49 X 56

CERTIFICATE OF OWNERSHIP AND DEDICATION

POLO FIELDS, SECTION 17

FANDANGO COURT AND WILEYS COURT

OWNERS: J.D. Cooper, Pres.
POLO FIELDS, INC.

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON SS

I, Dennis L. Kraus

Polo Fields Section 17

J.D. Cooper, Pres.

His

28 day of January

My Commission expires 14 day of June

NOTARY PUBLIC Dennis L. Kraus

CERTIFICATE OF APPROVAL

28 day of January

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

DOCKET NO. 10-28-94

CERTIFICATE OF RESERVATION OF GAS, ELECTRIC AND TELECOMMUNICATIONS EASEMENTS

OWNERS: J.D. Cooper, Pres.
POLO FIELDS, INC.

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

OWNERS: J.D. Cooper, Pres.
POLO FIELDS, INC.

CERTIFICATE OF RESERVATION OF WATER, INC. EASEMENT

OWNERS: N/A

CERTIFICATE OF RESERVATION OF DRAINAGE RETENTION BASIN EASEMENT

OWNERS: N/A

BUILDERS OBLIGATION

PROPERTY OWNER'S OBLIGATION

NOTICE OF BOND REQUIREMENT

NOTES:

1.) THERE SHALL BE NO FURTHER RESUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED, HOWEVER, THIS SHALL NOT PRECLUDE LOT LINE ADJUSTMENTS OR CONSOLIDATION OF LOTS.

2.) THIS PLAT IS SUBJECT TO DEED OF RESTRICTIONS AS RECORDED IN DEED BOOK 8246 PAGE 805.

3.) 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.

4.) ALL ISLANDS (AS SHOWN ON APPROVED CONSTRUCTION PLANS), LANDSCAPED AREAS AND ENTRANCE WALLS TO BE MAINTAINED BY THE DEVELOPER, HIS SUCCESSORS AND/OR ASSIGNS.

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.

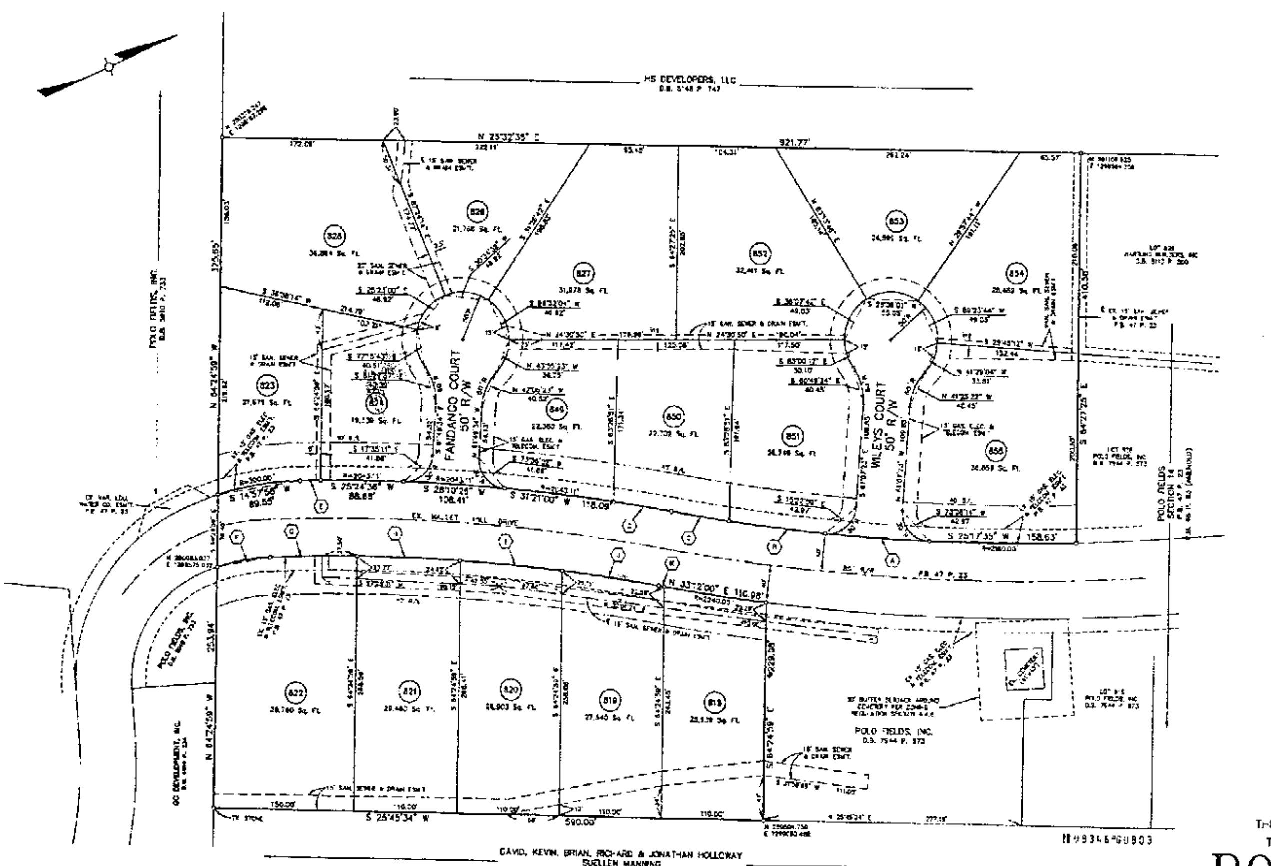
6.) CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES – PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

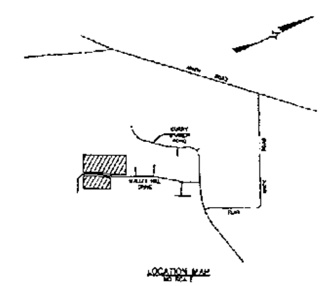
7.) PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA AS DETERMINED FROM A REVIEW OF FLOOD INSURANCE RATE MAP 210120 0110 D, DATED FEBUARY 2, 1994.

8.) THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN DOCKET NUMBER 10-28-94 ON FILE IN THE OFFICE OF THE METRO LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION.

9.) BUILDING LIMIT LINES SHOWN ON THIS PLAT MAY BE AMENDED AT ANY TIME BY THE METRO LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

MINIMUM YARD REQUIREMENTS (R-4 ZONING)				
FRONT	SIDE TOTAL	SIDE MINIMUM	SIDE STREET	REAR
30'	10'	3'	30'	25'





A	S 26°52'37" W	R=2190.00'	111.55'
B	S 31°43'45" W	R=2190.00'	103.47'
D	S 33°56'15" W	R=2190.00'	63.03'
G	S 33°53'23" W	R=2243.11'	63.02'
E	S 23°51'29" W	R=2243.11'	21.99'
F	N 14°12'35" E	R=250.00'	59.08'
G	N 23°53'03" E	R=1963.11'	63.10'
H	N 26°52'55" E	R=1963.11'	110.03'
I	N 30°05'54" E	R=1963.11'	110.34'
J	N 33°14'29" E	R=1963.11'	104.99'
K	N 34°41'47" E	R=2740.00'	8.02'

THIS IS A CLASS "A" SURVEY. THE UNADJUSTED ERROR OF CLOSURE WAS 0.27 FEET. THE PRECISION ERROR WAS 1:43721 AND WAS ADJUSTED BY COMPASS METHOD. THE FIELD WORK FOR THE BOUNDARY WAS PERFORMED IN JANUARY 1994 AND MARCH 2000.

LAND SURVEYOR'S CERTIFICATE

Dennis L. Kraus #2613 1/28/04

LICENSED PROFESSIONAL LAND SURVEYOR 2613

TOTAL AREA IN SITE: 11.609 ACRES
TOTAL NUMBER OF BUILDING SITES: 17
—o— DENOTES 5/8" IRON PIN 18" LONG W/CAP STAMPED D.L. KRAUS, L.S. 2613 UNLESS OTHERWISE NOTED

Recorded In Plat Book No. 49 Page 56

GRAPHIC SCALE 0 30 60 120

THIS PLAT IS FOR AGENCY REVIEW ONLY
TAX BLOCK 25, LOT NO. 298 & 299

POLO FIELDS

SECTION 17

OWNER & DEVELOPER
POLO FIELDS, INC.
DEED BOOK 7944, PAGE 873
12305 WESTPORT ROAD, SUITE 104
LOUISVILLE, KENTUCKY 40245

JANUARY 2004 SCALE 1" = 60'

SABAK, WILSON & LINGO INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET LOUISVILLE, KENTUCKY

49 X 56

98 1/28/04

CF 1/28/04