

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. THIS PROPERTY IS SUBJECT TO ALL LEGAL ROADWAYS, RIGHT-OF-WAYS, EASEMENTS IF ANY, WHETHER SHOWN OR NOT.
3. THE EXISTING BUILDINGS, DRIVEWAY AND IMPROVEMENTS ARE TO BE UNDISTURBED.

REFERENCE MERIDIAN

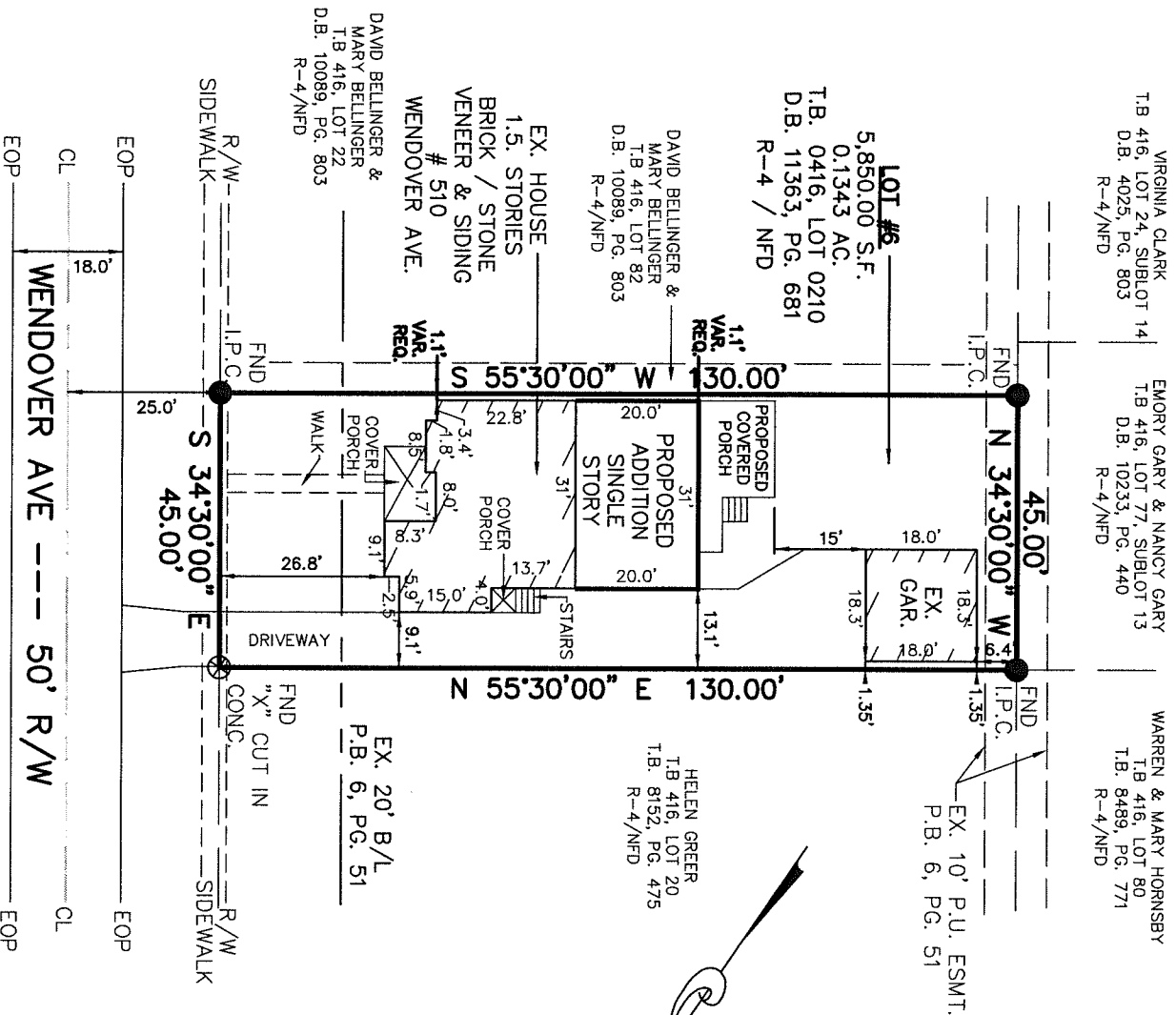
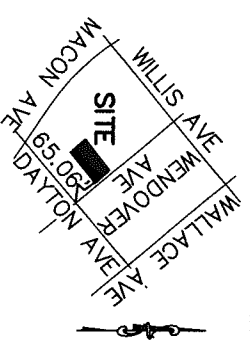
THE BASIS OF BEARING FOR THIS PLAT IS PLAT BOOK 6, PAGE 51 WHICH IS THE BRECKENRIDGE VILLA UNIT #3 RECORDED IN JEFFERSON COUNTY, KENTUCKY CLERKS OFFICE.

VARIANCE REQUEST

LAND DEVELOPMENT CODE SECTION 5.3.1 "DIMENSIONAL STANDARDS" TO ALLOW FOR THE EXISTING HOUSE AND THE PLANNED ADDITION TO ENCRACH INTO A PORTION OF THE REQUIRED WEST 5' SIDE YARD BY 3.90'.

LOCATION MAP

NOT TO SCALE



LEGEND

- REBAR 18" LONG WITH YELLOW CAP MARKED "TACKETT 3170"
- R/W RIGHT-OF-WAY
- EOP/CURB EDGE OF PAVEMENT/CURB
- CL CENTERLINE OF PAVEMENT
- EX. EXISTING
- FND FOUND

FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0044E, EFFECTIVE 12/5/06, BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAN.

VARIANCE PLAN

OWNER / ADDRESS:
ADAM WILSON

510 WENDOVER AVENUE
LOUISVILLE, KY 40207-3742

T.B. 0416, LOT 0210,
P.B. 6, PG. 51

D.B. 11363, PG. 681
R-4 / NEIGHBORHOOD FORM DISTRICT
NOVEMBER 21, 2019, SCALE 1"=30'



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.



C. R. P. & ASSOCIATES, INC.
7321 New LaGrange Road, Suite 111
Louisville, KY. 40222

R.L. ROSENBAUM, KY. PLS #2600

R.L. Rosenbaum
11-21-19 Date

CASE # 19VARIANCE