

IROQUOIS HILLS SEC. 7
P.B. 21 P. 73

ANOTHY & SARAH
ROCKRIEDEL
D.B. 5677 P. 540

THERESA
HOVRIGAN
D.B. 8018 P. 468

NOTE: A title examination may reveal roads and easements of record not shown hereon.

MERIDIAN TAKEN ALONG WESTERN PROPERTY LINE
AS N 07°25'00" W AND BASED ON P.B. 1 P. 176.

○ = DENOTES 18" x 1/2" STEEL BAR SET WITH
CAP "DFG 1985" UNLESS OTHERWISE NOTED.

1" STEEL BAR
(EX.)

87.65' (MS.)

N 07°25'00" E

86.93' (MS.)

VARIABLE WIDTH SEWER &
DRAIN ESM'T
(PER D.B. 6691 P. 473)

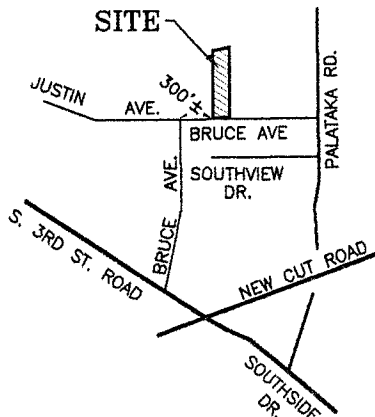
499.61' (MS.)

248.64'

253.31'

504.28' (MS.)

SITE



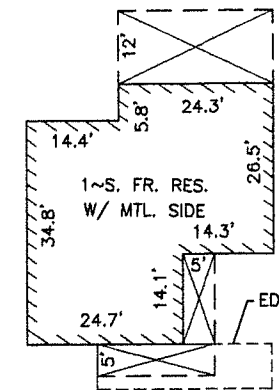
LOCATION MAP

N.T.S.

JEFFERSON COUNTY, KENTUCKY

NOTES

1. THE EXISTING STRUCTURES SHOWN ON THIS PROPERTY WILL BE REMOVED.
2. THE PURPOSE OF THIS PLAT IS TO DIVIDE THE EXISTING LOT 18 INTO TWO SEPARATE PARCELS.
3. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR ELEVATION.
4. THIS PLAT AMENDS P.B. 1 P. 176 WHICH IS THE IROQUOIS PARK SUB.
5. ACCESS EASEMENT MUST CONFORM TO ORDINANCE 91, SERIES 2004 LOUISVILLE METRO GOVERNMENT.
6. LOT 18B WILL NEED TO PURCHASE A SANITARY SEWER CONNECTION FROM MSD PRIOR TO ISSUING A BUILDING PERMIT.



HOUSE BLOW-UP

SCALE: 1" = 30'

LOT 18 B
21,784 SQ. FT.

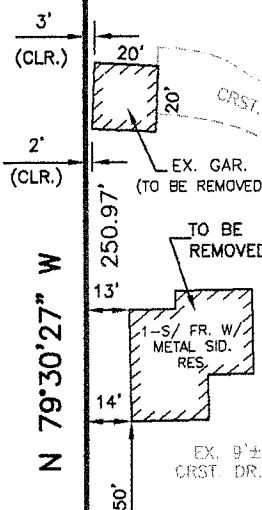
LOT 18 A
21,785 SQ. FT.

10' PRIVATE SANITARY SEWER
ESM'T "GRANTED"

PROP. 30' ROADWAY & UTILITY
EASEMENT "GRANTED"

KATHY BAUGHMAN
D.B. 9911 P. 110

ANNETTE & TROY DOSS
D.B. 6003 P. 139



N 79°30'27" W

S 79°30'27" E

86.80'

S 10°29'33" W

171.50' (SET)

EX. EDGE PAV'T.

PINCH PIPE
(EX.)

BRUCE AVE. 50' R/W

(PER P.B. 1 P. 176)

STATE OF KENTUCKY
DAVID F. GARBER
1985
LICENSED PROFESSIONAL
LAND SURVEYOR

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was done under my direct supervision by the method of RANDOM TRAVERSE. The unadjusted precision ratio of the traverse was 1 : 18,246 and was not adjusted. The survey as shown hereon is a URBAN survey and the accuracy and precision of said survey complies with 201 KAR 18:150.

Surveyor: DAVID F. GARBER
Land Surveyor License No. 1985

GARBER - CHILTON ENGINEERS & LAND SURVEYORS, INC.

Civil - Drainage - Structural - Investigative - Land Surveying - GPS
P.O. Box 425 - La Grange, Kentucky 40031 - 502.222.9216

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2015.

Invalid if not recorded before this date: _____

By: _____

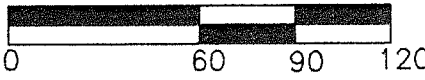
LOUISVILLE METRO
PLANNING COMMISSION

Approval subject to attached Certificates.

Special requirement(s): _____

Docket Number: _____

SCALE: 1" = 60'



GRAPHIC SCALE

MINOR SUBDIVISION PLAT

OWNER TWO STUDS, LLC.

OWNER ADDRESS 503 CROYDON CT. LOUISVILLE KY 40222

DESCRIPTION 5466 BRUCE AVE

PARCEL I.D. 062M02080000: D.B. 10422 P. 913

LOT 18 IROQUOIS PARK BLOCK #1 P.B. 1 P. 176

JOB NO. 15-10309 DATE 7-6-2014 BY WAK

FILE NO. 15-10309_MP FORM DISTRICT: NEIGHBORHOOD

REV. 8-10-2015 PER P.D.S. ZONING: R-5
REV. 9-24-2015 PER P.D.S. REV. 10-22-2015 PER P.D.S.