



Bobbie Holsclaw
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2024023723

BATCH # 511892

JEFFERSON CO, KY FEE \$50.00

PRESENTED ON: 02-20-2024 4 01:46:32 PM

LODGED BY: BARDENWERPER TALBOTT & ROBERTS PLLC

RECORDED: 02-20-2024 01:46:32 PM

BOBBIE HOLSCRAW

CLERK

BY: LEE MESIA EDWARDS

INDEXING CLERK

BK: P 64

PG: 47-48

64x48

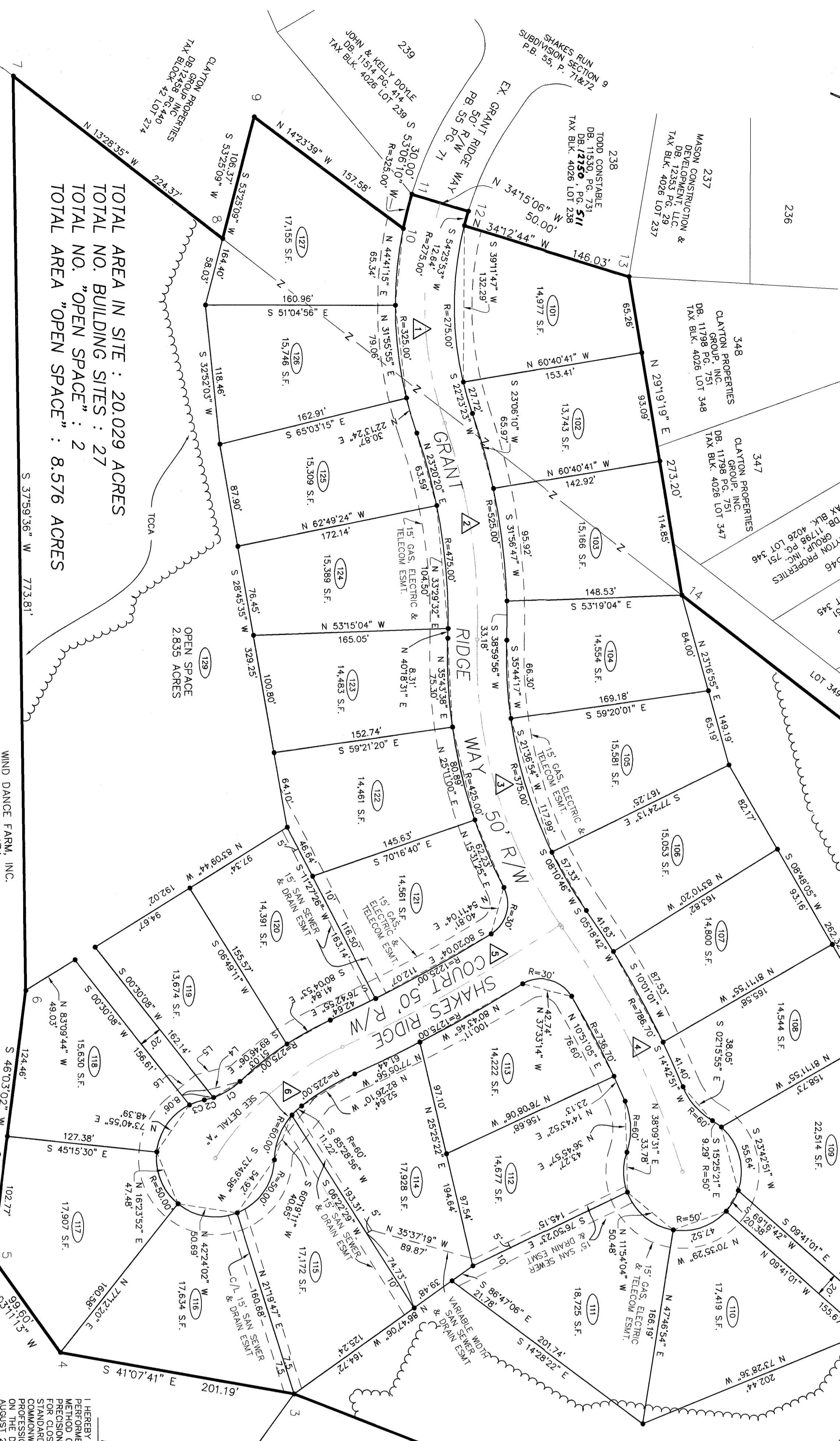
CERTIFICATE OF OWNERSHIP AND DEDICATION
This is to certify that the undersigned is the owner of the land shown on this plat and hereby dedicates to the public the right to use the same for the purposes and uses herein set forth.

OWNER: CLAYTON PROPERTIES GROUP, INC.
STATE OF KENTUCKY
COUNTY OF JEFFERSON
I, **Carly Mucci**, Clerk of the County, do hereby certify that the foregoing plat is in conformity with the laws of this State and County and that the same has been duly recorded in the office of the Clerk of the County.

CERTIFICATE OF ACKNOWLEDGMENT
I, **Michael Matkels**, Clerk of the County, do hereby certify that the foregoing plat is in conformity with the laws of this State and County and that the same has been duly recorded in the office of the Clerk of the County.

CERTIFICATE OF RESERVATION OF GAS/ELECTRIC & TELECOM EASEMENTS
The undersigned hereby reserves to himself and his heirs, assigns and assigns in fee, the right to install, maintain, repair, replace, alter, upgrade, relocate, and remove gas, electric, and telecommunications lines, conduits, pipes, cables, and other facilities, and to use the same for the purposes and uses herein set forth.

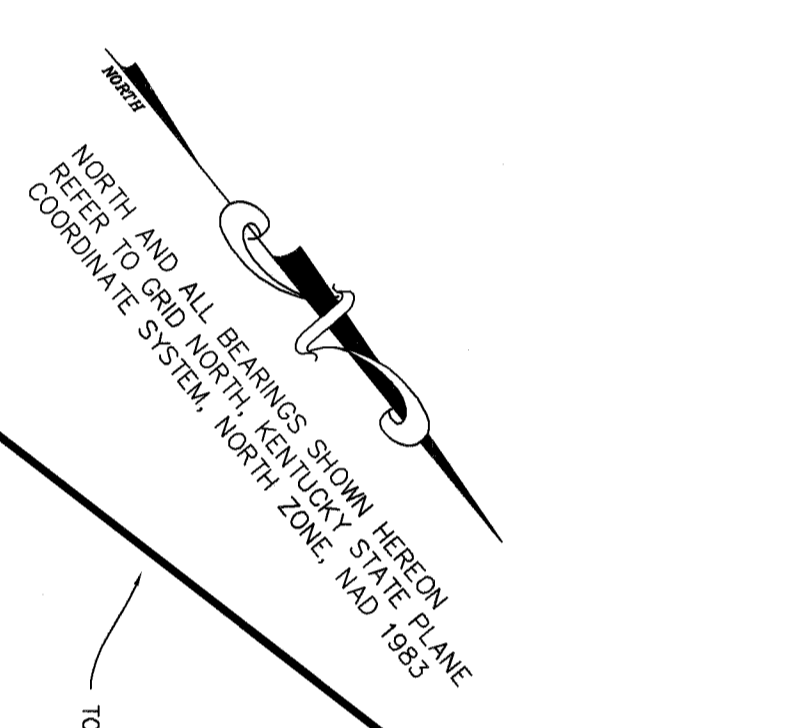
CERTIFICATE OF RESERVATION OF WATER EASEMENT
The undersigned hereby reserves to himself and his heirs, assigns and assigns in fee, the right to install, maintain, repair, replace, alter, upgrade, relocate, and remove water lines, conduits, pipes, cables, and other facilities, and to use the same for the purposes and uses herein set forth.



TOTAL AREA IN SITE : 20.029 ACRES
TOTAL NO. BUILDING SITES : 27
TOTAL NO. "OPEN SPACE" : 2
TOTAL AREA "OPEN SPACE" : 8.576 ACRES

PROPERTY OWNER'S OBLIGATION
The owner of the property shown on this plat is hereby obligated to maintain the same in conformity with the laws of this State and County and to use the same for the purposes and uses herein set forth.

NOTICE OF BOND REQUIREMENT
The undersigned hereby certifies that the property shown on this plat is being offered for sale and that the same is being sold subject to the laws of this State and County.

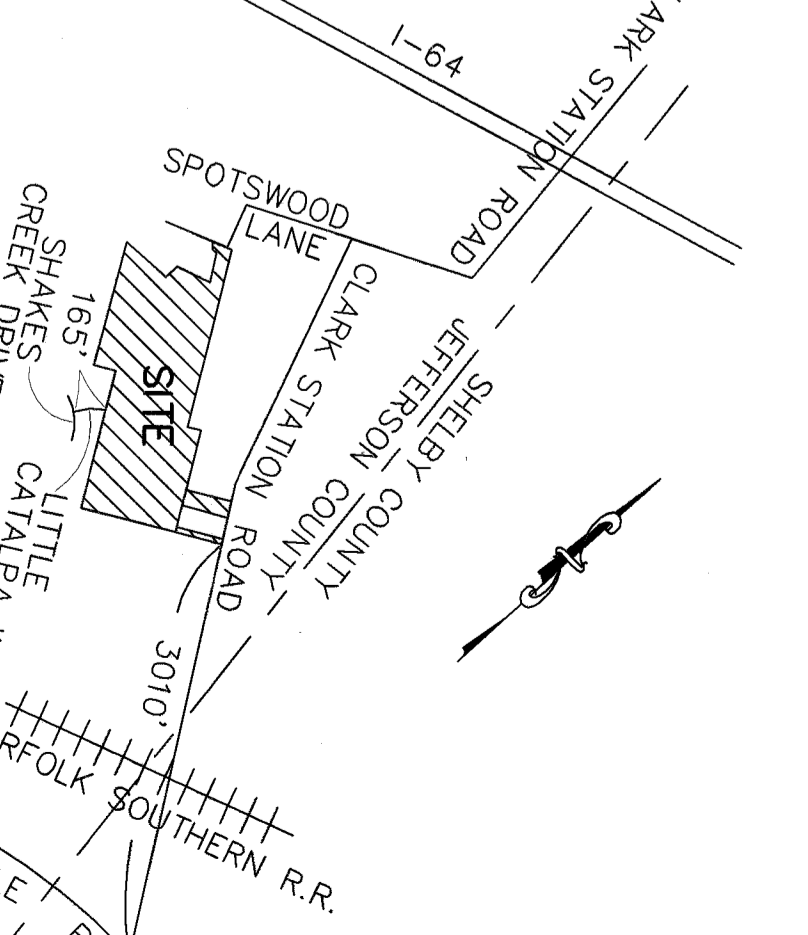


CURVE TABLE

CURVE #	RADIUS	BEARING	CHORD DISTANCE
C1	60,000'	N 82°30'36" W	26.14'
C2	60,000'	N 66°01'14" W	8.17'
C3	50,000'	S 69°44'45" E	13.28'

POINT TABLE

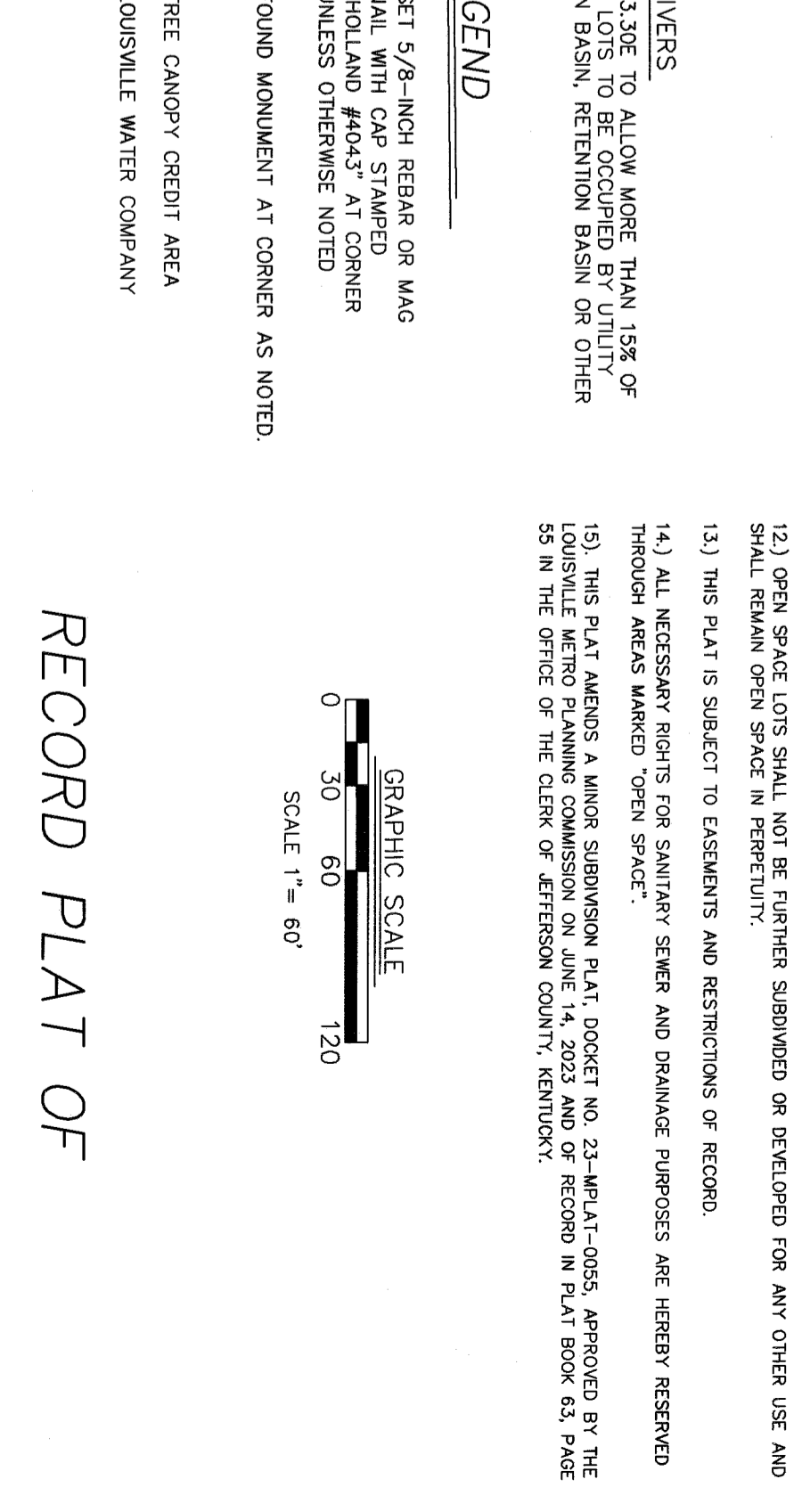
POINT #	NORTHING	EASTING
1	258701.76	1301031.12
2	258597.42	1301681.19
3	258205.40	1301907.28
4	258053.85	1302039.61
5	257954.41	1302034.07
6	257796.71	1301870.47
7	257786.89	1301394.14
8	257405.08	1301341.85
9	257341.69	1301256.44
10	257494.32	1301217.27
11	257476.31	1301193.27
12	257517.64	1301165.13
13	257645.75	1301093.31
14	257883.95	1301227.10



GENERAL NOTES
1) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND SERVICES TO THE PROPERTY SHOWN ON THIS PLAT.
2) THIS PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
3) ALL OPEN SPACES, STREETS, DRIVEWAYS AND LANDSCAPED AREAS TO BE MAINTAINED BY THE DEVELOPER.
4) 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.
5) BEARING DATA FOR THIS PLAT IS BASED ON KENTUCKY STATE PLANE COORDINATE SYSTEM NORTH 1983.
6) CONSTRUCTION FINISH SHALL BE EXCEPTED FROM ANY GRADING OR CONSTRUCTION ACTIVITIES.
7) THE UNADJUSTED ERROR OF THE CLOSURE WAS 0.83 FEET. THE PRECISION RATIO WAS 1:15,612 AND EXCEEDS THE ACCURACY STANDARDS FOR A SURVEY CLASS SURVEY AS ESTABLISHED BY THE KENTUCKY SURVEYING BOARD.
8) THIS SURVEY WAS MADE BY THE CLERK OF THE COUNTY AND HAS BEEN ADJUSTED FOR CURVATURE. THE UNADJUSTED ERROR OF THE CLOSURE WAS 0.83 FEET. THE PRECISION RATIO WAS 1:15,612 AND EXCEEDS THE ACCURACY STANDARDS FOR A SURVEY CLASS SURVEY AS ESTABLISHED BY THE KENTUCKY SURVEYING BOARD.
9) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN CASE NO. 22ASIS-0022, ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.
10) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN ZONE AE, WHICH IS WITHIN THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN ZONE X (SHADE), WHICH IS WITHIN THE 0.2% ANNUAL CHANCE FLOOD. THE FLOOD HAZARD AREA, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS (FIRM) PANEL NO. 21110089F, DATED FEBRUARY 26, 2021.
11) THIS PLAT IS SUBJECT TO THE CANOPY PROTECTION AREA AS DESCRIBED ON THE TREE PRESERVATION PLAN FOR THIS SITE UNDER CASE NO. 22-LANDSCAPE-0186.
12) OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.
13) THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
14) ALL NECESSARY RIGHTS FOR SANITARY SEWER AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".
15) THE PLAT HEREIN IS A UNADJUSTED PLAT. CASE NO. 23-AN-17-0055, APPROVED BY THE LOUISVILLE METRO PLANNING COMMISSION ON JUNE 14, 2023 AND IS RECORDED IN CASE NO. 23-AN-17-0055 IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

LAND SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY REPORTED 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 1:15,612 AND MEET ADJUSTED STANDARDS FOR AN URBAN CLASS SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY. STANDARD OF PRACTICE FOR SURVEYS ON THE DATE OF THIS SURVEY. THE FIELD WORK WAS COMPLETED IN AUGUST 2021.

RECORD PLAT OF
SHAKES RUN
SUBDIVISION, SECTION 13B
(F.K.A. WIND DANCE FARM 1A)
OWNER & DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
16218 SHELBURYVILLE ROAD,
LOUISVILLE, KY 40245
2500 CLARK STATION ROAD
DEED BOOK 12630, PAGE 900,
DEED BOOK 12458, PAGE 440,
TAX BLOCK 42, LOTS 35 & 274
DATE: DECEMBER 7, 2023
JOB NO.: 2821
SCALE: 1"=60'



ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
SABAK, WILSON & LINGO, INC.
THE HENRY CLAY 608 S. THIRD STREET LOUISVILLE, KENTUCKY 40202
12-8-23
DATE

64x48