

APPROVED:
LOUISVILLE METRO PLANNING
COMMISSION

Lot 29
Lisa M. Satterly
D.B. 8286, Pg. 432
Zoning: R-5
Form Dist.: T.N.

DATE 12/14/14
BY David R. Graves

Lot 28
Alice J. Edwards
D.B. 5505, Pg. 090
Zoning: R-5
Form Dist.: T.N.

Lot 8
Jason Craig Martin
& Whitney Martin
D.B. 9292, Pg. 761
Zoning: R-5
Form Dist.: T.N.

Tract 2
196±S.F.

N03°48'22"E
12.16'

S86°09'30"E
10.15'

Fence 11" east

Lot 27

Mark C. Wilbers &
Della M. Wilbers
D.B. 5691, Pg. 369
Zoning: R-5
Form Dist.: T.N.

Lot 26

Iron Fence
16" east
Wood Fence
13" west

Gregory J. &
Gena H. Lewis
D.B. 5163, Pg. 069
Lot 25
Zoning: R-5
Form Dist.: T.N.

N86°09'30"W 175.00'

70.15±10.00'
N86°09'30"W

BEARING DATUM

The horizontal datum for this plat, bearing N86°09'30"W is based off of a scaled bearing from LOJIC mapping (www.lojic.org). No record bearing exists.



Graphic Scale: 1" = 30 feet

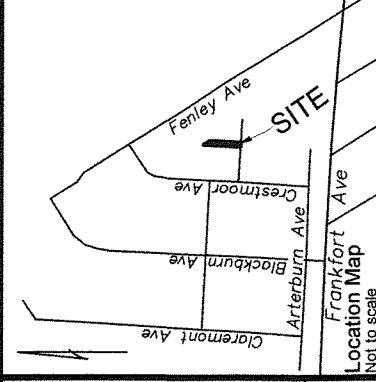
LAND SURVEYORS CERTIFICATION

I, Kenneth Jason Graves, hereby certify that I am a Licensed Professional Land Surveyor in compliance with the laws of the Commonwealth of Kentucky, and I further certify that this plat of survey was completed by me. This survey was completed by the method of random traverse with sideshots. The unadjusted precision ratio of said traverse loop was 1:94,746 and was not adjusted. The directional and linear measurements, as witnessed by the monuments shown hereon, are true and correct to the best of my knowledge and belief. This plat meets or exceeds the standards of governing authorities for an URBAN survey per 201-KAR-18/150.

Kenneth Jason Graves
Licensed Professional Land Surveyor No. 4010
Date 09/29/2014

LEGEND

- indicates a set rebar (5/8"x18") with a blue plastic cap stamped "Jason Graves KY PLS 4010" (Unless otherwise noted)
- indicates a found axle
- indicates a found 2" pipe
- indicates a found 1" pipe
- indicates a calculated point (No monument found or set)



A full title search was not requested or performed for this survey. Properties shown hereon are subject to all legal easements, right-of-ways, defects, liens, adverse claims, encumbrances, covenants and restrictions, which a title search may or may not reveal, whether shown on this plat or not.

Lot 10
Nancy E. Stoess
D.B. 6333, Pg. 478
Zoning: R-5
Form Dist.: T.N.

Lot 11
Christopher D. Kiefer
D.B. 9393, Pg. 069
Zoning: R-5
Form Dist.: T.N.

Judith Ann Conley
D.B. 8193, Pg. 433
Zoning: R-5
Form Dist.: T.N.
Lot 12

Lot 9
Ronald C. &
Joyce B. Oliver
D.B. 5889, Pg. 903
Zoning: R-5
Form Dist.: T.N.

Lot 10
Nancy E. Stoess
D.B. 6333, Pg. 478
Zoning: R-5
Form Dist.: T.N.

Lot 33
Sarah A. Balmer
D.B. 10079, Pg. 389
0.204± Acres
8873± Sq.Ft.

Lot 32
Zoning: R-5
Form Dist.: T.N.

Tract 1
3,265±S.F.
(Unimproved)
To Be Closed
3460± Sq.Ft.

Eastbourne Avenue
~ 50' R/W ~
Road Route Book 2, Pg. 10

NOTE:

The area of closure of Tract 1 will be consolidated with the Balmer lots. The area of closure of Tract 2 will be consolidated with the Edwards lots.

ALLEY CLOSURE PLAT FOR RESIDENTIAL YARD USE FOR

Client Name: Sarah A. Balmer
Client Address: 3301 Eastbourne Avenue, Louisville, KY 40206
Property Located at: 3301 Eastbourne Avenue, Louisville, KY 40206
Tax I.D.: 073C-0056-0000
Property Owner: Sarah A. Balmer
Property Owner's Address: 3301 Eastbourne Avenue, Louisville, KY 40206
Source of Ownership: Deed Book 10079 Page 389

STATE OF KENTUCKY
KENNETH J.
GRAVES
4010
LICENSED
PROFESSIONAL
LAND SURVEYOR

**JASON GRAVES
LAND SURVEYING**
4302 Diamond Way
Louisville, KY 40216
(502) 419-8136
jason.graves.landsurveying@gmail.com
www.louisvilleanlsurveyor.com

Scale: 1" = 30'
Drawn by: J.Graves
Date: 06/22/2014
Rev.: 08/01/2014
09/29/2014
Field work performed by: JG
Field work completed on: 06/11/2014

THIS DOCUMENT COMPLIES WITH 201-KAR-18-150

3,265 Square Feet (plus or minus)
Tract 1
Alley Closure Area
Legal Description

Commencing at an existing one inch pipe at the north-easterly corner of the intersection of Eastbourne Avenue and Crestmoor Avenue, as dedicated by plat of Reservoir Park of record in Road Route Book 2 Page 10 in the Office of the Clerk of Jefferson County Kentucky;

Thence South 86 degrees 09 minutes 30 seconds East 175.00 feet, with the northerly right-of-way line of Eastbourne Avenue, to a point at the intersection of said avenue and the westerly line of a 20 foot alley as dedicated by plat of Reservoir Park of record in Road Route Book 2 Page 10 in the Office of the Clerk of Jefferson County Kentucky, said point being the true POINT OF BEGINNING;

Thence leaving the northerly right-of-way line of Eastbourne Avenue and now with the westerly line of said alley North 03 degrees 48 minutes 22 seconds East 159.50 feet to a point in the westerly line of said alley, said point also being the south-easterly corner of Alice Edwards (Deed Book 5505 Page 90);

Thence leaving the westerly line of the 20 foot alley, South 86 degrees 09 minutes 30 seconds East 10.15 feet to a point in the centerline of said 20 foot alley;

Thence with the centerline of said 20 foot alley North 03 degrees 48 minutes 22 seconds East 12.16 feet to a point at its intersection with the southerly line 20 foot alley dedicated by plat of Reservoir Park of record in Road Route Book 2 Page 10 in the Office of the Clerk of Jefferson County Kentucky (said point being South 03 degrees 48 minutes 22 seconds West 17.21 feet from a set iron pin and cap (five-eighths inch rebar, 18 inches in length with a blue plastic stamped "JASON GRAVES KY PLS 4010");

Thence South 31 degrees 42 minutes 26 seconds East 17.22 feet to a set iron pin & cap (five-eighths inch rebar, 18 inches in length with a blue plastic stamped "JASON GRAVES KY PLS 4010") at the northerly most corner of Sarah Balmer (deed book 10079 page 389);

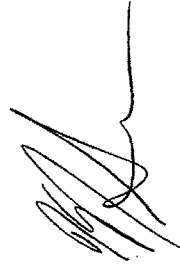
Thence with the westerly line of Balmer (D.B. 10079 Pg. 389) South 03 degrees 48 minutes 22 seconds West 157.66 feet to a set iron pin & cap (five-eighths inch rebar, 18 inches in length with a blue plastic stamped "JASON GRAVES KY PLS 4010") in the northerly right-of-way line Eastbourne Avenue;

Thence with said right-of-way North 86 degrees 09 minutes 30 seconds West 20.15 feet to the POINT OF BEGINNING, containing 3,265 square feet (more or less), according to a survey performed by Kenneth Jason Graves, KY PLS 4010, of Jason Graves Land Surveying, and dated 09/29/2014.

Being a portion of the 20' alley, laying westerly of lot 32, recorded in Road Route Book 2 Page 10, of record in the Office of the Clerk of Jefferson County Kentucky.

LAND SURVEYORS CERTIFICATION

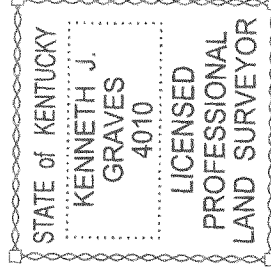
I, Kenneth Jason Graves, hereby certify that I am a Licensed Professional Land Surveyor in compliance with the laws of the Commonwealth of Kentucky, and I further certify that this plat of survey, that this legal description is based on, was completed by me. This survey was completed by the method of random traverse with sideshots. The unadjusted precision ratio of said traverse loop was 1:94,746 and was not adjusted. The directional and linear measurements, as witnessed by the monuments shown hereon, are true and correct to the best of my knowledge and belief. This plat meets or exceeds the standards of governing authorities for an URBAN survey per 201-KAR-18:150.



Kenneth Jason Graves
Licensed Professional Land Surveyor No. 4010

09/29/2014

Date



APPROVED:
LOUISVILLE METRO PLANNING
COMMISSION

DATE 12/4/14

BY David E. Magall

