

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: _____

LEGEND

○ DENOTES SET 1/2" REBAR 18" LONG WITH YELLOW CAP MARKED "CRP 2600"

R/W RIGHT-OF-WAY

EOP EDGE OF PAVEMENT/CURB

CL CENTERLINE OF PAVEMENT

EX. EXISTING

FND FOUND

MEAS MEASURED

ALEXANDER & STEPHANIE WILSON
T.B. 880, LOT 149
D.B. 10419, PG. 486
R-7/N

JUDY HOUSE
T.B. 880, LOT 150
D.B. 9876, PG. 957
R-7/N

MULTIPLE OWNERS
T.B. 880, LOT 168
D.B. 8328, PG. 413
R-7/N

RUTH REVIS REVOCABLE LIVING TRUST
T.B. 880, LOT 173
D.B. 9618, PG. 499
R-7/N

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 ASPHALT DRIVEWAY WILL BE UNDISTURBED.
4. THIS SITE LIES WITHIN THE KARST TERRAIN AREA. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4 SECTION 9 OF THE LAND DEVELOPMENT CODE.
5. THIS PLAT AMENDS PLAT BOOK 9, PAGE 12 WHICH IS THE RIEDLONN SUBDIVISION.
6. EXISTING DRIVEWAY ACCESSING LOT 4, (T.B. 88E, LOT 4) SHALL BE RE-ROUTED TO RIEDLING DRIVE. THE EXISTING DRIVEWAY WILL BE SHORTEN AT THE COMMON PROPERTY LINE FOR ACCESS TO N. BIRCHWOOD AVENUE FOR NEW LOT #1-A.

FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0027E, EFFECTIVE 12/5/06. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

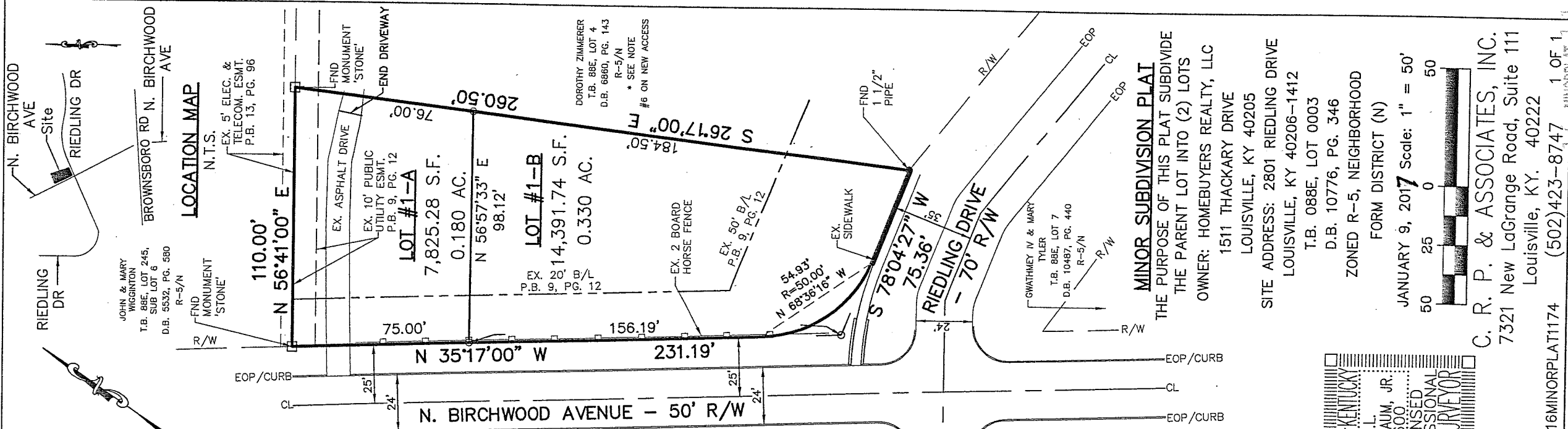
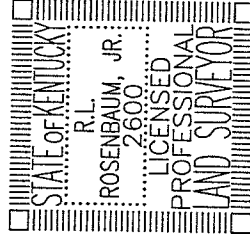
REFERENCE MERIDIAN

THE BASIS OF BEARING FOR THIS PLAT ARE PER THE REVISED PLAN OF LOTS 12 TO 21 OF THE REIDLONN SUBDIVISION, P.B. 9, PG. 12 RECORDED IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

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, KY. PLS #2600 Date Jan 9th 17



MINOR SUBDIVISION PLAT

THE PURPOSE OF THIS PLAT SUBDIVIDE THE PARENT LOT INTO (2) LOTS

OWNER: HOMEBUYERS REALTY, LLC

1511 THACKARY DRIVE

LOUISVILLE, KY 40205

SITE ADDRESS: 2801 RIEDLING DRIVE

LOUISVILLE, KY 40206-1412

T.B. 088E, LOT 0003

D.B. 10776, PG. 346

ZONED R-5, NEIGHBORHOOD

FORM DISTRICT (N)

JANUARY 9, 2017 Scale: 1" = 50'




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

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 **2801 RIEDLING DRIVE D. B. 10776, Pg. 346** and does hereby dedicate to public use **N/A** shown thereon.

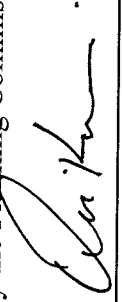
OWNER:


ALI KASSAL, Member
Homebuyers Realty, LLC
 1511 Thackary Drive
 Louisville, KY 40205

ZONING CERTIFICATE

I 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 of the provisions of the Zoning District Regulations. Any such lots or improvements not in compliance with the Zoning District Regulations have been granted all necessary variances by the Board of Zoning Adjustment as described in Docket **N/A** or documentation of the existence of the buildings 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.

OWNER:


ALI KASSAL, Member
Homebuyers Realty, LLC
 1511 Thackary Drive
 Louisville, KY 40205

CERTIFICATE OF ACKNOWLEDGEMENT

State of Kentucky)
) SS
County of Jefferson)

I, **Charles R. Podgursky**, a notary public in and for the County aforesaid, do certify that the foregoing plat of Frankford Ave., **D. B. 10776, Pg. 346**, was this day presented to me by **ALI KASSAL**, known to me, who executed the Certificate in my presence and acknowledged it to be **HIS** free act and deed.

Witness my hand and seal this **9th** day of **Jan.**, 2017.

My commission expires on the **4th** day of **April**, 2017.


Notary-Public