipment, structures or materials, hereafter referred to as appurtenances, under MSD's jurisdiction, control, and supervision. Nothing shall be placed in, on, over or under the sanitary sewer and drainage easement which will obstruct or interfere with the purposes of said easement. The easement does not imply release or waiver by MSD of rights to land owners and their property to sewer rates, drainage fees, rentals and other charges, including special assessments, as may be authorized by law. MSD covenants that it will assume full responsibility for claims resulting from damage to any land, improvement, or the environment within or outside the sanitary sewer and drainage easement granted herein, or to any land or improvements used for ingress and egress to such easement, caused by MSD during construction, operation, maintenance, repair or reconstruction of said sanitary sewers, drains, and appurtenances unless damage is caused by the placing of any structure within or outside the easement in violation of this certificate, in such case no liability will be assumed by MSD.

OWNERS: ______________________
HIGHLAND PRESERVE, LLC.

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 damage, alter or destroy those improvements and not to allow any condition or activity on his property that will impair the proper functioning of those 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 that mortgages are enforced, and persons responsible shall be subject to fine.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivider's bond by the Louisville Metro Planning Commission, 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.

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 an 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.

The Developer hereby reserves for itself and its successors and assigns, a perpetual easement five feet (5') in width within and along the boundaries of each lot shown hereon, for such uses as Developer determines in its sole discretion, including, but not limited to, utility services, access, drainage, construction, grading and fill, and ingress and egress thereto.

OWNERS: ______________________
HIGHLAND PRESERVE, LLC

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 "Louisville Water Company Easements" together with the right of ingress and egress over all lots to and from the easement(s) for constructing, repairing, removing, replacing, relocating, reconstructing, maintaining and enlarging of water mains. No permanent structure of any kind shall be erected or the grade of the surface of the land changed within the said easement(s) without written consent of Louisville Water Company. Fences, shrubbery, and gardens may occupy easement area at the owner's risk. Temporary rights are hereby reserved to use land adjacent to the permanent easement(s) herein granted for storage and movement of excavated earth, rock, construction materials, tools, and equipment during construction of said water lines.

OWNERS: ______________________
HIGHLAND PRESERVE, LLC

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 plat of:

HIGHLAND PRESERVE

and does hereby dedicate to public use the N/A

shown thereon.

OWNERS: ______________________
HIGHLAND PRESERVE, LLC

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, ______________________

a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of HIGHLAND PRESERVE

was this day presented to me by ______________________

known to me, who executed the Certificate in my presence and acknowledge it to be free act and deed

Witness my hand and seal this ___ *day of* ___ 20 ___

My Commission expires: ___ *day of* ___ 20 ___

____
Notary Public

CERTIFICATE OF APPROVAL

Approved this ___ *day of* ___ 20 ___

LOUISVILLE METRO
PLANNING COMMISSION

____

DOCKET NO. ______________________

CERTIFICATE OF RESERVATION OF PRIVATE ACCESS & PUBLIC UTILITY EASEMENT

This is to certify that the undersigned GRANTORS are the owners of the land shown on the plat and that a perpetual easement for roadway, courts, drives public utilities, including, but not necessarily limited to, water, electric, gas, telephone, cable, sewer and drains are hereby dedicated and reserved on, over and under the strips of land and spaces so designated on the plat as "Private Access and Public Utility Easements," together with the right of ingress and egress over the GRANTOR'S property to and from the easements for construction, operation, maintenance and recontruction of the aforesaid public utilities, sewers and drains. No permanent structure of any kind shall be place on, over or under the land within the perpetual easements. The perpetual easements shall run with the land and shall be for the benefit and use of the GRANTOR'S property and all lands abutting the aforesaid easement. Access easements, to the extent they are not occupied by a public utility, shall be maintained by the GRANTORS, his heirs, executors, administrators, assigns or the owners of the underlying fee simple title until said easements are accepted for maintenance by the public utilities.

OWNERS: ______________________
HIGHLAND PRESERVE, LLC.

DWELLING ON THE FOLLOWING LOTS SHALL HAVE NO OPENINGS BELOW THE ELEVATION LISTED (MOE). THIS LOT WILL REQUIRE INDIVIDUAL APPROVAL FROM M.S.D. PRIOR TO ISSUANCE OF BUILDING PERMIT.
LOT NUMBER = MINIMUM ELEVATION ELEVATION (MOE)

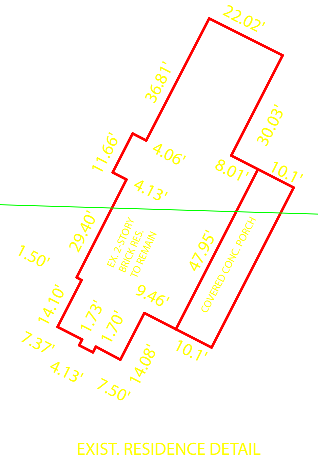
LOT MOE ELEVATION (DATUM NAVD 1988)
LOTS 9-16 = 497.00'

BENCHMARKS

ALL BENCHMARKS ARE REPRESENTED BY A CHISELED SQUARE IN THE TOP OF THE CONCRETE CURB AND ARE BASED ON NAVD 1988.

BM #1	ELEVATION	515.51'
BM #2	ELEVATION	521.80'
BM #3	ELEVATION	523.88'
BM #4	ELEVATION	519.91'

CURVE TABLE				LINE TABLE		
CURVE #	RADIUS	BEARING	CHORD DISTANCE	LINE #	BEARING	DISTANCE
C1	45.00'	S 41°04'05" E	26.66'	L1	N 50°06'13" E	40.66'
C2	45.00'	S 82°33'41" E	36.98'	L2	N 57°02'19" E	76.42'
C3	45.00'	N 43°57'23" E	43.94'	L3	N 00°27'15" W	47.17'
C4	45.00'	N 03°23'41" E	17.70'	L4	N 63°42'02" E	81.32'
C5	26.00'	N 58°07'51" W	27.38'	L5	N 56°38'47" E	65.04'
C6	63.00'	N 72°35'05" W	37.51'	L6	N 31°39'19" E	82.24'
C7	16.00'	N 72°35'05" W	9.53'	L7	N 02°33'29" W	138.44'
C8	69.51'	N 67°56'57" E	52.41'	L8	N 87°22'26" E	11.77'
C9	109.51'	S 67°56'57" W	82.57'	L9	S 11°19'55" E	14.81'
C10	16.00'	S 72°46'47" W	9.53'	L10	N 89°54'09" W	24.50'
C11	63.00'	S 72°46'47" W	37.51'	L11	N 89°54'09" W	19.71'
C12	26.00'	S 58°33'53" W	27.20'	L12	N 89°54'09" W	19.71'
C13	74.38'	N 04°20'41" W	44.02'	L13	N 89°54'09" W	24.38'
C14	17.33'	N 07°36'13" E	16.89'	L14	S 12°01'32" W	15.23'

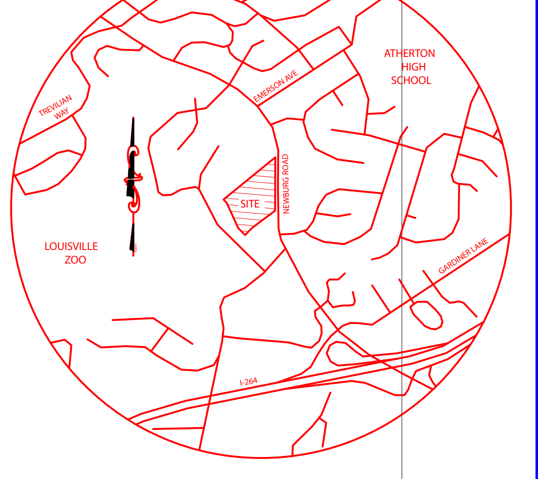


KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE
NORTH AMERICAN DATUM 1983

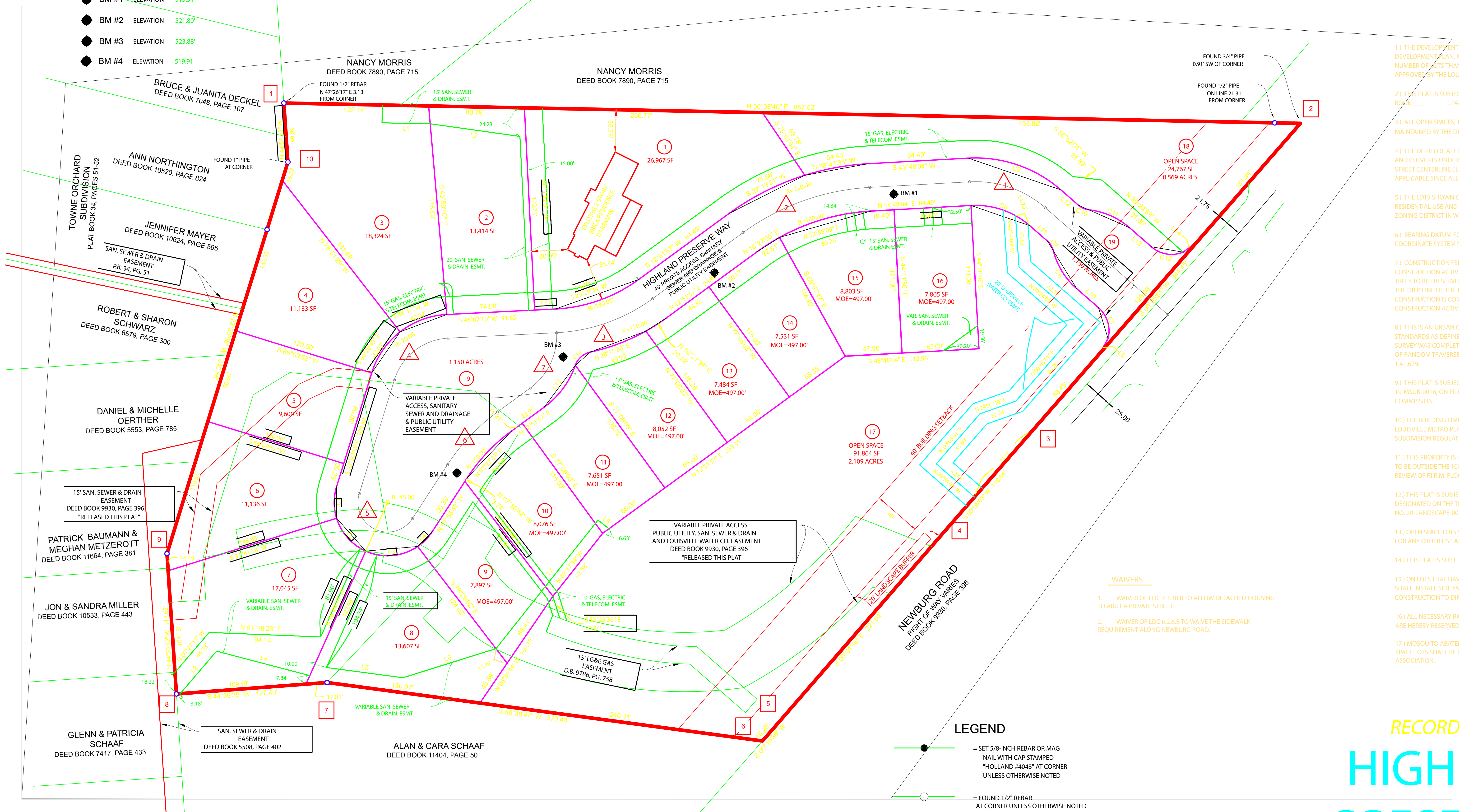
POINT TABLE		
POINT #	NORTHING	EASTING
1	260945.36	1224914.98
2	261494.90	1225573.26
3	261150.45	1225572.68
4	261040.41	1225572.49
5	260819.37	1225572.57
6	260804.17	1225572.52
7	260600.48	1225263.06
8	260509.87	1225173.51
9	260593.97	1225089.87
10	260910.05	1224950.22

CURVE DATA

Curve	Δ	R	T	L
1	44°17'47"	89.514'	36.435'	69.205'
2	32°56'07"	200.000'	59.120'	114.966'
3	33°15'13"	150.000'	44.793'	87.058'
4	69°57'18"	50.000'	34.981'	61.047'
5	164°06'34"	25.000'	179.126'	71.606'
6	20°48'39"	170.000'	31.218'	61.747'
7	56°44'47"	54.383'	29.372'	53.862'



LOCATION MAP
NO SCALE



WAIVERS

1. WAIVER OF LDC 7.1.10.B TO ALLOW DETACHED HOUSING TO ABUT A PRIVATE STREET.
2. WAIVER OF LDC 5.2.4.B TO WAIVE THE SIDEWALK REQUIREMENT ALONG NEWBURG ROAD.

LEGEND

= SET 5/8-INCH REBAR OR MAG NAIL WITH CAP STAMPED "HOLLAND #4043" AT CORNER UNLESS OTHERWISE NOTED

= FOUND 1/2" REBAR AT CORNER UNLESS OTHERWISE NOTED

GENERAL NOTES

1.) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR, UNLESS APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION.

2.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK ____ , PAGE ____ .

3.) ALL OPEN SPACES, TRAFFIC ISLANDS AND LANDSCAPED AREAS TO BE MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS.

4.) THE DEPTH OF ALL ROADSIDE SWALES, INCLUDING DRIVEWAY ENTRANCES AND CULVERTS UNDER DRIVEWAYS, SHALL BE ** INCHES BELOW FINISHED STREET CENTERLINE ELEVATION UNLESS OTHERWISE NOTED. ** NOT APPLICABLE SINCE ALL STREETS ARE CURB AND GUTTER.

5.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED. ZONE R-5

6.) BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY STATE PLANE COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM OF 1983.

7.) CONSTRUCTION FENCING SHALL BE ERECTED 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, MATERIALS STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

8.) THIS IS AN URBAN CLASS SURVEY AND MEETS OR EXCEEDS THE MINIMUM STANDARDS AS DEFINED UNDER 201 KAR 18.150. FIELD WORK FOR THIS SURVEY WAS COMPLETED IN FEBRUARY OF 2020 AND WAS MADE BY METHOD OF RANDOM TRAVERSE. THE UNADJUSTED CLOSURE FOR SAID TRAVERSE WAS 1:41,629.

9.) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN CASE NO. 19-MSUB-0016, ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

10.) THE BUILDING LIMIT LINES MAY BE AMENDED AT ANY TIME BY THE LOUISVILLE METRO PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

11.) THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM REVIEW OF F.I.R.M. FLOOD MAP NO. 21111C059E, DATED DECEMBER 5, 2006

12.) THIS PLAT IS SUBJECT TO TREE CANOPY PROTECTION AREAS AS DESIGNATED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 20-LANDSCAPE-0088..

13.) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.

14.) THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

15.) ON LOTS THAT HAVE CROSS-LOT DRAINAGE, HOMEBUILDERS/DEVELOPER SHALL INSTALL SIDE YARD SWALES FOLLOWING THE COMPLETION ON HOME CONSTRUCTION TO DIRECT CROSS-LOT DRAINAGE TO PROPOSED SWALES.

16.) ALL NECESSARY RIGHTS FOR SANITARY SEWER AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

17.) MOSQUITO ABATEMENT ON RETENTION/DETENTION BASINS IN OPEN SPACE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

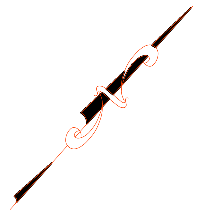
SITE DATA

FORM DISTRICT:	NEIGHBORHOOD
EXISTING ZONING:	R-5
SURROUNDING ZONING:	R-5
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
GROSS SITE AREA:	8.07 ACS
NET SITE AREA:	8.07 ACS
BUILDABLE LOTS:	16 LOTS
GROSS DENSITY:	1.98 DU/AC
NET DENSITY:	1.98 DU/AC
MAXIMUM DENSITY:	7.26 DU/AC

YARD REQUIREMENTS

FRONT YARD:	25'
STREET SIDE YARD:	25'
MIN. SIDE YARD:	5'
REAR YARD:	25'
MAX. BUILDING HEIGHT:	35'

TOTAL AREA IN SITE : 8.065 ACRES
TOTAL NO. BUILDING SITES : 16
TOTAL NO. "OPEN SPACE" : 2
TOTAL AREA "OPEN SPACE" : 2.740 ACRES
TOTAL AREA "PRIVATE ACCESS ESMT" : 1.150 ACRES



0 50' 100'
SCALE 1"= 50'

NORTH AND ALL BEARINGS SHOWN HEREON REFER TO GRID NORTH, KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 (N71°43'48"E)

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 1:41,629 AND WERE ADJUSTED FOR CLOSURE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A URBAN CLASS SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, STANDARD OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 AND IN EFFECT ON THE DATE OF THIS SURVEY. THE FIELD WORK WAS PERFORMED IN FEBRUARY 2020.

______________________ DERRICK S. HOLLAND, PLS NO. 4043 ______ DATE

RECORD PLAT OF

HIGHLAND PRESERVE

OWNER & DEVELOPER
HIGHLAND PRESERVE, LLC
2806 NEWBURG ROAD
LOUISVILLE, KY 40205

SITE: 2814 NEWBURG ROAD
DEED BOOK 11369, PAGE 28
TAX BLOCK 86F, LOTS 116, 117, 118, & 119

DATE: JULY 6, 2021 JOB NO: 3110 SCALE: 1"=50'

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY 608 S. THIRD STREET LOUISVILLE, KENTUCKY 40202