

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 Cherry Grove, and does hereby dedicate to the public use, the streets shown thereon.

BY: [Signature] CHERRY LANE FARMS, LLC
NAME
NAME CO-MANAGING PARTNERS

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 strips of land and spaces as defined and bounded by dashed lines, marked "Sanitary Sewer and Drain Easement", together with the rights of ingress and egress over all lots to and from the easements for construction, operation and maintenance of sewers and drains over said land.

BY: [Signature] CHERRY LANE FARMS, LLC
NAME
NAME CO-MANAGING PARTNERS

CERTIFICATE OF ACKNOWLEDGMENT

State of Kentucky
County of Oldham
AMY B. ALWAY, a notary public in the County aforesaid do hereby certify that the foregoing plat of Cherry Grove was presented to me by [Signature] known to me, together with the Certificate of Ownership and Dedication shown thereon, which they executed in my presence and acknowledged to be their free act and deed.

Notary Public
AMY B. ALWAY
Oldham County, Kentucky

CERTIFICATE OF APPROVAL
Approved This 2nd day of Nov. 2015
OLDFHAM COUNTY PLANNING COMMISSION
Administrative Official

CERTIFICATE OF RESERVATION OF ELECTRIC, TELEPHONE, GAS & LICENSE EASEMENTS
The spaces outlined by dashed lines and marked "ELEC. & TEL., ESMT." are hereby reserved as easements for electric, telephone and gas utility purposes, which include: (1) the right of ingress and egress across all lots, access areas, and ways to and from the easements; (2) the right to cut down or trim any trees within the easement; (3) the right to trim or cut down any trees outside the easement area within 15' of the closest conductor within the easement or 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 easements to remove permanent structures or obstructions within the easement.

(A) All property owner's electric and gas utility service lines shall be underground at locations designated by L.G. & E. (from L.G. & E. 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.

(B) The electric, gas and telephone 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 in writing of L.G. & E. and Bell South Telephone Company.

(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.

(D) Above ground telephone facilities and pedestals may be installed at appropriate points in any telephone easement. Also, the right to overhang lots with service wires to serve adjoining lots.

BY: [Signature] CHERRY LANE FARMS, LLC
NAME
NAME CO-MANAGING PARTNERS

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easement(s) for water means 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 Easement" 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.

OWNERS: [Signature]

LEGEND OF LINES

- ELECTRIC AND TELEPHONE EASEMENT
SANITARY SEWER AND DRAIN EASEMENT
ACCESS EASEMENT
BUILDING LIMIT
PROPERTY LINES
PROPERTY LINE CHORDS
BOUNDARY LINES
ADJOINING PROPERTY LINES
EX. ESMT.
R/W
B/L

SITE DATA

TOTAL AREA IN SITE : 24.29 Ac.
TOTAL LOT AREA : 22.16 Ac.
TOTAL AREA "OPEN SPACE" : 0.00 Ac.
TOTAL NO. BUILDING SITES SHOWN: 17
TOTAL NO. OPEN SPACES : 0
TOTAL AREA IN RIGHT-OF-WAY : 2.13 Ac.
FRONT YARD SETBACK = 50'
SIDE YARD SETBACK = 15'
REAR YARD SETBACK = 40'
BUILDING HEIGHT = 35'

—○— DENOTES SET 1/2" REBAR W/CAP #3522 UNLESS NOTED
ALL INTERIOR LOT CORNERS ARE 1/2" REBAR W/CAP #3522 TO BE SET.

BINDING ELEMENTS:

- (1) THERE SHALL BE NO CHANGES IN THE DEVELOPMENT PLAN WITHOUT REVIEW BY THE OLDHAM COUNTY PLANNING COMMISSION.
(2) AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
(3) THE DEVELOPMENT PLAN MUST COMPLY WITH THE OLDHAM COUNTY FIRE HYDRANT ORDINANCE.
(4) THERE SHALL BE NO DIRECT ACCESS TO CHERRY LANE FROM LOT 1.
(5) ALL SINKHOLES SHALL BE SHOWN ON THE RECORD PLAT.
(6) ADHERENCE TO ALL AGENCY AND UTILITY REQUIREMENTS AS OUTLINED BY THE OLDHAM COUNTY HEALTH DEPARTMENT AND OLDHAM COUNTY SOIL & WATER CONSERVATION DISTRICT.

NOTES:

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, ENCUMBRANCES, RESTRICTIONS AND RIGHTS OF OTHERS WHETHER RECORDED OR NOT.
THE HORIZONTAL DATUM FOR THIS PLAT IS BASED ON GPS-RTK-VRS NETWORK KENTUCKY NORTH DATUM.
DOCUMENTS REFERRED TO BY DEED BOOK AND PAGE ON THIS SURVEY ARE RECORDS ON FILE IN THE OFFICE OF THE CLERK OF OLDHAM, COUNTY, KENTUCKY.
NO-DISTURB MEANS NO STRUCTURE CAN BE PLACED IN THIS AREA AND NO LIVE TREES CAN BE REMOVED. UNDER BRUSH CAN BE CUT AND REMOVED. WHERE ANY UTILITY EASEMENTS OVERLAP THE NO-DISTURB AREA IT WOULD BE ACCEPTABLE TO CONDUCT ACTIVITIES RELATED TO UTILITY EASEMENT WORK. THIS KIND OF ACTIVITY WOULD BE PERMITTED ONLY IN A DEDICATED EASEMENT AND NOT ALLOWED THROUGHOUT THE REMAINDER OF THE NO-DISTURB AREA.

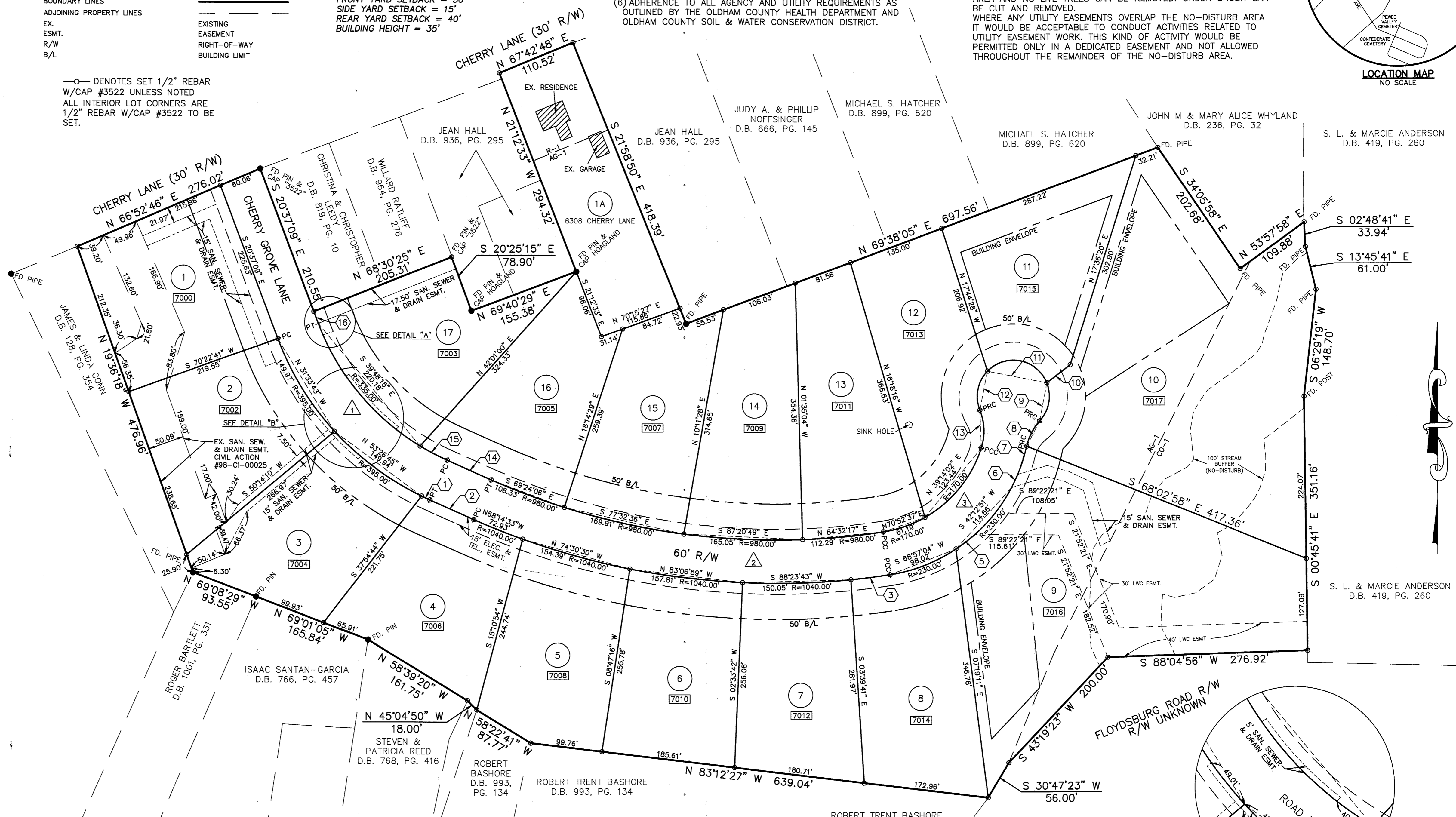
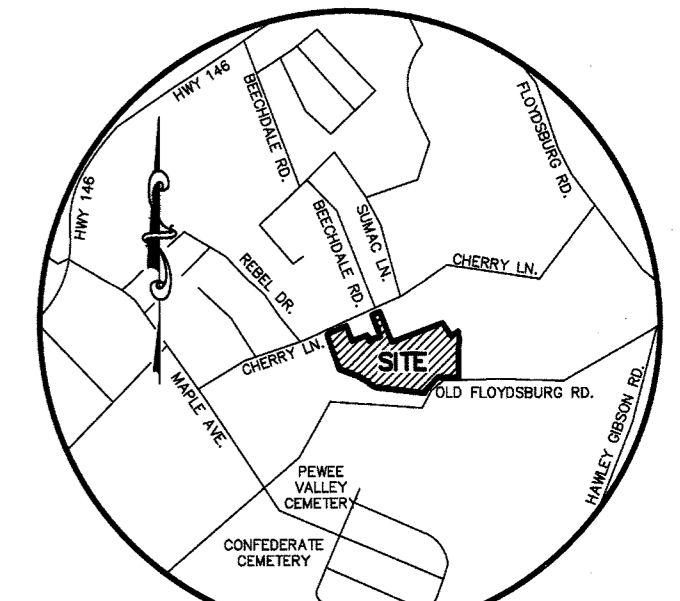


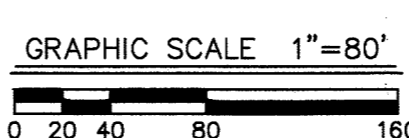
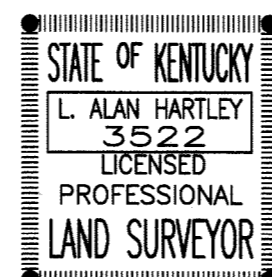
Table with 3 columns: LOTS, Sq.Ft., Ac. listing lot numbers and their respective areas.

Table with 3 columns: BEARINGS & DISTANCES, listing bearings and distances for various points on the site.

Q CURVE DATA

Table with 3 columns: Q CURVE DATA, listing curve parameters like delta, R, T, L for different curve types.

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy established by the Kentucky State Board of Registration for Professional Engineers and Land Surveyors for subdivisions and that the monuments have been placed as shown thereon to the specifications.



RECORD PLAT
CHERRY GROVE
PEWEE VALLEY, KY.

OWNER/DEVELOPER
CHERRY LANE FARMS, LLC
12807 OLD LAGRANGE ROAD SUITE 205
LOUISVILLE, KY. 40245

DEED BOOK 1033, PAGE 554
AUGUST, 2015 SCALE: 1"=80'

SUBURBAN DESIGN GROUP, LLC
ENGINEERING * CONSTRUCTION MANAGEMENT * EROSION CONTROL
P.O. BOX 4514 LOUISVILLE, KY 40204-0514 (502) 727-1634

