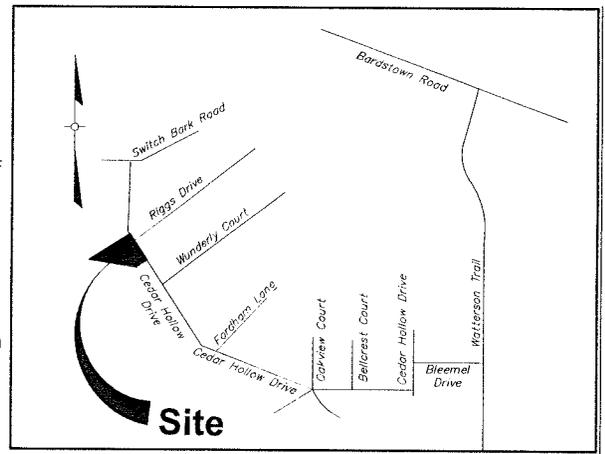


NOTES:

1. This plat amends Plat Book 23 Page 75 which is the Cedar Creek Subdivision.
2. This site lies within the Karst Terrain. Any subsequent development on this site is subject to the requirements of Chapter 4 Section 9 of the LDC.
3. This site is subject to the infill requirements set forth by Sec 5.4.2.C of the LDC. The front yard setback of any subsequent structure shall fall within the range of the front yard setbacks of the two nearest principle residential structures. The side yard setbacks of any subsequent structure shall fall within the range of the two nearest principle residential structures or be 3 feet, whichever is greater.
4. Tracts 1, 2, and 3 are located within the regulated floodplain. Construction on these lots must meet the requirements of the floodplain ordinance.
5. Tracts 1, 2, and 3 are served by existing sanitary sewer connections. Capacity charges and l&l fees are due for each lot prior to issuance of building permits



KEY MAP

NO SCALE

LEGEND:

- Found property corner as noted.
- △ Set 1/2" Rebar W/Red Cap Stamped "ETS 3675" or Magnetic Nail.

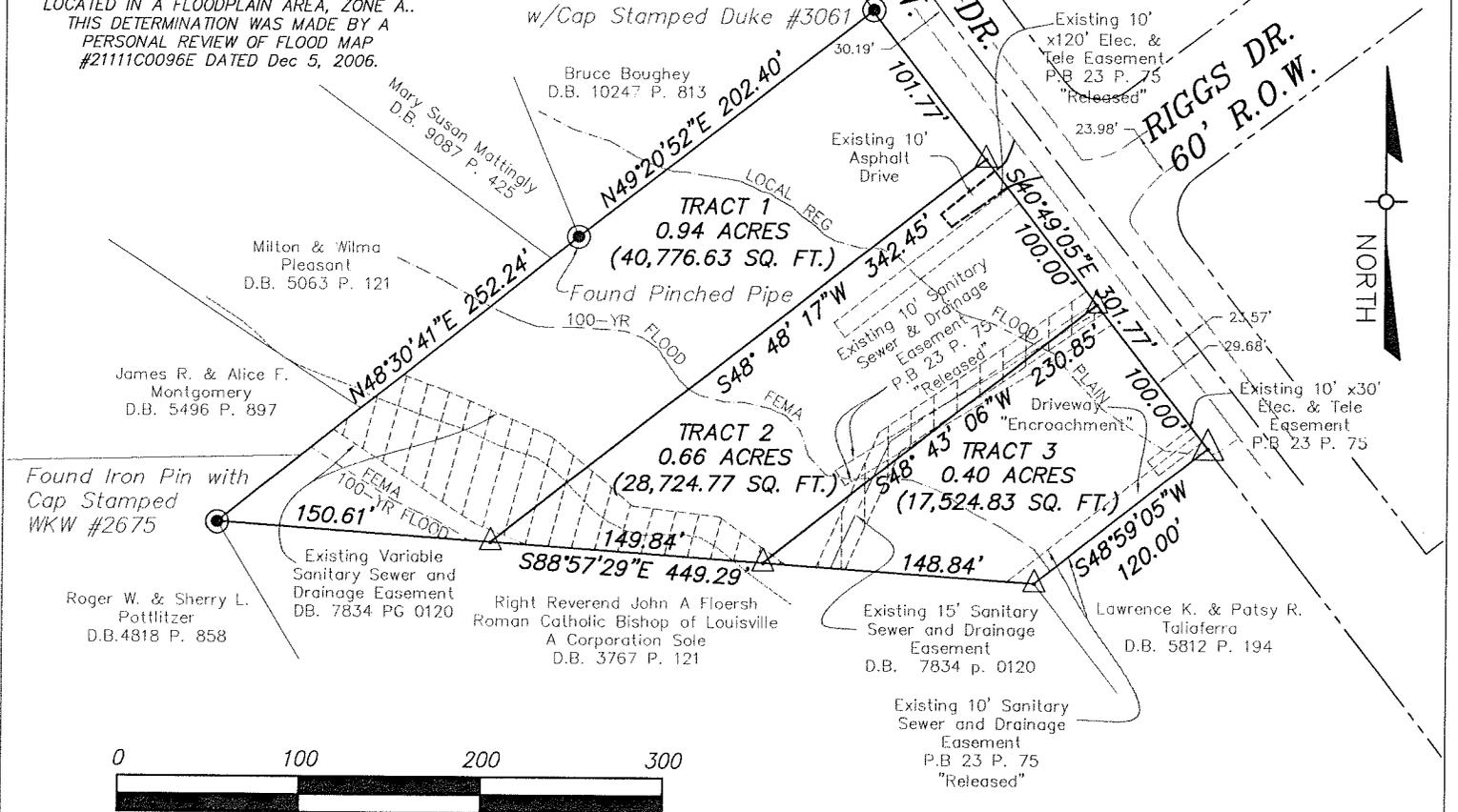
BEARING DATUM

The reference meridian used on this plat to determine the directions of survey lines was based on the bearing S40°49'05"E of record in Plat Book 23, Page 75 in the Office of the Clerk of Jefferson County, Kentucky.

FLOOD PLAIN CERTIFICATION:

A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOODPLAIN AREA, ZONE A.. THIS DETERMINATION WAS MADE BY A PERSONAL REVIEW OF FLOOD MAP #21111C0096E DATED Dec 5, 2006.

Referenced Found Iron Pin w/Cap Stamped Duke #3061



GRAPHIC SCALE: 1" = 100'

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____

Invalid if not recorded before

this date: _____

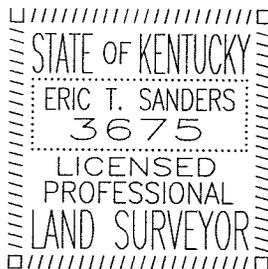
By: _____

Louisville Metro Planning Commission.

Approval subject to attached certificates.

Special requirement(s): _____

Docket No. _____



MINOR SUBDIVISION PLAT

-Owner & Mailing Address-

CFA SUNNYVIEW, LLC
A KENTUCKY LIMITED LIABILITY COMPANY
9913 SHELBYVILLE ROAD
LOUISVILLE, KENTUCKY 40223

-Property Info-

7504 W. 7506, 200 H
CEDAR HOLLOW DRIVE
LOUISVILLE, KENTUCKY 40291
DEED BOOK 8755 PG 0439
TAX BLOCK 0968 LOT 0233
CEDAR CREEK SUBD SECT 2-B
PLAT BOOK 23 PG 75
ZONING R4/NEIGHBORHOOD

-Purpose of Plat-

TO CREATE 3 LOTS FROM 1 LOT

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 OF THE TRAVERSE WAS 1:10,000. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A CLASS "A" SURVEY AS ESTABLISHED BY THE STATE OF KENTUCKY PER 201 KAR 18:150.

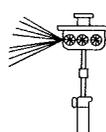
Eric J. Sanders 6/12/15

ERIC J. SANDERS P.L.S.#3675

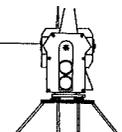
DATE:



3703 TAYLORSVILLE ROAD, STE 205
LOUISVILLE, KENTUCKY 40220
(502) 292-9288



E.T.S. Surveying, Inc.
3316 Furman Blvd.
Louisville, Ky 40220



PROJ. NO. 142B SCALE: 1" = 100' SHEET 1 of 2
PLAN DATE: 5/12/2015 REVISIONS: 5/25/2015

1SMINORPLAT1060