

PROJECT DATA	
TOTAL SITE AREA TRACT E	1.188 ACRES, 50,878 SQ. FT.
EXISTING BUILDING AREA	4,884 SQ. FT. FAR 9.6%
PARCEL ID	105207650000
ZONING	C2
FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
FORM MAP & EFFECTIVE DATE	2111100121E DECEMBER 5, 2008
FEMA CLASSIFICATION	ZONE X
EXISTING USE	GAS STATION
FRONT YARD SETBACK	N/A
REAR YARD SETBACK	N/A
SIDE YARD SETBACK	N/A
MAX. BLDG. HEIGHT ALLOWED	60'
FIRE PROTECTION DISTRICT	PLEASURE RIDGE PARK
DEED BOOK & PAGE	D.B. 8819, PG. 587 & D.B. 6527, PG. 669
PROPERTY ADDRESS	11700 S. DIXIE HWY, LOUISVILLE, KY 40242

**SURVEYOR'S NOTES:**

THE SUBJECT PROPERTY IS FULLY CONTAINED BY THE RECORDED LEGAL DESCRIPTION.

ALL OF THE MONUMENTATION SHOWN ON THIS PLAT WAS LOCATED IN THE FIELD DURING THE SURVEY PERFORMED ON DECEMBER 18, 2014.

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS PLAT IS SUBJECT TO EASEMENTS, AGREEMENTS AND OTHER RECORDED DOCUMENTS AS DESCRIBED & SHOWN ON THIS SHEET.

THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS RECORDED OR UNRECORDED, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM (SINGLE ZONE) GRID 09 NAD83, AS OBSERVED VIA RTK BASED OFF OF KYTE CORS VRS, DECEMBER 18, 2014.

ALL ELEVATIONS SHOWN HEREON WERE BASED ON NAVD83 (GEOID 09), AS OBSERVED VIA RTK BASED OFF OF KYTE CORS VRS, DECEMBER 18, 2014.

PROPERTY OWNER INFORMATION IS BASED UPON RECORDS FOUND AND OBTAINED FROM THE JEFFERSON COUNTY, KENTUCKY PVA OFFICE, COUNTY CLERK'S OFFICE, AND FURNISHED BY CLIENT.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, SETBACKS AND ORDINANCES SET FORTH BY THE LOCAL PLANNING COMMISSION.

ALL I.P.C., IRON PIN AND CAPS SET, ARE 1/2"x18" REBAR WITH A PLASTIC CAP STAMPED "S PETERS 3819". ALL MAGNOLIA SET HAVE A WASHER STAMPED "S PETERS 3819". ALL OTHER PROPERTY CORNERS WILL BE DESCRIBED.

EXISTING FENCES SHOWN HEREON MEANDER ALONG PROPERTY LINES AND DO NOT REPRESENT BOUNDARY LINES.

THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

NEITHER ABSTRACT OF TITLE NOR TITLE COMMITMENT WAS PROVIDED TO AMERICAN ENGINEERS, INC. FOR THIS SURVEY. A TITLE COMMITMENT MAY REVEAL EASEMENTS ENCUMBRANCES, RESTRICTIONS OR RIGHTS OF OTHERS NOT SHOWN HEREON THAT MAY AFFECT THE QUALITY OF TITLE OR DEVELOPMENT OF THESE TRACTS.

NO RECORDS EASEMENT OR RIGHT-OF-WAYS FOR THE ADJOINING STREETS WERE PROVIDED TO THIS SURVEYOR. A PRESCRIPTIVE EASEMENT OF AN UNDETERMINED WIDTH OR PRESCRIPTIVE RIGHT OF OTHERS MAY EXIST ALONG THESE ROADWAYS.

THE SUBJECT PROPERTY IS LOCATED IN ZONE (X), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NUMBER 2111100121E, DATED DECEMBER 5, 2008. THIS SHOULD NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING.

ONLY VISIBLE ABOVE-GROUND IMPROVEMENTS AND ENCROACHMENTS, IF ANY, ARE SHOWN ON THE FACE OF THIS SURVEY. AMERICAN ENGINEERS, INC. HAS NOT EXAMINED SUBSURFACE, WETLAND, OR ENVIRONMENTAL CONDITIONS AS THEY ARE NOT CONSIDERED A PART OF THIS SURVEY.

NO VISIBLE ABOVE-GROUND EVIDENCE OF CEMETERIES WAS OBSERVED AT THE SUBJECT PROPERTY BUT THIS DOES NOT PRECLUDE THEIR EXISTENCE. THIS SURVEY IS NOT QUALIFIED TO ASSESS THE PRESENCE OF CEMETERIES OR BURIAL GROUNDS AND ANY PERSON OR INSTITUTION RELYING ON THIS SURVEY IS ENCOURAGED TO HAVE A CULTURAL RESOURCE STUDY OF THE SUBJECT PROPERTY TO DETERMINE THE PRESENCE OF ANY CEMETERIES, BURIAL GROUNDS, OR AN ARCHAEOLOGICAL SENSITIVE AREA.

BURIAL GROUNDS, CEMETERIES, WETLAND, ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NEITHER EXAMINED NOR CONSIDERED A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

PRIOR TO ANY SITE EXCAVATIONS, CONTACT THE APPROPRIATE UTILITY COMPANY FOR LOCATION OF UNDERGROUND LINES.

**SURVEYOR'S CERTIFICATE**

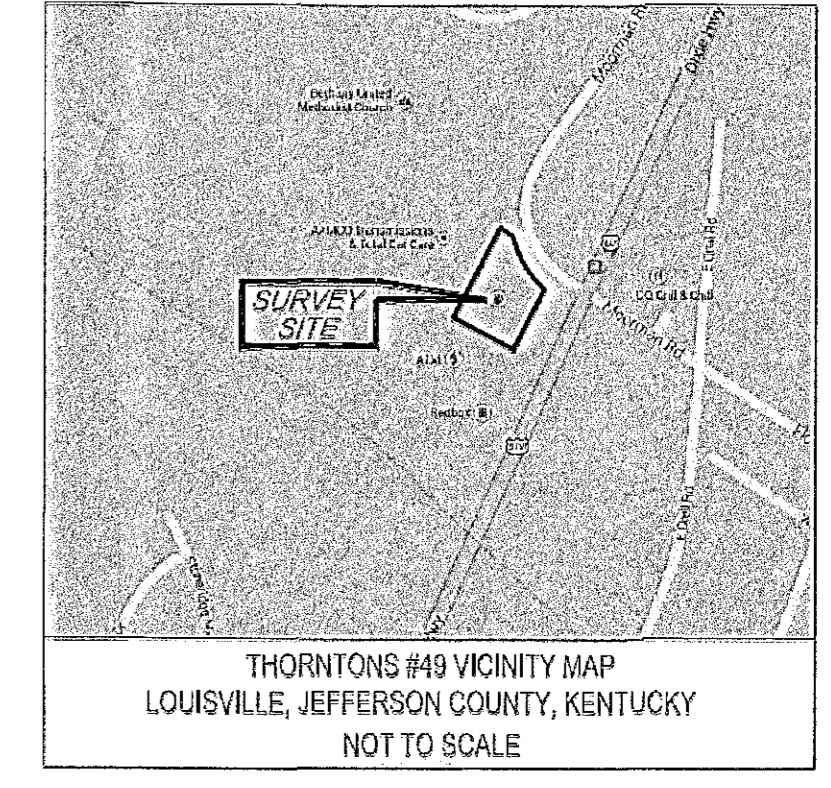
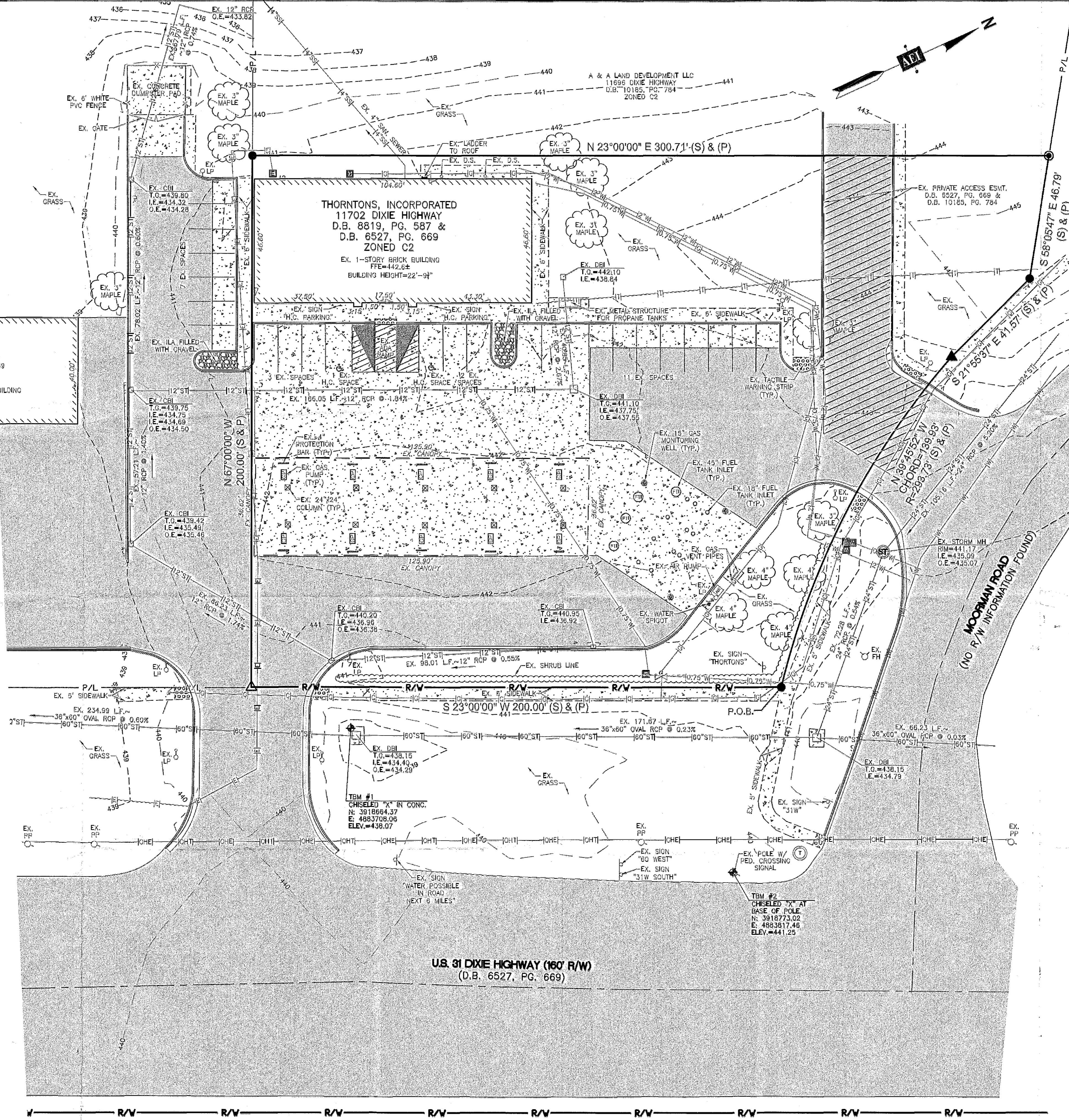
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH 201 KAR 18:150, ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF REAL-TIME KINEMATIC (RTK) SURVEYING WITH AN UNADJUSTED CLOSURE AT 174.857'. 80% OF SURVEY WAS COMPLETED WITH TRIMBLE R8 GNSS RECEIVERS 40% WAS COMPLETED WITH TRIMBLE 5603 TOTAL STATION. THIS SURVEY IS CLASSIFIED AS AN URBAN SURVEY. THE BEARINGS AND DISTANCES SHOWN HEREON ARE NOT BASED ON AN ADJUSTED TRAVERSE. THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

STATE OF KENTUCKY  
SAMMEY D. PETERS  
3819  
LICENSED PROFESSIONAL LAND SURVEYOR

DECEMBER 18, 2014  
COMPLETION DATE OF FIELD SURVEY

*Sammy D. Peters*  
SAMMEY D. PETERS P.L.S.  
KENTUCKY PROFESSIONAL LAND SURVEYOR #3819

JANUARY 8, 2015  
DATE OF SIGNATURE



**LEGEND**  
SYMBOLS THAT MAY APPEAR ON DRAWING

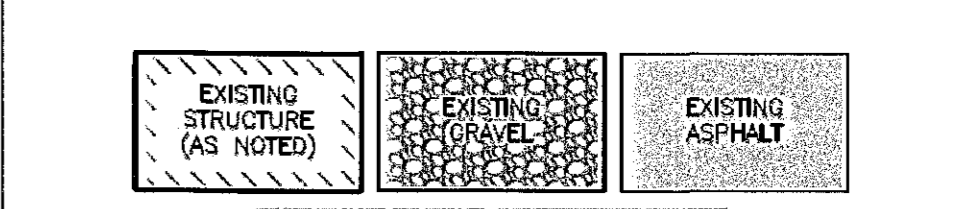
---	BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
[---]	EXISTING OVERHEAD ELECTRIC & TELEPHONE
[---]	EXISTING UNDERGROUND ELECTRIC
X	EXISTING FENCE
---	EXISTING 2" WATERLINE
---	EXISTING 0.75" WATERLINE
---	EXISTING 36"x60" OVAL STORM SEWER
---	EXISTING 12" STORM SEWER
---	EXISTING 24" STORM SEWER
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING GAS LINE
---	EXISTING DOOR
---	EXISTING DOUBLE DOORS
---	EXISTING GAS VALVE
---	EXISTING GAS METER
---	EXISTING STORM MANHOLE
---	EXISTING ELECTRIC METER
---	EXISTING WATER METER
---	EXISTING POWER POLE
---	EXISTING LIGHT POLE
---	EXISTING FIRE HYDRANT
---	EXISTING TELEPHONE MANHOLE
---	EXISTING 45" FUEL TANK INLET
---	EXISTING 18" FUEL TANK INLET
---	EXISTING GAS MONITORING WELL
---	EXISTING GAS PUMP
---	EXISTING 24"x24" CANOPY COLUMN
---	EXISTING 4" PROTECTION BAR
---	TEMPORARY BENCH MARK; SEE DRAWING FOR DESCRIPTIONS
---	SET PROPERTY CORNER; ALL SET IPC, ARE 1/2"x18" REBAR W/ A PLASTIC CAP STAMPED "S. PETERS 3819"
---	FOUND NAIL IN ASPHALT PAVEMENT
---	SET MAG NAIL; ALL SET MAG NAILS HAVE A WASHER STAMPED "S PETERS 3819"

**BEARING & DISTANCE ABBREVIATIONS**

(S) = SURVEYED BOUNDARY  
(P) = PLAT BOUNDARY

APR 17 2015  
PLANNING & DESIGN SERVICES

POINT OF BEGINNING  
THE POINT OF BEGINNING IS A CHISELED "X" IN CONCRETE SIDEWALK LOCATED S 88°48'27" E, 124.40' FROM THE INTERSECTION OF U.S. 31 DIXIE HWY & MOORMAN RD.  
NORTHING: 3918819.40, EASTING: 4883761.88



**REVISIONS**

NO.	DATE	DESCRIPTION

**BOUNDARY & TOPOGRAPHIC SURVEY**

CLIENT/OWNER:  
**THORNTONS, INC.**

PROJECT:  
**THORNTONS STORE #49  
11700 DIXIE HIGHWAY  
LOUISVILLE, KY  
JEFFERSON COUNTY**

**AMERICAN ENGINEERS, INC.**  
PROFESSIONAL ENGINEERS  
580 EAST 25TH  
OWENSBORO, KY 42306  
502-235-2541  
2500 NELSON MILLER PARKWAY  
LOUISVILLE, KY 40223  
502-265-2841  
66 ANDREWS DRIVE  
CLAYTON, KY 40304  
502-265-2528

SCALE:  
**1"=20'**

DATE:  
**1-8-2015**

DRAWN BY:  
**J. CAUDILL**

CHECKED BY:  
**S. PETERS**

PROJECT/CLIENT/OWNER:  
THORNTONS STORE #49 11700 DIXIE HIGHWAY SURVEYING DRAWING FILE PLATS

SHEET:  
**S-1**

15JAWER1009