



THE BEARING DATUM FOR THIS SURVEY IS ADOPTED FROM THE GREENWOOD VILLA, SECTION 3, SUBDIVISION, PLAT BOOK 7, PAGE 18 OF RECORD IN THE JEFFERSON COUNTY CLERK'S OFFICE.

JAMES L. STOPINSKI
D.B. 9101, PG. 473

NOTES

THIS PLAT AMENDS THE GREENWOOD VILLA, SECTION 3, SUBDIVISION OF RECORD IN PLAT BOOK 7, PAGE 18.

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD AREA PER F.E.M.A. MAP NO. 211111C0088E DATED DECEMBER 5, 2006.

SANITARY SEWERS AVAILABLE TO TRACT 371-B BY EXISTING PSC'S.

ACCESS/SHARED PARKING PROVIDED PER CROSSOVER ACCESS AGREEMENT TO BE RECORDED WITH THIS PLAT.

ARC RENTAL MSR I LLC
D.B. 11091, PG. 1

THIS SURVEY IS SUBJECT TO ALL LEGAL ROADWAYS, EASEMENTS, AND RIGHT OF WAYS, IF ANY, WHETHER SHOWN HEREON OR NOT.

THIS SITE IS SUBJECT TO THE INFILL REQUIREMENTS SET FORTH BY 5.4.1/5.4.2.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.

PER SECTION 5.4.1.A.2.a/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.

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____ 2018.

INVALID IF NOT RECORDED BEFORE THIS DATE: _____

LOUISVILLE METRO PLANNING COMMISSION

APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

SPECIAL REQUIREMENT(S) _____ BY: _____

CASE NO. 18MINOR1072

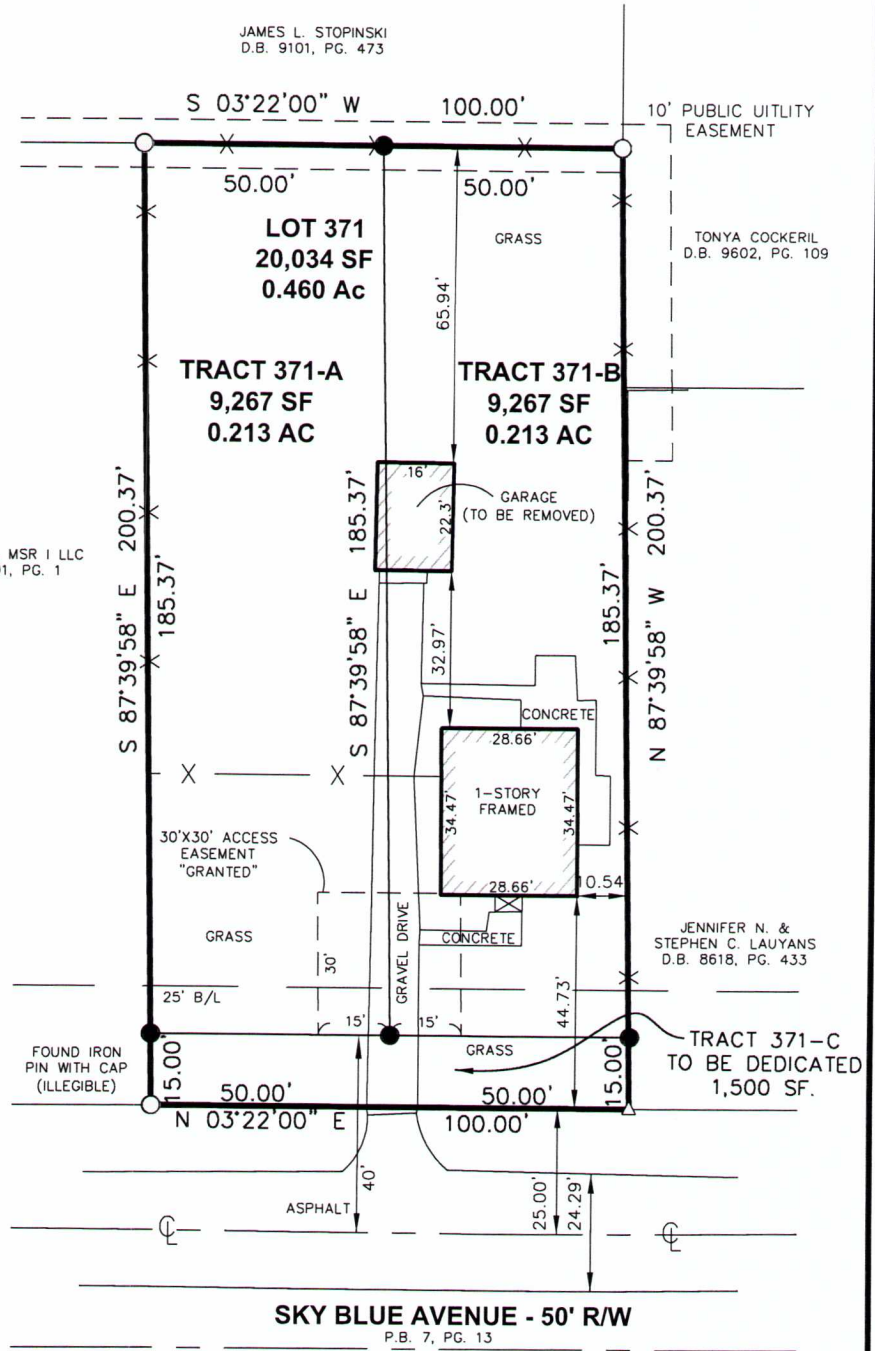
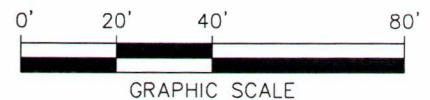
LAND SURVEYOR'S CERTIFICATE

I, RICHARD C WILLIAMSON, JR, HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WERE MADE UNDER MY DIRECT SUPERVISION AND THAT THE DIRECTIONAL AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY WAS MADE BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED CLOSURE RATIO OF THE TRAVERSE MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES FOR AN URBAN SURVEY.

RICHARD C. WILLIAMSON JR
LICENSED PROFESSIONAL LAND SURVEYOR # 4050

DATE

- x- INDICATES 4' CHAINLINK FENCE UNLESS NOTED OTHERWISE
- INDICATES FOUND WOOD POST, UNLESS NOTED OTHERWISE
- INDICATES SET 1/2"x18" IRON PIN WITH CAP STAMPED "RCW JR 4050"
- △ CALCULATED POINT (NOT SET)



SKY BLUE AVENUE - 50' R/W

P.B. 7, PG. 13

SHARON R PETERS
D.B. 10312, PG. 437

CHAD DOUGLAS &
JOCELYN NEWBY
D.B. 10904, PG. 433

DOUGLAS M & ANDREA
P MULHALL
D.B. 9711, PG. 538

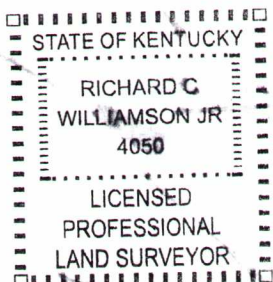
OLIVA MINOR PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE 2 TRACTS FROM 1 AND DEDICATE RIGHT-OF-WAY.

SITE: 6901 SKY BLUE AVENUE
LOUISVILLE, KY 40258

OLIVA PROPERTIES, LLC
6414 MANSLICK ROAD
LOUISVILLE, KY 40216
TAX BLOCK: 1031 LOT: 0146 SUBLOT: 0371
PARCEL 11, D.B. 7223, PG. 393
R-4 - NEIGHBORHOOD

JOB #	DRAWN BY	CHECKED BY	DATE	SCALE
18015	S.A.D.	R.C.W.	05/17/2018	1" = 40'



Milestone

design group
108 Daventry Lane, Suite 300
Louisville, KY 40223
502.327.7073
www.milestonedesign.org

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 Oliva Properties Minor Plat (D.B. 7223, PG. 393), hereby dedicate to public use Tract 371-C shown thereon.

Maureen Oliva
Maureen Oliva (Agent)
Oliva Properties, LLC
6414 Manslick Road
Louisville, Kentucky 40214

ZONING CERTIFICATE

I hereby certify all of the lots of this minor subdivision and any existing buildings and improvements thereon and/or and buildings and improvements including in a building permit either applied for or approved thereon are in compliance with all the provisions of the Zoning District Regulations. Any such buildings or improvements not in compliance with all the provisions of the Zoning District Regulations have been granted all necessary variances by the Board of Zoning Adjustment as described in Docket No _____ 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.

Maureen Oliva
Maureen Oliva (Agent)
Oliva Properties, LLC
6414 Manslick Road
Louisville, Kentucky 40214

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON

I, John Mark Madison, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Oliva Properties Minor Plat was this day presented to me by Maureen Oliva (Agent), Oliva Properties, LLC, known to me, who executed Certificates in my presence and acknowledge it to be her free act and deed.

Witness my hand and seal this 13th day of April, 2018.

My Commission expires: 22nd day of January, 2022.

