

NOTE: INDIVIDUAL MSD LOT APPROVAL SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THE LOWEST FINISHED FLOOR (LLF) ELEVATION MUST BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR (PLS).

LOT 1 = 578.7
 LOT 2 = 575.9
 LOT 3 = 574.8
 LOT 4 = 573.6
 LOT 5 = 572.6

LINE & CURVE TABLE

L1 = S 77°21'26" E 101.95'
 L2 = S 77°21'26" E 46.80'
 L3 = N 51°59'38" W 139.14'
 L4 = N 51°59'38" W 139.14'
 L5 = N 51°59'38" W 139.14'
 L6 = N 51°59'38" W 139.14'
 L7 = S 77°21'26" E 46.80'
 L8 = S 77°18'23" E 105.33'
 L9 = OMITTED
 L10 = OMITTED
 L12 = N 49°57'43" E 304.72'
 L13 = S 09°01'31" W 88.34'
 L14 = N 07°57'13" W 170.86'
 L14A = N 07°57'13" W 173.32'
 L15 = N 08°12'07" W 130.70'
 L15A = N 08°12'07" W 164.64'
 L16 = N 13°46'39" W 222.31'

BENCHMARK

⊕ RIM ELEVATION OF EXISTING SANITARY SEWER MANHOLE #112,699. ELEVATION 577.65 (PER GPS 10/14/15)

EASEMENT SCHEDULE:

- △ 15' SAN. SEWER & DRAINAGE ESMT. 'GRANTED'
- △ 30'x30' ACCESS ESMT. 'GRANTED'
- △ VARIABLE WIDTH SAN. SEWER & DRAINAGE ESMT. EASEMENT IS 65' FROM TOP OF BANK OF POPE LICK CREEK AS DEPICTED ON THE PLAT DRAWING. 'GRANTED'
- △ 15' SAN. SEWER & DRAINAGE ESMT. 'GRANTED'
- △ VARIABLE SAN. SEWER & DRAINAGE ESMT. 'GRANTED'

LEGEND:

- DENOTES SET 1/2" REBAR 18" LONG WITH YELLOW CAP MARKED "CRP 2600"
- FOUND IPC #3476 BROWN
- R/W RIGHT-OF-WAY
- EOP EDGE OF PAVEMENT
- CL CENTERLINE OF R/W
- EX. EXISTING
- FND FOUND
- MEA MEASURED
- ▨ VARIABLE SANITARY SEWER AND DRAIN ESMT. 'GRANTED'
- ▨ APPROX. LIMITS 100-YEAR FLOOD PLAIN
- ▨ PROPOSED WATERWAY BUFFER

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 SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED CLOSURE RATIO OF THE TRAVERSE EXCEEDS 1:28,600. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES FOR AN URBAN CLASS SURVEY, PER 201 KAR 18:150.

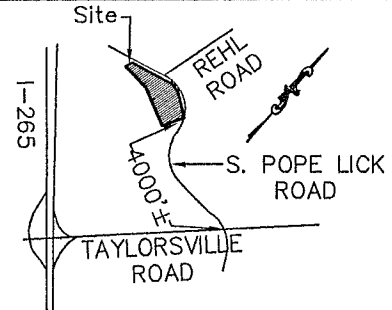
R.L. Rosenbaum 2-29-16
 R.L. ROSENBAUM, KY. PLS #2600 Date

HOSTS DEVELOPMENT LLC
 D.B. 8894, PG. 505
 T.B. 40, LOT 516
 R4 / N

STEPHEN A. ROBERTS
 D.B. 9804, PG. 910
 T.B. 40, LOT 515
 R4 / N

EDWARD V. KINNEY
 D.B. 8653, PG. 101
 T.B. 40, LOT 50
 R4 / N

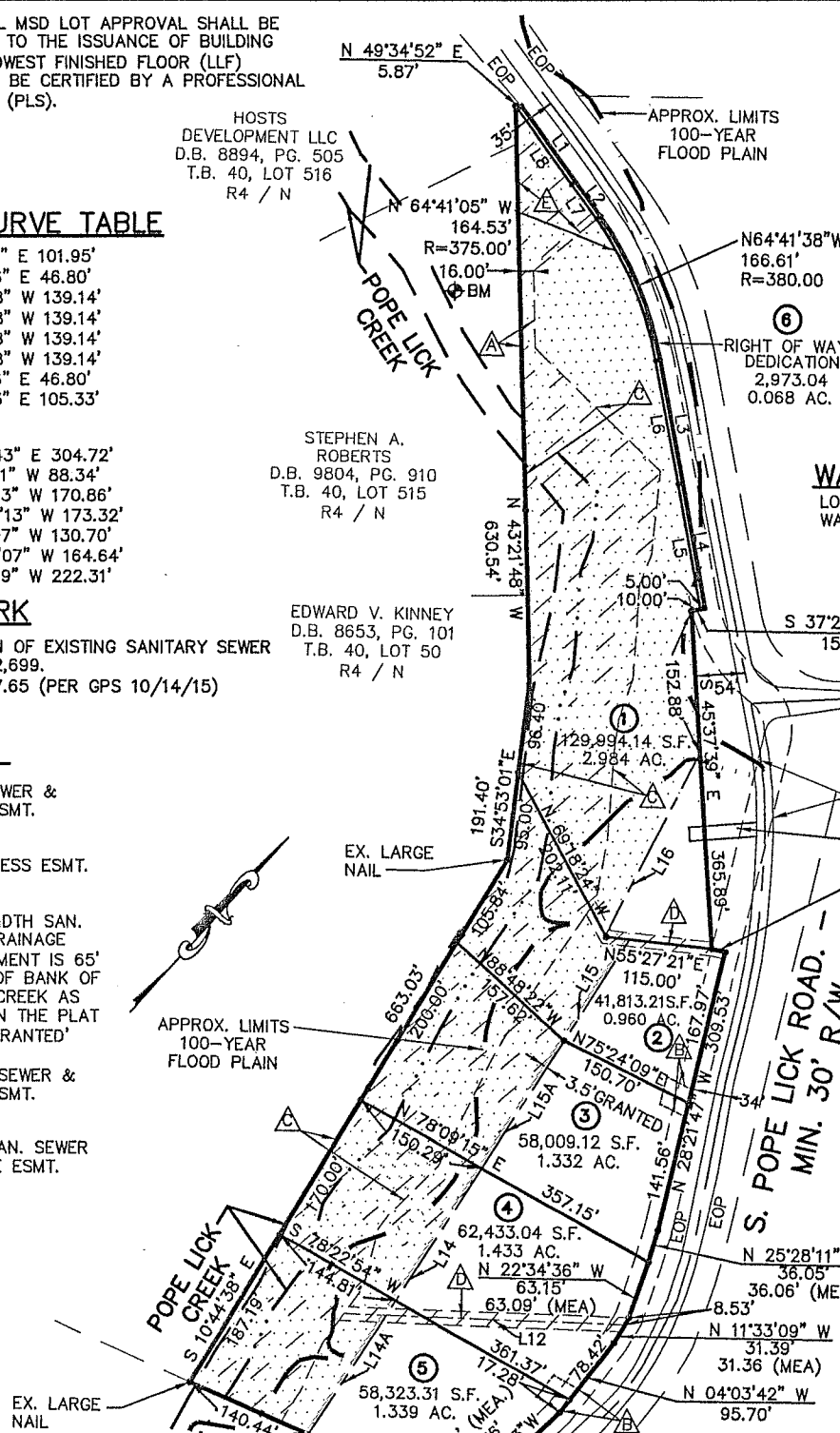
THE JANE GRANT TRUST
 D.B. 9979, PG. 826
 T.B. 40, LOT 53
 R4 / N



LOCATION MAP
 N.T.S.

WATERWAY BUFFER ADDITION

LOTS 2-5 A 3.5' ADDITION ADDED TO THE WATERWAY BUFFER TOTALING 2,236.26 S.F.



REHL ROAD. -
 MIN. 30' R/W

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.

INVALID IF NOT RECORDED BEFORE THIS DATE:

BY: _____

PLANNING COMMISSION

APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

SPECIAL REQUIREMENT(S): _____

DOCKET NUMBER: _____

NOTES:

1. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. THE PURPOSE OF THIS PLAT IS TO CREATE (5) LOTS FROM (1) EXISTING TRACT.
3. THIS PROPERTY IS SUBJECT TO ALL LEGAL ROADWAYS, RIGHT-OF-WAYS, EASEMENTS IF ANY, WHETHER SHOWN OR NOT.
4. THE SUBJECT PROPERTY IS ZONED R4 AND LOCATED IN THE NEIGHBORHOOD FORM DISTRICT.
5. THE SUBJECT PROPERTY IS LOCATED IN ZONE A AND ZONE X PER THE THE FLOOD INSURANCE RATE MAP NO. 21111C0066E.
6. INDIVIDUAL MSD LOT APPROVALS SHALL BE REQUIRED FOR ALL LOTS, PRIOR TO ISSUANCE OF BUILDING PERMITS.
7. SEWER SERVICE SHALL BE PROVIDED BY LATERAL EXTENSION. SEWER PLANS PREPARED BY LICENSED ENGINEER SHALL BE REQUIRED FOR MSD AND DOW APPROVAL.
8. PORTIONS OF THE PROPERTY SHOWN ARE WITHIN THE REGULATED FLOODPLAIN. CONSTRUCTION ON THESE LOTS MUST MEET THE REQUIREMENTS OF THE FLOODPLAIN ORDINANCE.
9. INDIVIDUAL LOT APPROVAL AND LOWEST FINISH FLOOR ELEVATION DETERMINATIONS SHALL BE REQUIRED BY MSD PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOTS 1-5.
10. THE PROPERTY AT S. POPE LICK ROAD (PARCEL ID: 0040-0489-0000) MAY BE RECONFIGURED INTO 5 LOTS AS PROPOSED. PROPOSED LOTS 1 THROUGH 5 ARE CONSIDERED SUBSTANDARD LOTS BEING LESS THAN 5 ACRES AND MUST BE DESIGNATED AS "NON-BUILDABLE" UNTIL SANITARY SEWERS ARE AVAILABLE.
11. THE LATERAL EXTENSION SANITARY SEWER PROJECT THAT WILL PROVIDE SEWER CONNECTIONS TO LOTS 1 THROUGH 5 NEEDS TO BE SUBMITTED AND APPROVED BY MSD.

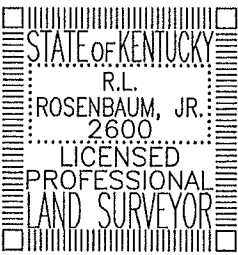
MINOR SUBDIVISION PLAT

OWNER: JOHN G GUTTERMAN
 2500 S. POPE LICK ROAD
 LOUISVILLE, KY 40299
 T.B. 40, LOT 489
 D.B. 7319, PG. 597
 JEFFERSON COUNTY, KY

FEBRUARY 29, 2016 Scale: 1" = 200'



C. R. P. & ASSOCIATES, INC.
 7321 New LaGrange Road, Suite 111
 Louisville, KY. 40222
 (502)423-8747



CASE # 15MINORPLAT1142

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