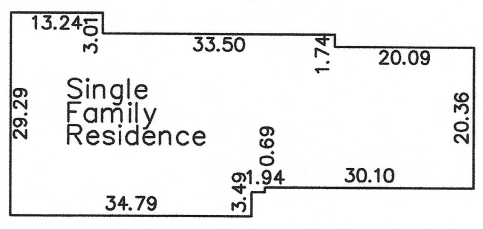


Zach P. Weis Sr
DB 10056 Pg 161

50' Setback



Detail (NTS)

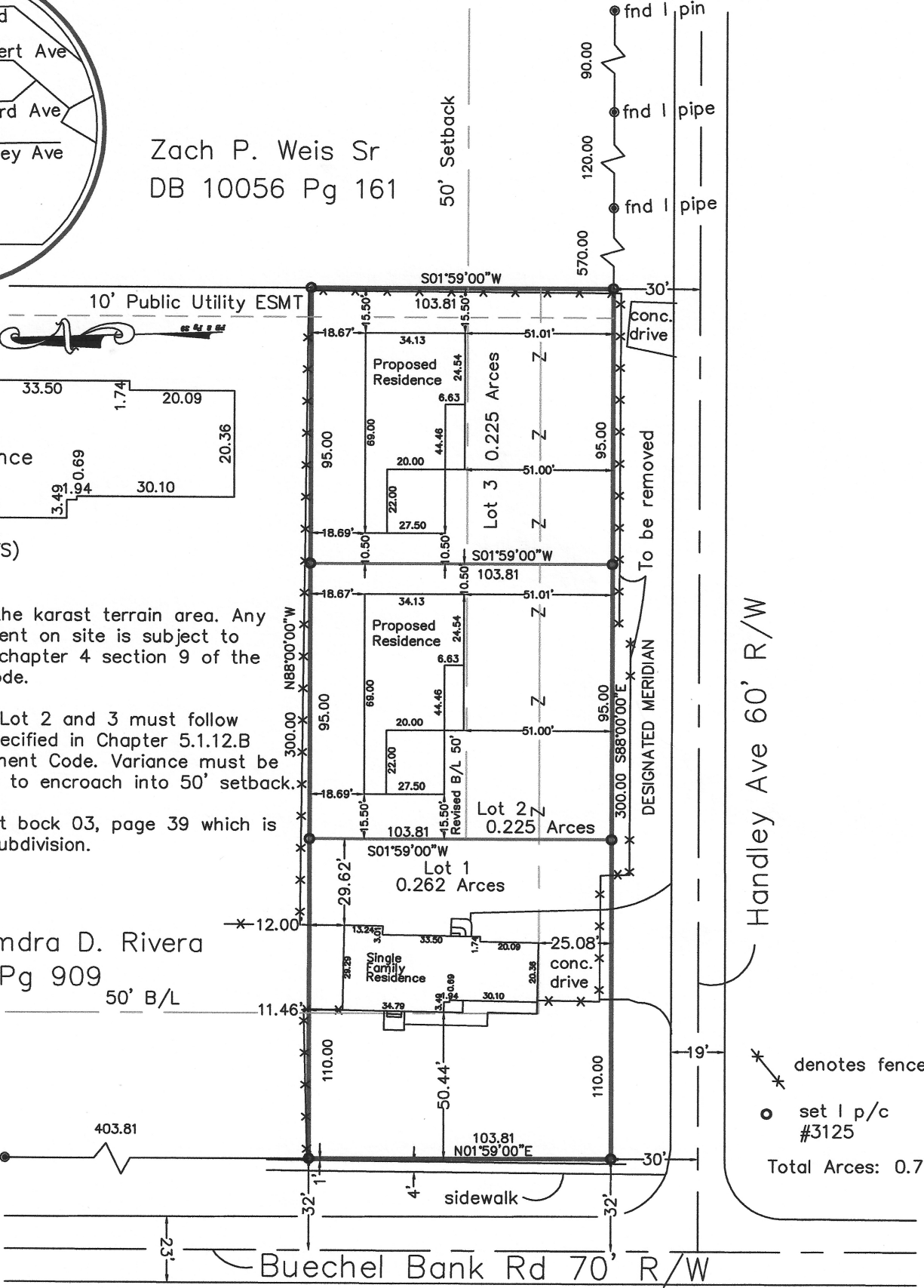
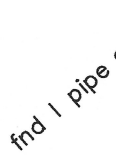
Notes:
This site lies within the karast terrain area. Any subsequent development on site is subject to the requirements of chapter 4 section 9 of the Land Development Code.

Any houses built on Lot 2 and 3 must follow infill standards as specified in Chapter 5.1.12.B of the Land Development Code. Variance must be requested for houses to encroach into 50' setback.

This plat amends plat book 03, page 39 which is the Emerald Manor subdivision.

Jose M. & Samdra D. Rivera
DB 7034 Pg 909

50' B/L



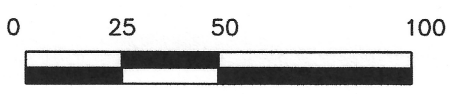
Handley Ave 60' R/W

Buechel Bank Rd 70' R/W

* denotes fence
○ set l p/c #3125
Total Acres: 0.711

CERTIFICATE OF APPROVAL

Approved this _____ day of _____ 20____
INVALID IF NOT RECORDED BY THIS DATE _____



GRAPHIC SCALE 1=50

By: _____
Louisville Metro Planning Commission
Planning Commission

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

MIKE SEELY & ASSOCIATES
P.O. BOX 18768
LOUISVILLE, KY. 40261
(502) 643-1785

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my direct supervision on 1-15-20 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.

- SURVEY CLASS "Urban" -

This survey meets or exceeds the minimum standards of governing authorities.

**- Buechel Bank Rd Minor Plat -
To create three lots from one**

FOR: Fenix Communities LLC
4007 Handley Ave
Louisville, KY 40218
LOCATION: 1928 Buechel Bank Rd
Louisville, KY 40218

I hereby certify that the improvements shown on this plat ARE NOT in a flood prone area as shown by the F.I.R.M. index map dated Dec. 5 2006
Com#/Panel/Suff: 210120 0078 E Zone X



RECORD DB 10379 Pg 315
SOURCES: Lot 17 Emerald Manor
PB 8 Pg 39
Tax Block & Lot: 0817-0002-0017
Zoning: R4
Form District: Neighborhood
COUNTY: JEFFERSON

Michael D. Seely
Licensed Land Surveyor #3125

Revised: 9-9-2020
SCALE: 1=50 DATE: 2-13-2020