

**NOTES**

1. THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ELEVATION. PER FEMA'S FIRM MAPPING (2111100073E).
2. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.
3. THIS SITE IS SUBJECT TO THE BINDING ELEMENTS OF CASE 14ZONET045 ON FILE IN THE OFFICES OF THE LOUISVILLE METRO PLANNING COMMISSION.
4. THIS PLAT AMENDS PLAT BOOK 55, PAGE 004 WHICH IS THE CLOVER TRACE SUBDIVISION.
5. THIS SITE CONTAINS STEEP SLOPES AND/OR UNSTABLE SOILS. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4 SECTION 7 OF THE LAND DEVELOPMENT CODE.
6. BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.
7. OPEN SPACE LOTS SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ANY OTHER USE AND SHALL REMAIN OPEN SPACE IN PERPETUITY.

**STANDARD CERTIFICATE FORM**

**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 **CDJ DEVELOPMENT, LLC.** per Deed Book 10160, Page 991 and does hereby dedicate to public use **N/A** shown thereon.

OWNERS: \_\_\_\_\_  
 \_\_\_\_\_  
 CDJ DEVELOPMENT, LLC.

**ZONING CERTIFICATE**

I/We hereby certify all of the lots of this minor subdivision and any existing buildings and improvements thereon and/or any buildings and improvements included in a building permit either applied for or approved thereon are in compliance with all the provisions of the Zoning District Regulations. Any such buildings or improvements not in compliance with all the Zoning District Regulations as described in Case No. **N/A** or documentation of the existence of the building or improvements prior to the adoption of the Zoning District Regulations has been accepted by the Planning Commission staff as valid evidence of their non-conforming status.

OWNERS: \_\_\_\_\_  
 \_\_\_\_\_  
 CDJ DEVELOPMENT, LLC.

**CERTIFICATE OF ACKNOWLEDGMENT**

STATE OF KENTUCKY SS  
 COUNTY OF JEFFERSON

I, \_\_\_\_\_ a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of \_\_\_\_\_

was this day presented to me by \_\_\_\_\_

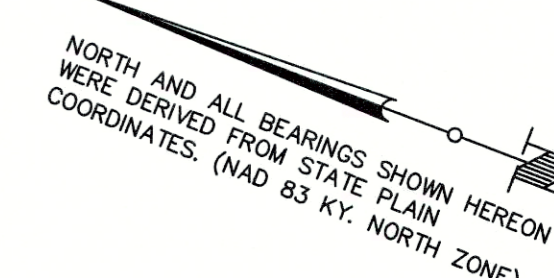
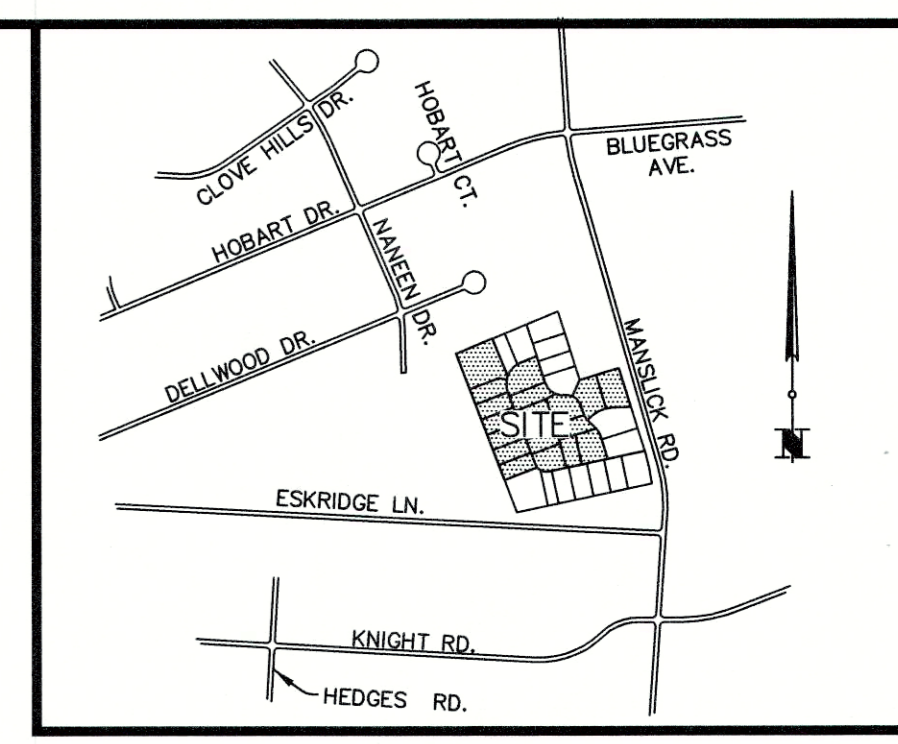
known to me, who executed the Certificate in my presence and acknowledge

it to be \_\_\_\_\_ free act and deed.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

My Commission expires: \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public



- LEGEND**
- SET 1/2 INCH REBAR WITH CAP #2843
  - △ SET MAGNAIL WITH SHINER #2843
  - FOUND MAG NAIL WITH SHINER #2843
  - ▲ FOUND IRON PIN WITH CAP #3570
  - FOUND 2 1/2" IRON PIPE
  - ◆ FOUND 1/2" REBAR WITH CAP #2843
  - Z - Z - RETIRED PROPERTY LINES

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 45°49'21" E	33.65'
L2	S 17°52'55" E	40.11'
L3	S 17°48'00" E	49.18'
L4	S 17°48'00" E	1.55'
L5	S 17°14'42" E	22.66'
L6	S 17°02'58" E	11.98'
L7	N 80°40'00" W	26.27'

**CURVE TABLE**

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 85°28'57" W	38.20'	125.00'
C2	S 84°39'16" W	41.76'	125.00'
C3	S 58°24'10" W	71.57'	125.00'
C4	S 44°13'36" E	3.51'	63.00'
C5	S 44°47'46" E	2.26'	63.00'
C6	S 30°28'14" E	28.98'	63.00'
C7	N 70°14'32" W	38.90'	37.00'
C8	N 29°44'44" W	11.30'	37.00'
C9	N 19°03'33" W	6.04'	91.00'
C10	N 04°07'16" W	41.05'	91.00'
C11	N 12°02'28" E	9.93'	91.00'
C12	N 16°33'02" E	3.14'	65.00'
C13	N 42°42'59" E	54.49'	65.00'
C14	S 42°14'42" E	48.31'	65.00'
C15	S 81°45'33" E	29.83'	58.00'
C16	S 81°10'45" E	26.69'	50.00'
C17	S 41°22'24" E	41.19'	50.00'
C18	S 21°01'15" E	9.95'	63.00'
C19	S 34°09'29" E	18.71'	63.00'

**CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 LOUISVILLE METRO PLANNING COMMISSION

Docket No. \_\_\_\_\_

**RECEIVED**  
 AUG 28 2017  
 PLANNING & DESIGN SERVICES

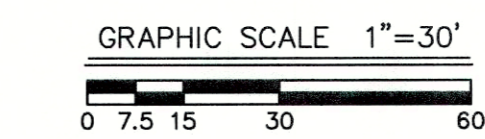
# CLOVER TRACE MINOR PLAT

THE PURPOSE OF THIS PLAT IS TO SHIFT PROPERTY LINES.

**OWNER & DEVELOPER**  
 CDJ DEVELOPMENT, LLC.  
 10122 TAYLORSVILLE ROAD  
 LOUISVILLE, KENTUCKY 10299-3623  
 TAX BLOCK 090H, LOTS 0151, 0152, 162, 163, 164, 165, 166, 167, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183 & 184  
 DEED BOOK 10160, PAGE 991

**PROPERTY ADDRESS:**  
 1501 & 1503 CLOVER TRACE PLACE,  
 6401, 6403, 6412, 6414, 6415, 6416, 6417, 6418, 6419, 6420, 6421, 6422, 6423, 6424, 6429, 6433 & 6435 CLOVER TRACE CIRCLE

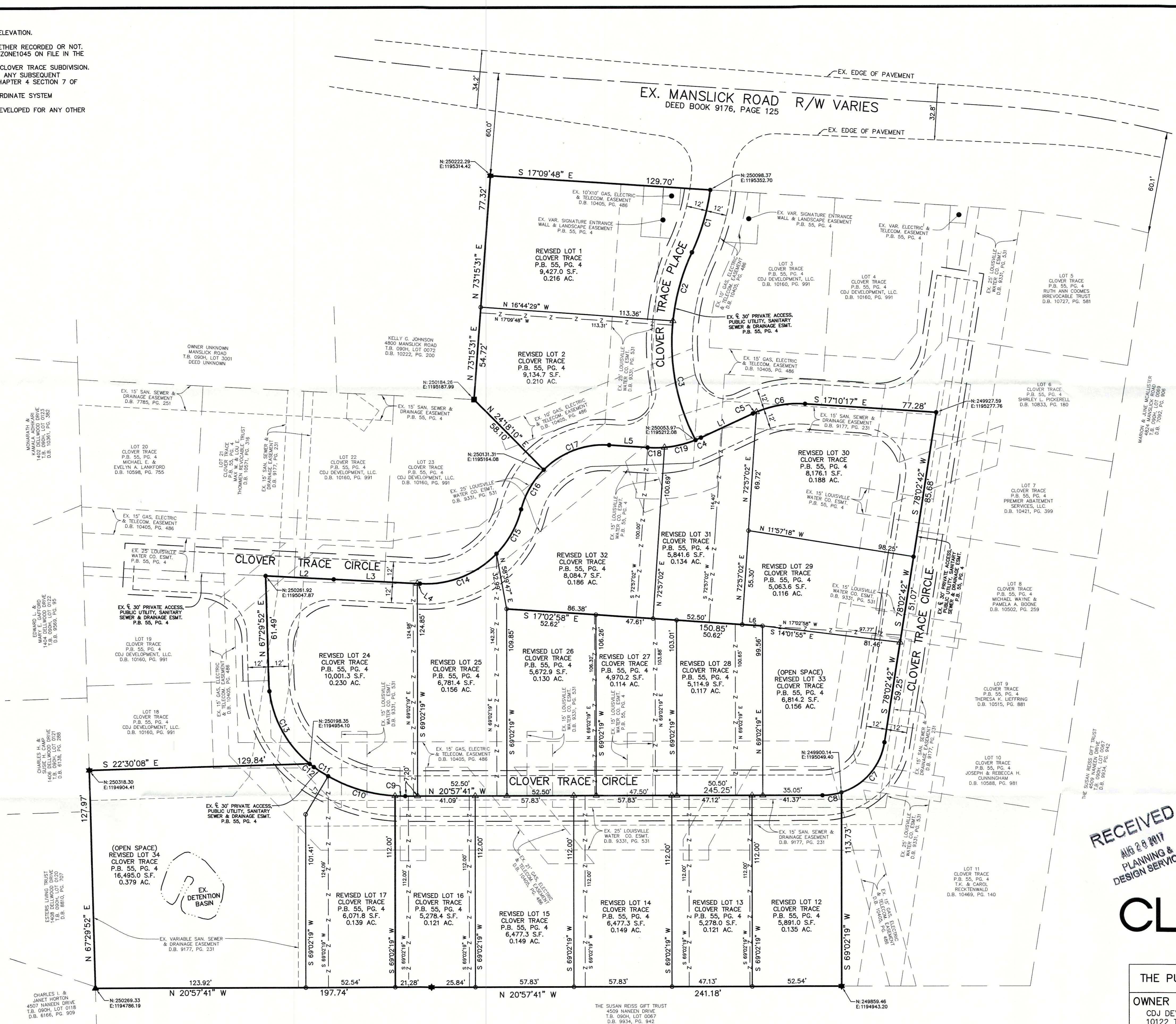
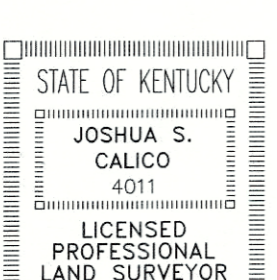
ZONED: R5A      FORM DIST: NEIGHBORHOOD  
 DATE: 8/23/17      SCALE 1"=30'



**MINDEL, SCOTT & ASSOCIATES, INC.**  
 PLANNING \* ENGINEERING \* SURVEYING  
 LANDSCAPE ARCHITECTURE  
 5151 JEFFERSON BOULEVARD,  
 LOUISVILLE, KENTUCKY 40219  
 PHONE: (502)485-1508

**LAND SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE SURVEY AS DESCRIBED HEREON WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR AN URBAN SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, PER 201 KAR 18:150 AND IN EFFECT ON THE DATE 6/12/17 THAT THIS SURVEY WAS COMPLETED IN THE FIELD. THE UNADJUSTED TRAVERSE CLOSURE WAS 1:39,705.

JOSHUA S. CALICO      PLS# 4011      DATE: \_\_\_\_\_  
 NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR



17minorplat1066