

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2013

INVALID IF NOT RECORDED BEFORE THIS DATE: \_\_\_\_\_ BY: \_\_\_\_\_

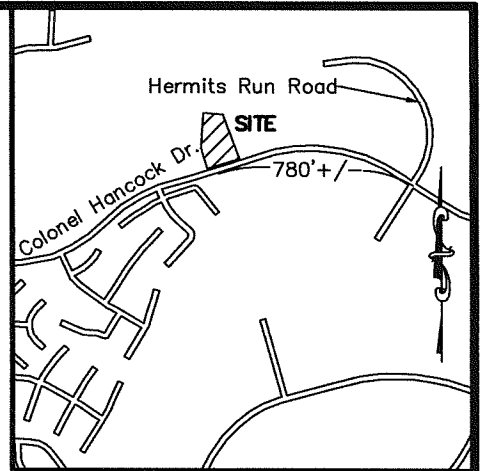
LOUISVILLE METRO PLANNING COMMISSION

APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

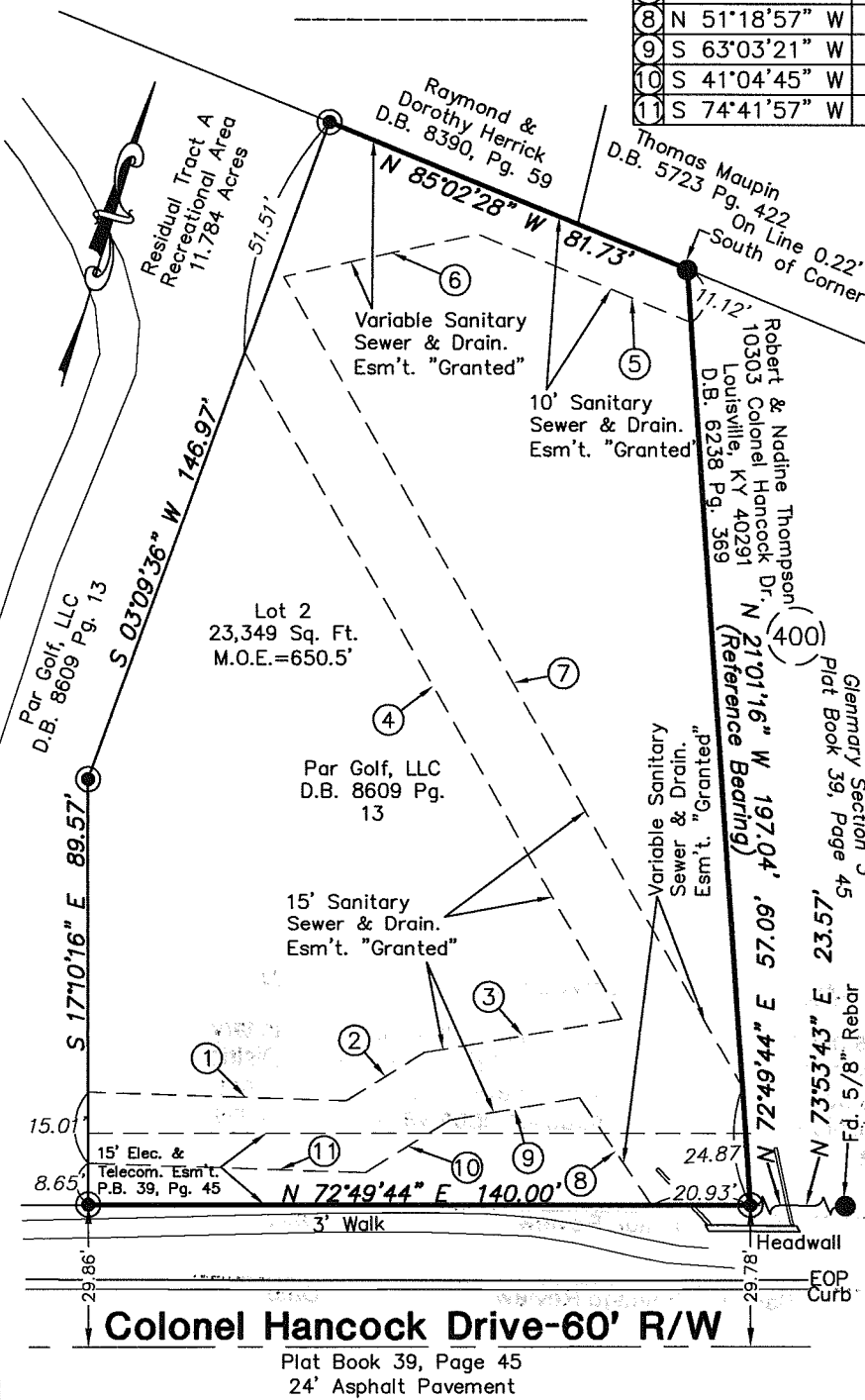
SPECIAL REQUIREMENT(S): \_\_\_\_\_

DOCKET NUMBER: \_\_\_\_\_

	BEARING	DIST.
①	N 74°41'57" E	54.56'
②	N 41°04'45" E	19.44'
③	N 63°03'21" E	42.36'
④	N 46°50'45" W	160.88'
⑤	N 85°02'28" W	48.77'
⑥	S 60°28'17" W	41.90'
⑦	S 46°50'45" E	195.76'
⑧	N 51°18'57" W	27.21'
⑨	S 63°03'21" W	27.71'
⑩	S 41°04'45" W	21.06'
⑪	S 74°41'57" W	58.60'



Location Map  
No Scale



**PURPOSE OF PLAT**

The purpose of this plat is to create two new tracts from one existing tract.

**FLOOD NOTE**

Flood Plain Determination is restricted to a review of the Flood Insurance Rate Maps latest revisions and shall not be construed as a confirmation or denial of flooding potential. The property shown hereon is not located within a 100 year flood zone as indicated by F.E.M.A. Map No. 21111C0097E dated December 5, 2006.

**BEARING DATUM**

The horizontal datum for this lot, bearing N 21°01'16" E is based on the west line of Lot 400 of Glenmary Section 3, of record in Plat Book 39, Page 45, in the Office of the clerk of the County Court of Jefferson County, Kentucky

**NOTES**

1. This plat amends Glenmary Subdivision Section 2 of record in Plat Book 37 Page 99.
2. Lot 2 will need to purchase a sanitary sewer connection from MSD prior to issuance of a building permit. Fees will apply.
3. Structure on Lot 2 must verify no opening below 650.5.
4. This site is subject to the infill requirements set forth by 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 principal residential structures. The side yard setbacks of any subsequent structure shall fall within the range of the two nearest principal residential structures, or be 3 feet, whichever is greater.
5. Per Section 5.4.2.C.4.a of the LDC, construction of a new single family or duplex principal structure on a residential lot shall provide at least one Type A or two Type B trees on the lot. Preservation of existing trees that meet the required tree type shall fulfill this requirement. Street trees do not fulfill this requirement. (Applicable in the infill context only).
6. This site is subject to the conditions of approval and waivers of Docket 10-34-88 on file in the offices of the Louisville Metro Planning Commission.
7. Lot 2 is subject to deed of restriction in Deed Book 5943 Page 269.
8. This plat is subject to all legal easements, right of ways, defects, liens, adverse claims, encumbrances, covenants and restrictions, which a title search may reveal, whether shown on this plat or not.

**CERTIFICATE OF RESIDUAL LAND**

The residual land herewith being subdivided is in a single parcel of 11.784 acres +/- designated as Residual Tract A, and has frontage of 225 feet +/- on Major Lane, and 357 feet +/- on Colonel Hancock Drive, both of which are public roadways.

- Indicates found 1/2" IPC "WINSTEAD 910" at corner or as noted.
- Indicates set 5/8"x24" iron pin w/ cap stamped "RS Matheny PLS 3173" \*Unless otherwise noted\*

**LAND SURVEYOR'S CERTIFICATE**

I hereby certify that this plat and survey were made under my supervision on April 4, 2013, 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 GPS realtime kinematic and random traverse with sideshots, and was not adjusted. The relative positional accuracy for this survey and plat meets or exceeds the minimum standards of governing authorities for an "Urban" survey. This survey and plat meets or exceeds the minimum standards of governing authorities for an "Urban" survey.

*Richard Matheny* 6-3-13  
RICHARD MATHENY — P.L.S. # 3173 DATE

GRAPHIC SCALE IN FEET



MINOR SUBDIVISION PLAT FOR  
Par Golf, LLC, 10200 Glenmary Farm Drive, Louisville, KY 40291  
Property Address: Colonel Hancock Dr.,  
Louisville, KY 40291  
D.B. 8609, Pg. 13 Parcel ID 2535000A0000  
R4 Zoning Neighborhood Form District  
This survey complies with 201 KAR 18:150

STATE OF KENTUCKY  
RICHARD S. MATHENY  
3173  
LICENSED PROFESSIONAL  
LAND SURVEYOR

**CARDINAL SURVEYING**  
9009 PRESTON HWY.  
LOUISVILLE, KY 40219  
Phone (502) 966-3446  
www.cardinalsurveyingservices.com

DRAWN BY: BKF  
SCALE: 1"= 40'  
DATE: 06/03/2013  
FIELD SURVEY DATE: 04/04/2013  
BY: MY/CC

19219

**METROPOLITAN SEWER DISTRICT REVIEW**

This plat has been reviewed for storm drainage and sanitary sewer related considerations and Metropolitan Sewer District has no objection to this plat. However, this review does not constitute any form of construction approval for work on this site

<u>R. Dan</u>	<u>6/12/13</u>
Storm Drainage Review	Date
<u>see notes</u>	
Sanitary Drainage Review	Date

TRANSPORTATION APPROVAL  
MINOR PLAT  
BY: Amy Pallet  
DATE: 6-13-13