



SURVEYOR'S NOTES

THIS PLAT IS SUBJECT TO ALL DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, COVENANTS, RESTRICTIONS, ALL LEGAL EASEMENTS, RIGHT-OF-WAYS ETC. WHICH MAY BE REVEALED BY A TITLE SEARCH WHETHER SHOWN ON THIS PLAT OR NOT.

MERIDIAN NOTES

THE REFERENCE MERIDIAN USED FOR THIS PLAT TO DETERMINE THE DIRECTION OF SURVEY LINES IS BASED ON THE SOUTH RIGHT OF WAY OF TARRAGON ROAD (BEING ALSO THE NORTH LINE OF LOT 13 OF CHEROKEE ACRES SUBDIVISION, AND ALSO THE NORTH LINE OF THE SUBJECT PROPERTY.) HAVING THE BEARING OF N74°42'05"E, AS PER PLAT BOOK 53, PAGE 5 OF RECORD IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

PLANNING NOTE

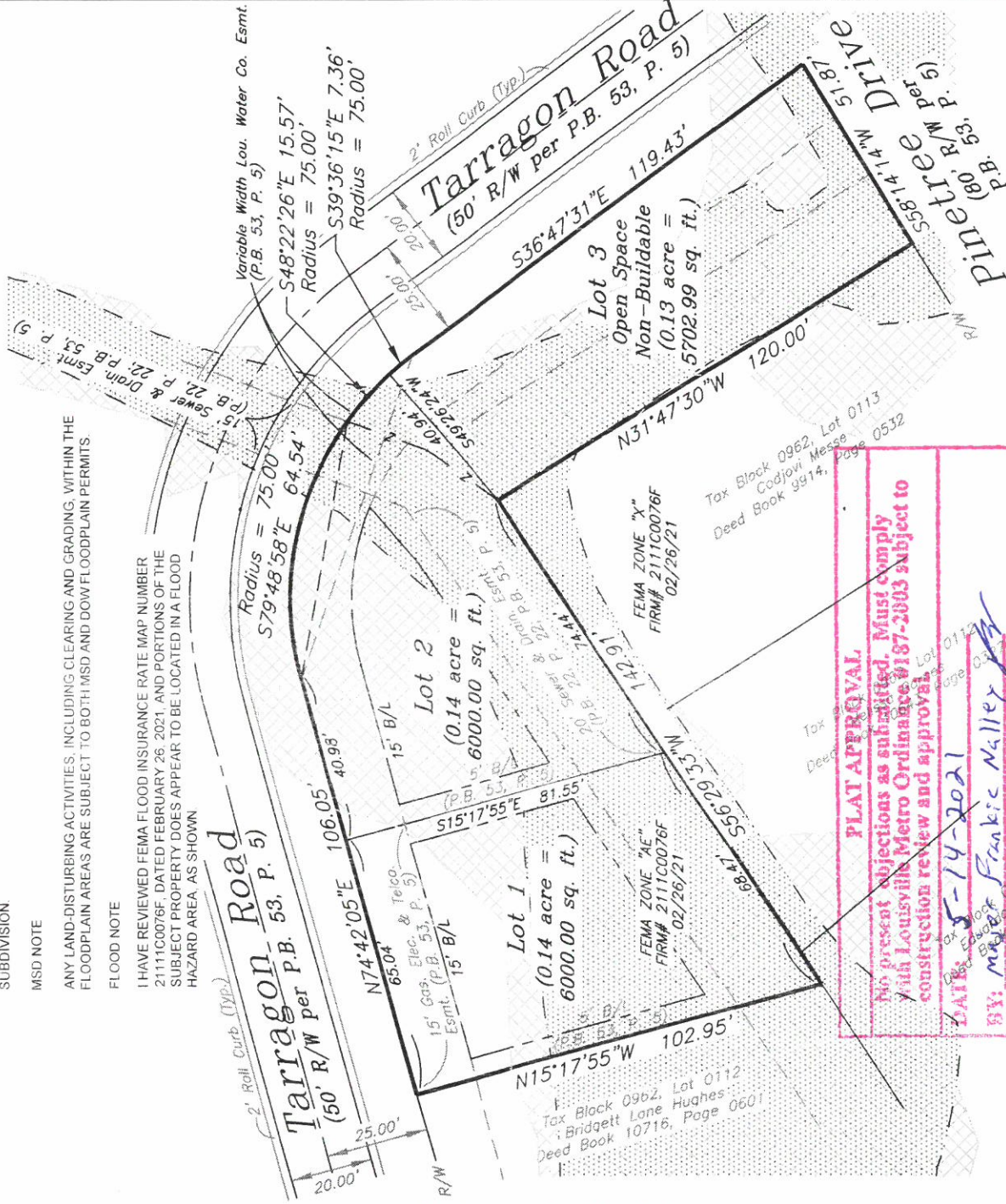
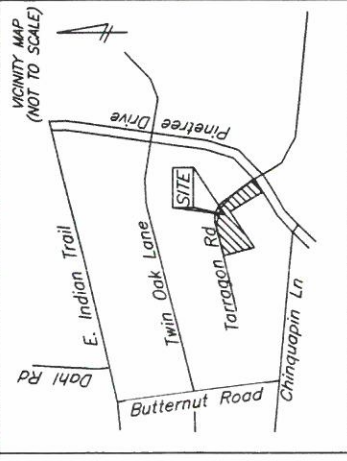
THIS PLAT AMENDS PLAT BOOK 53, PAGE 5 WHICH IS THE CHEROKEE ACRES SUBDIVISION.

MSD NOTE

ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, WITHIN THE FLOODPLAIN AREAS ARE SUBJECT TO BOTH MSD AND DOW FLOODPLAIN PERMITS.

FLOOD NOTE

I HAVE REVIEWED FEMA FLOOD INSURANCE RATE MAP NUMBER 2111C0076F DATED FEBRUARY 26, 2021, AND PORTIONS OF THE SUBJECT PROPERTY DOES APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA, AS SHOWN



PLAT APPROVAL
No present objections as submitted. Must comply with Louisville Metro Ordinance #187-2003 subject to construction review and approval.
DATE: 5-14-2021
BY: Mayor Frankc Malley
FIRE DISTRICT: Okolona
COMMENTS: N/A

Legend

- Monument Found (As Noted)
- 5/8" Rebar w/cap set (Graham #3893)
- ▨ FEMA Floodplain
- ▤ Local Regulatory Floodplain

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED HERE WAS MADE UNDER MY SUPERVISION BY RANDOM TRAVERSE WITH SIDE SHOTS METHOD 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. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1 : 10,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLASS "URBAN" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS OR EXCEEDS THE SPECIFICATION OF THIS CLASS.

SURVEYOR *[Signature]* #3893 DATE 5/10/21
CERT. NO. 5893



STATE OF KENTUCKY
DAVID J. GRAHAM
 3893
 LICENSED PROFESSIONAL LAND SURVEYOR

MILLER WHIRY MWGLEC
Engineers, Surveyors & Planners
1387 S. Fourth St., Louisville, KY 40208
Tel (502)636-5501 Fax (502)638-9538

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2021, invalid if not recorded before this date.

By: *[Signature]*
Louisville Metro Planning Commission

Approval subject to attached Certificates
Special requirement(s) _____
Docket Number: _____

TOTAL SITE AREA: 0.41 ACRE = 17724.98 SQ. FT.

TARRAGON TWIN MINOR SUBDIVISION

PURPOSE: TO CREATE (3) TAX PARCELS FROM (2) EXISTING TAX PARCELS, & TO REDUCE BUILDING LIMIT FROM 25' TO 15'

FIELD SURVEY DATE : 03/30/21

OWNER	Brentwood Property Design & Investment
OWNER'S ADDRESS	11200 Cherry Lane Louisville, KY 40223-2519
PROPERTY ADDRESS	3416 Tarragon Road Louisville, KY 40219
ZONING	R7 FORM DIST NEIGHBORHOOD
DEED BOOK	11885 PAGE 780
TAX BLOCK	3974 TAX LOT 0013
PROPERTY ADDRESS	3422 Tarragon Road Louisville, KY 40219
ZONING	R7 FORM DIST NEIGHBORHOOD
DEED BOOK	11885 PAGE 780
TAX BLOCK	3974 TAX LOT 0014
DATE	03/30/21 SCALE 1" = 40'
REV	05/10/21 NO _____