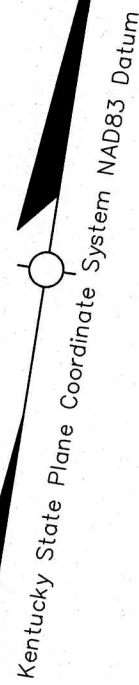


LOCATION MAP
Not To Scale



SCHULER LANE
R/W VARIES
D.B. 336, Pg. 511
P.B. 7, Pg. 51

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 **SANCTUARY FALLS, SECTION 1** and does hereby dedicate to the public the streets and any other spaces as indicated shown hereon.

OWNER: *Michael Metakes*
Clayton Properties Group, Inc.

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF **OLDHAM**

I, **Tracee Swan**, a

Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of **SANCTUARY FALLS, SECTION 1**

was this day presented to me by **Michael Metakes**

known to me, who executed the Certificates in my presence and acknowledge it to be **his** free act and deed.

Witness my hand and seal this **16** day of **Dec**, 2021

My Commission expires: **21** day of **March**, 2024

Tracee Swan
Notary Public Signature
Tracee Swan
Notary Public Printed Name

My Notary Registration Number is **KYNP3125**

BUILDERS OBLIGATION

The builder of each lot in this project is required to grade the lot so that cross-lot drainage is in conformance with the approved Composite Drainage Plan for the project.

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, 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 LG & 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 adjoining lots or properties to install, operate and maintain electric service to LG & 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 BellSouth 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 LG & 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 overhead this plat service wires to serve adjoining lots.

OWNER: *Tracee Swan*
Clayton Properties Group, Inc.

PROPERTY OWNER'S OBLIGATION

Certain improvements in this project are required by the Oldham County Subdivision Regulations and the Oldham County Construction Site Runoff Ordinance as specified in the approved construction plans on file in the office of the Oldham County Engineer. It is the obligation of each property owner in the project 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 that may be enforced in the same manner that mortgages are enforced, and the persons responsible shall be subject to a fine.

CERTIFICATE OF RESERVATION OF DRAINAGE ESM'T'S

Easement for drainage purposes are hereby granted to Oldham County on, over and under the strips of land and spaces as defined and bounded by dashed lines marked "DRAIN, ESM'T.", together with the right of ingress and egress over all lots to and from the easements for construction, operation and maintenance of drainage over said land. No permanent structures of any kind shall be placed on, over or under the land which is subject to said easements. The easements shall be for the benefit of the land in the subdivision and other land which naturally drains therein, and said drainage may be constructed by any public agency having legal authority for such construction, or by any person or lot owner to approval of Oldham County.

OWNER: *Tracee Swan*
Clayton Properties Group, Inc.

CERTIFICATE OF RESERVATION OF SANITARY SEWER EASEMENTS

An easement for sanitary purposes is hereby reserved on, over and under the strips of land and spaces defined and bounded by dashed lines marked "Sanitary Sewer Easement", together with a grant of public use rights-of-way for sewer purposes. MSD or others authorized by MSD have the right of ingress and egress over all lots to and from these easements for the purpose of constructing, operating, maintaining, repairing and reconstructing sanitary sewers and related equipment, structures or materials, hereinafter referred to as appearances, under MSD's jurisdiction, control, and supervision. Nothing shall be placed in, on, over or under the sanitary sewer 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, 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 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 and appearances unless damage is caused by the placement of any structure within or outside the easement in violation of this certificate, in such case no liability will be assumed by MSD.

OWNER: *Tracee Swan*
Clayton Properties Group, Inc.

LEGEND

#3800 LOT ADDRESS
B/L BUILDING LINE
DENOTES SET 1/2"x18" IRON PIN W/CAP STAMPED "WINK 3492"

GENERAL NOTES

1) NO LOTS SHOWN HEREON MAY BE SUBDIVIDED OR RESUBDIVIDED RESULTING IN THE CREATION OF A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED BY THE PLANNING COMMISSION.

2) 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.

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

4) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF DOCKET NUMBER P2-19-024 ON FILE IN THE OFFICE OF THE OLDHAM COUNTY PLANNING COMMISSION.

5) NO PORTION OF THIS TRACT LIES WITHIN A FLOOD HAZARD AREA FROM A REVIEW OF FEMA MAP NUMBERS 21185C0177C & 21185C0179C, DATED SEPT. 20, 2008.

6) THE REFERENCE MERIDIAN USED ON THIS PLAT TO DETERMINE THE DIRECTIONS OF THE SURVEY LINES WAS BASED UPON KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE 1601, NAD 1983, AS OBSERVED FROM A GPS OBSERVATION.

7) NO-DISTURB MEANS THAT NO STRUCTURE CAN BE PLACED IN THIS AREA AND NO LIVE TREES CAN BE REMOVED. UNDER BRUSH CAN BE CUT AND REMOVED.

PROPERTY LINE TABLE			
LINE	BEARING	LENGTH	RADIUS
L1	N11°34'43"W	49.66'	35'
L2	N34°43'14"E	10.48'	270'
L3	N56°45'57"W	34.16'	
L4	N34°19'12"W	49.64'	65'
L5	N15°29'53"W	6.95'	55'
L6	S71°56'52"E	26.21'	55'
L7	N78°25'17"E	49.34'	35'
L8	N83°53'48"E	23.19'	230'
L9	N64°37'30"E	29.31'	330'

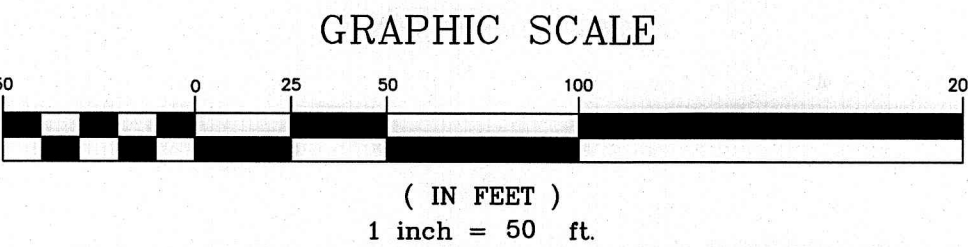
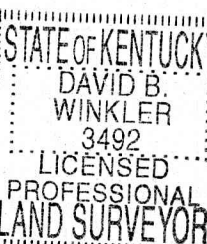
PROJECT DATA

GROSS AREA = 18.98 AC.
NET AREA = 15.34 AC.
EXISTING ZONING = R-2
TOTAL # RESIDENTIAL LOTS = 34
TOTAL COMMON OPEN SPACES = 4
TOTAL AREA OF R/W = 3.64 AC.
GROSS DENSITY = 1.79 DU/AC.
NET DENSITY = 2.22 DU/AC.
TOTAL AREA OF BUILDABLE LOTS = 11.92 AC.
COMMON OPEN SPACE PROVIDED = 3.42 AC.
MINIMUM YARD REQUIREMENTS:
FRONT YARD = 35 FEET
SIDE YARD = 7 FEET
25 feet total for both sides if no street side
STREET SIDE YARD = 35 FEET
REAR YARD = 25 FEET

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This plat meets the requirements of a Class A (Suburban Lands) Survey. The unadjusted traverse closure ratio exceeds an accuracy of 1:10,000 and an angular closure of 15 seconds per angle.

Signature *David B. Winkler* #3492 12-16-21
PLS # Date



ENGINEER/LAND SURVEYOR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
302 WASHINGTON AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40202
PHONE: (502) 416-2914

RECORD PLAT
OF
SANCTUARY FALLS
SECTION 1
(Sheet 1 of 2)

OWNER/DEVELOPER
CLAYTON PROPERTIES GROUP, INC.
16218 SHELBYVILLE ROAD
LOUISVILLE, KENTUCKY 40245
DEED BOOK 1254, PAGE 286
TAX PARCEL 11-00-00-1&3
SITE ADDRESS:
SCHULER LANE, PROSPECT, KY 40059
PLAT DATE: 12-16-2021

PLAT APPROVED
By: *Jan P. Miller*
Date: 12-23-2021
NOTED IF NOT RECORDED WITHIN ONE YEAR OF ABOVE DATE.

G:\Current Projects\18165.DWG Survey\18165.dwg 12/16/2021

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 SANCTUARY FALLS, SECTION 1 and does hereby dedicate to the public as the streets and any other spaces so indicated shown on this plat.

OWNER: Clayton Properties Group, Inc.

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF Jefferson
I, Teacee Swan

Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of SANCTUARY FALLS, SECTION 1 was this day presented to me by Michael Melchior

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

Witness my hand and seal this 16 day of Dec, 2021

My Commission expires: 21 day of March, 2024

Teacee Swan
Notary Public Signature
Teacee Swan
Notary Public Printed Name
My Notary Registration Number is: KYNP3125

BUILDERS OBLIGATION

The builder of each lot in this project is required to grade the lot so that cross-lot drainage is in conformance with the approved Composite Drainage Plan for the project.

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, 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 LG & 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 to install, operate and maintain electric lots or properties to install, operate and maintain electric service to LG & 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 BellSouth 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 LG & 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 overhead utility service wires to serve adjoining lots.

OWNER: Clayton Properties Group, Inc.

PROPERTY OWNER'S OBLIGATION

Certain improvements in this project are required by the Oldham County Subdivision Regulations and the Oldham County Construction Site Runoff Ordinance as specified in the approved construction plans on file in the office of the Oldham County Engineer. It is the obligation of each property owner in the project 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 that may be enforce in the same manner that mortgages are enforced, and the persons responsible shall be subject to a fine.

CERTIFICATE OF RESERVATION OF DRAINAGE ESM'TS

Easement for drainage purposes are hereby granted to Oldham County on, over and under the strips of land and spaces as defined and bounded by dashed lines marked "DRAIN. ESM'T.", together with the right of ingress and egress over all lots to and from the easements for construction, operation and maintenance of drainage over said land. No permanent structures of any kind shall be placed on, over or under the land which is subject to said easements. The easements shall be for the benefit of the land in the subdivision and other land which naturally drains therein, and said drainage may be constructed by any public agency having legal authority for such construction, or by the property owner, at the approval of Oldham County.

OWNER: Clayton Properties Group, Inc.

CERTIFICATE OF RESERVATION OF SANITARY SEWER EASEMENTS

An easement for sanitary purposes is hereby reserved on, over and under the strips of land and spaces defined and bounded by dashed lines marked "Sanitary Sewer Easement", together with a grant of public use rights-of-way for the same sanitary sewer purpose. MSD or others authorized by MSD have the right of ingress and egress over all lots to and from these easements at all times for the purpose of construction, operation, maintaining, repairing and reconstructing sanitary sewers and related equipment, structures or materials, hereinafter referred to as opportunities, under MSD's jurisdiction, control, and supervision. Nothing shall be placed in, on, over or under the sanitary sewer 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, 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 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 and opportunities 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.

OWNER: Clayton Properties Group, Inc.

Hidden Creek Subdivision
P.B. 3, Pg. 98

Lot 4
Old Pond Place, LLC
D.B. 813, Pg. 269

Lot 3
Sandra J. Smiley
D.B. 923, Pg. 491

Clayton Properties Group, Inc.
D.B. 1254, Pg. 286

Clayton Properties Group, Inc.
D.B. 11730, Pg. 910

LEGEND

#3800	LOT ADDRESS
B/L	BUILDING LINE
—●—	DENOTES SET 1/2"x18" IRON PIN W/CAP STAMPED "WINK 3492"

GENERAL NOTES

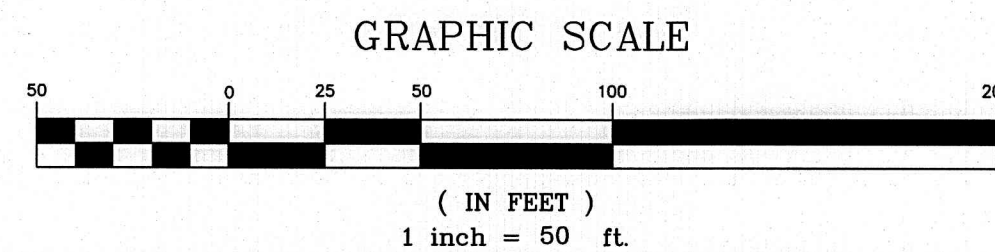
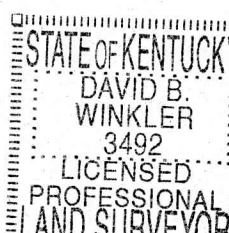
- 1) NO LOTS SHOWN HEREON MAY BE SUBDIVIDED OR RESUBDIVIDED RESULTING IN THE CREATION OF A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED BY THE PLANNING COMMISSION.
- 2) CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES 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.
- 3) THIS PLAT IS SUBJECT TO DEED OF RESTRICTION AS RECORDED IN DEED BOOK _____, PAGE _____.
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- 5) NO PORTION OF THIS TRACT LIES WITHIN A FLOOD HAZARD AREA FROM A REVIEW OF FEMA MAP NUMBERS 21185C0177C & 21185C0179C, DATED SEPT. 20, 2006.
- 6) THE REFERENCE MERIDIAN USED ON THIS PLAT TO DETERMINE THE DIRECTIONS OF THE SURVEY LINES WAS BASED UPON KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE 1601, NAD 1983, AS OBSERVED FROM A GPS OBSERVATION.
- 7) NO-DISTURB MEANS THAT 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.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This plat meets the requirements of a Class A (Suburban Lots) Survey. The undisturbed traverse closure ratio exceeds an accuracy of 1:10,000 and an angular closure of 15 seconds per angle.

David Winkler #3492 12-16-21
Signature PLS # Date



ENGINEER/LAND SURVEYOR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
629 WAGBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40212
PHONE: (502) 416-3914

RECORD PLAT OF SANCTUARY FALLS SECTION 1

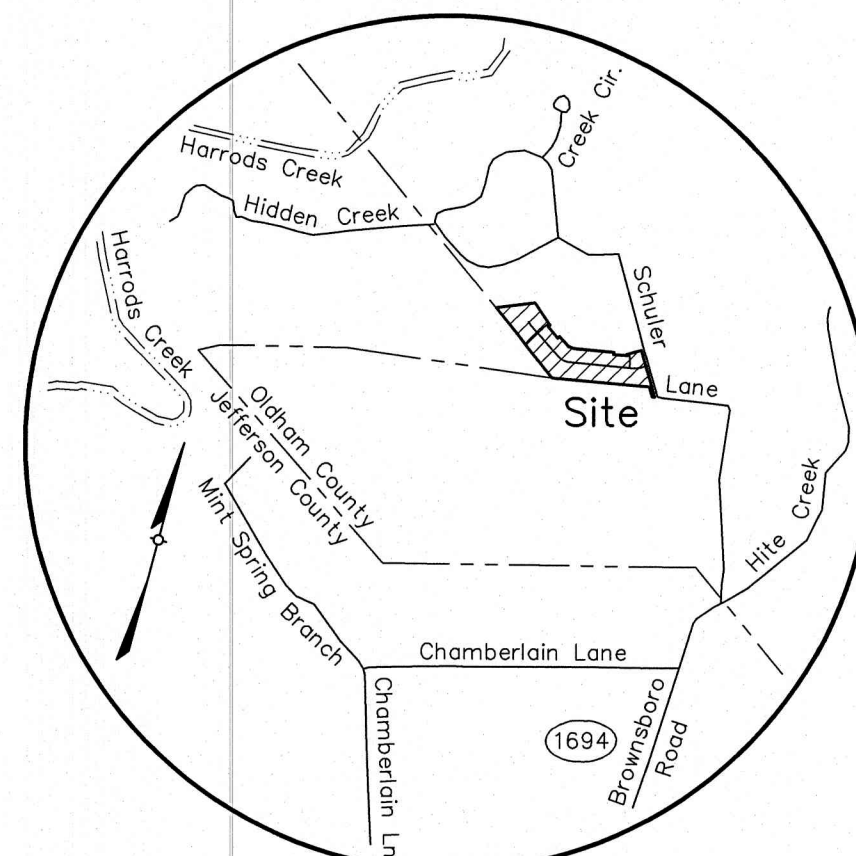
(Sheet 2 of 2)

OWNER/DEVELOPER

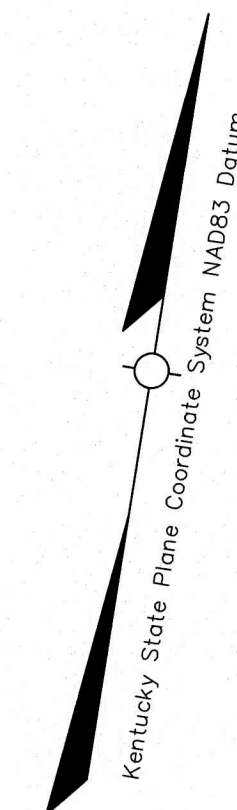
CLAYTON PROPERTIES GROUP, INC.
16218 SHELBYVILLE ROAD
LOUISVILLE, KENTUCKY 40245
DEED BOOK 1254, PAGE 286
TAX PARCEL 11-00-00-1&3

SITE ADDRESS:
SCHULER LANE, PROSPECT, KY 40059
PLAT DATE: 12-16-2021

PLAT APPROVED
By: David Winkler
Date: 12-23-2021
IF NOT RECORDED
WITHIN ONE YEAR
OF ABOVE DATE.



LOCATION MAP
Not To Scale



DOCUMENT NO: 671463
RECORDED December 27 2021 08:41:00 AM
TOTAL FEES: \$50.00
COUNTY CLERK: JULIA K BARR
DEPUTY CLERK: CAREY DIETRICH
COUNTY OLDHAM COUNTY
BOOK: P8 PAGES: 10-11