CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
INVALID IF NOT RECORDED BEFORE THIS DATE:

_____

BY: _____
PLANNING COMMISSION

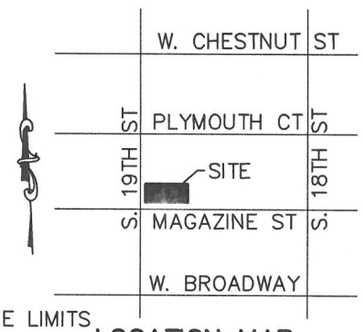
APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

SPECIAL REQUIREMENT(S): _____

DOCKET NUMBER: 19minorplat1085

LEGEND

- DENOTES SET 1/2" REBAR 18" LONG WITH YELLOW CAP MARKED "ROSENBAUM 2600"
- R/W — RIGHT-OF-WAY
- EOP — EDGE OF PAVEMENT
- CL — CENTERLINE OF PAVEMENT
- EX. FND — EXISTING FOUND
- COMBINE SEWER FLOODPRONE LIMITS



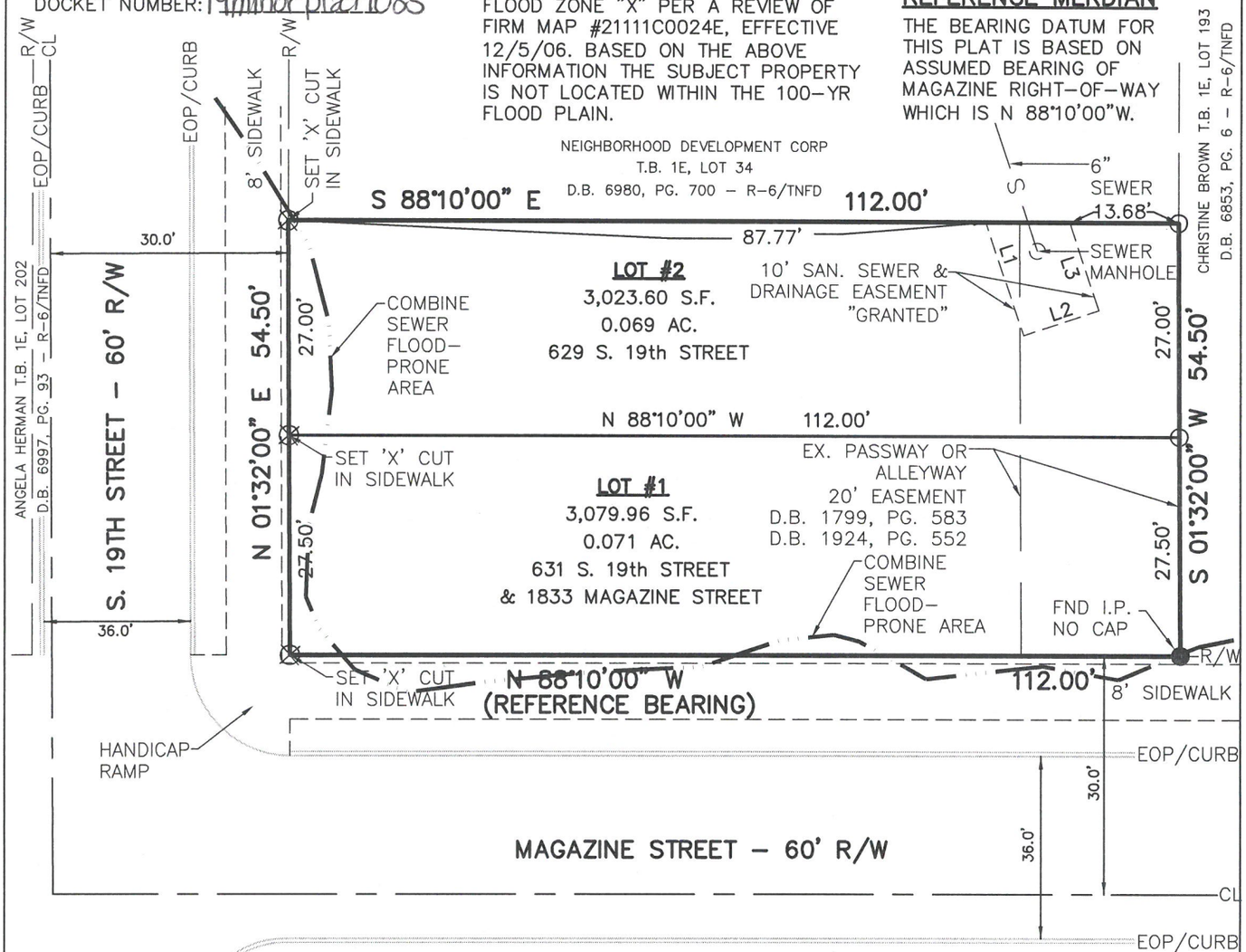
LOCATION MAP
N.T.S.

FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0024E, EFFECTIVE 12/5/06. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

REFERENCE MERDIAN

THE BEARING DATUM FOR THIS PLAT IS BASED ON ASSUMED BEARING OF MAGAZINE RIGHT-OF-WAY WHICH IS N 88°10'00"W.



RODRIKA JONES
T.B. 1J, LOT 92
D.B. 11183, PG. 695 - R-6/TNFD

DAREN DOOGARSINGH
T.B. 1J, LOT 94
D.B. 6580, PG. 587
R-6/TNFD

BENJAMIN HOMES, LLC
T.B. 1J, LOT 95
D.B. 10919, PG. 817
R-6/TNFD

R/W

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. NO DIRECT ACCESS TO 19TH STREET SHALL BE PERMITTED.
4. THIS SITE LIES WITHIN THE TRADITIONAL NEIGHBORHOOOD ZONING DISTRICT. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 2.7.4 & APPENDIX 2B OF THE LAND DEVELOPMENT CODE.

LINE TABLE

L1	S 16°46'19" E	15.00'
L2	S 73°13'41" W	10.00'
L3	S 16°46'19" E	11.63'

MINOR SUBDIVISION PLAT

THE PURPOSE OF THIS PLAT TO CREATE TWO LOTS FROM ONE

OWNER: RED DOOR INVESTMENTS, LLC
3905 SPARTA DRIVE
LOUISVILLE, KY 40219-1449

ADDRESS: 629, 631 S. 19th STREET & 1833 MAGAZINE STREET LOUISVILLE, KY 40203

T.B. 001E, LOT 0033
D.B. 10832, PG. 830
ZONED R-6
TRADITIONAL NEIGHBORHOOD FORM DISTRICT (TNFD)
JULY 18, 2019 Scale: 1" = 20'

20 10 0 20

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.

STATE OF KENTUCKY
R.L. ROSENBAUM, JR.
2600
LICENSED PROFESSIONAL LAND SURVEYOR

R.L. Rosenbaum 7-19-19
R.L. ROSENBAUM, KY. PLS #2600 Date

CASE #19MINORPLAT1085

C. R. P. & ASSOCIATES, INC.
7321 New LaGrange Road, Suite 111
Louisville, KY. 40222
(502)423-8747