

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

Westport Road Plaza Shopping Center

and does hereby dedicate to public use the N/A shown thereon.

Owner:
 DiAnne Hutcherson
 McMahan Group, LLC
 Managing Manager

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY,
 COUNTY OF JEFFERSON

I, _____, a notary public in and for the State and County aforesaid do hereby certify that the foregoing plat of Westport Road Plaza Shopping Center was this day presented to me by _____, known to me, who executed the Certificate in my presence and acknowledge it to be _____ free act and deed.

Witness my hand and seal this _____ day of _____, 20__

My Commission expires the _____ day of _____, 20__

Notary Public, Jefferson County, KY.

ZONING CERTIFICATE

With the exception of those existing encroachments which are not affected by the actions of this plat and are noted hereon, I hereby certify all of the lots of this minor subdivision and any existing buildings and improvements thereon and/or any buildings and improvements included in a building permit either applied for or approved thereon are in compliance with all the provisions of the Form District Regulations. With the exception of those encroachments noted on the face of the plat, any such buildings or improvements not in compliance with the Form 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 applicable regulations has been submitted to Planning Commission staff.


Owner:
 DiAnne Hutcherson
 McMahan Group, LLC
 Managing Manager

NOTES:

This plat amends Plat Book, 31, Page 74, which is the Westport Subdivision, Section-1.

This survey is subject to all roadways, easements and rights-of-ways, if any, whether shown hereon or not.

Any subsequent development on site must adhere to the Form District Transition Zone standards of Section 5.7 of the Land Development Code

Unless otherwise noted, this symbol  denotes an iron pin w/cap or mag nail w/washer stamped "3995"

Bearing datum for this plat is based on Kentucky Coordinate System (North Zone) North American Datum of 1983.

This site lies within the Karst terrain area. Any subsequent development on site is subject to the requirements of chapter 4 section 9 of the Land Development Code.

Form District and Zoning shown on plat are as indicated on LOJIC website on May 12, 2017.

This site is subject to the binding elements / conditions of approval of Dockets 09-084-87 on file in the offices of the Louisville Metro Planning Commission.

An existing Reciprocal Easement Agreement, which serves the subject property and property to the east, is of record in Deed Book 8492 at Page 778. An amendment that provides clarification of the properties included in the Reciprocal Easement Agreement is recorded in Deed Book 10539, Page 463. The access and parking easements granted by the Reciprocal Easement Agreement, as amended, cannot be terminated without the approval of the Louisville Metro Planning Commission.

FLOODPLAIN CERTIFICATION

As shown on Flood Insurance Rate Maps (FEMA) Community Panel Nos. 21111C0045E, 21111C0061E, and 21111C0062, dated December 5, 2006, the subject property is situated in Zone X.

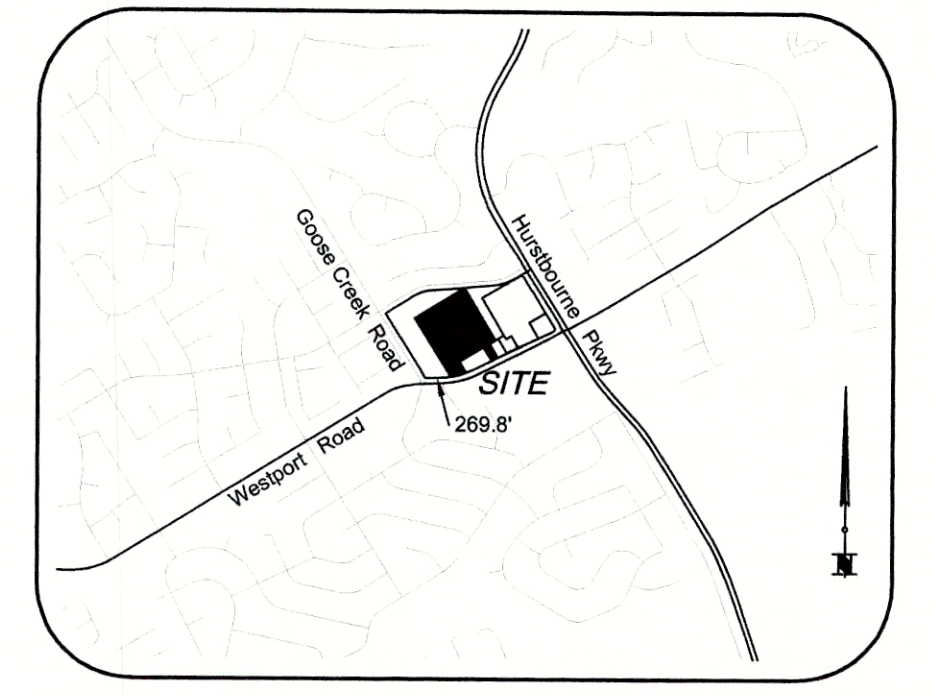
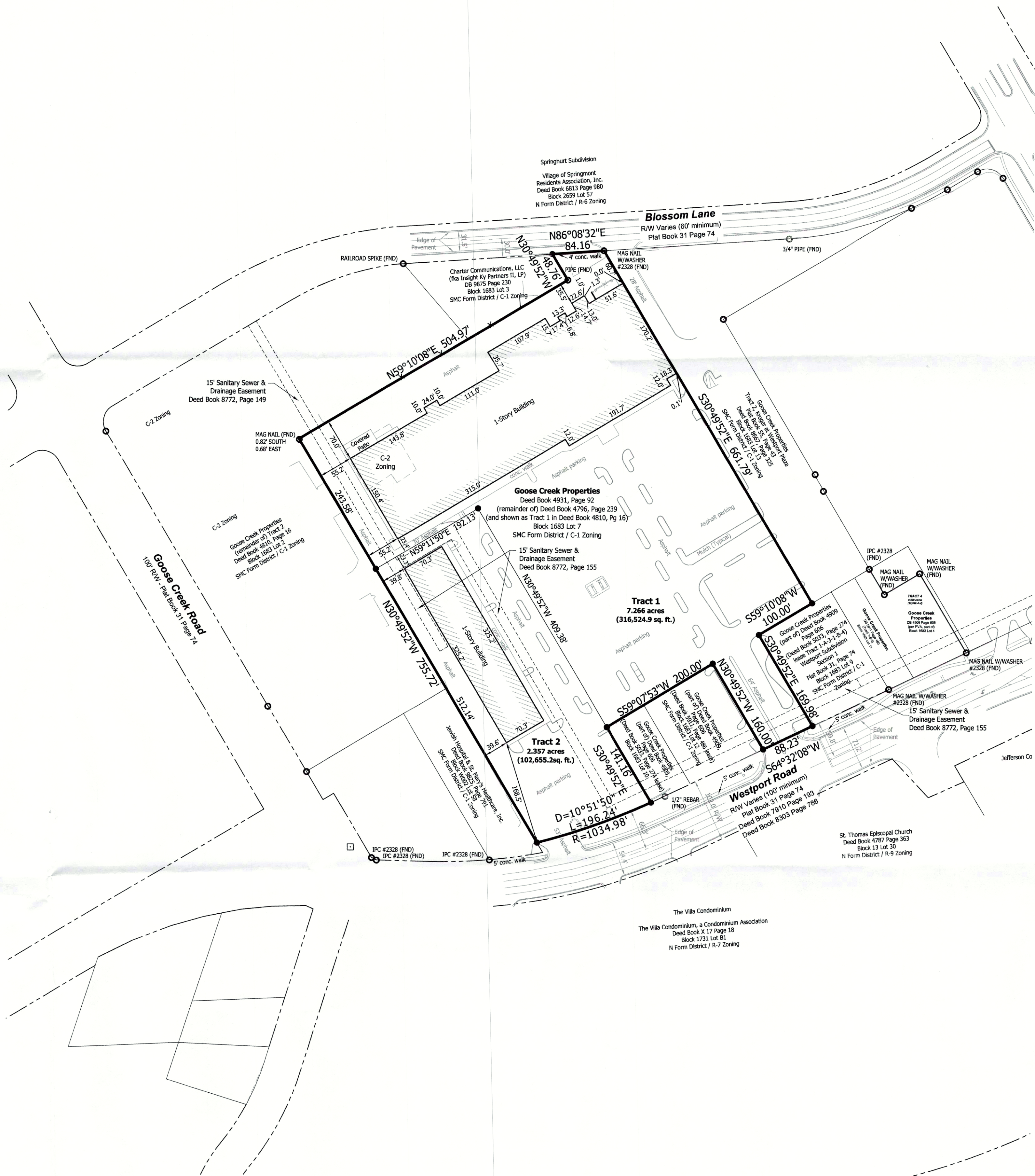
LAND SURVEYOR'S CERTIFICATE

I hereby certify that this survey, completed on May 09, 2017 was 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 the method of random traverse with sideshots, and the unadjusted closure of the traverse was 1:40,084. This survey represents an "Urban-class" boundary survey and complies with 201 KAR 18:150.

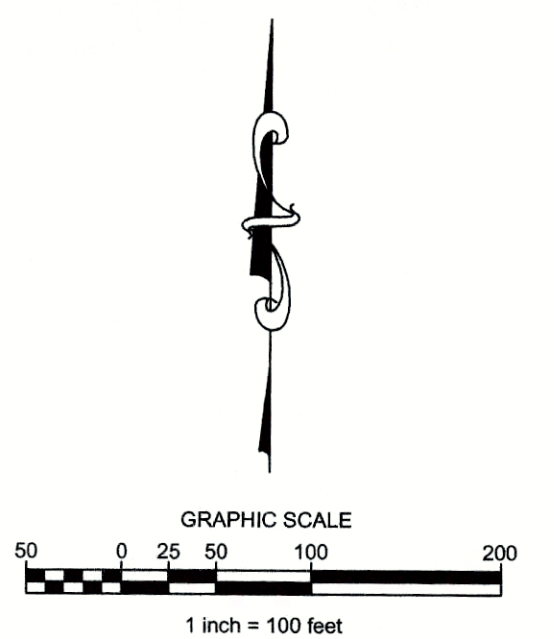
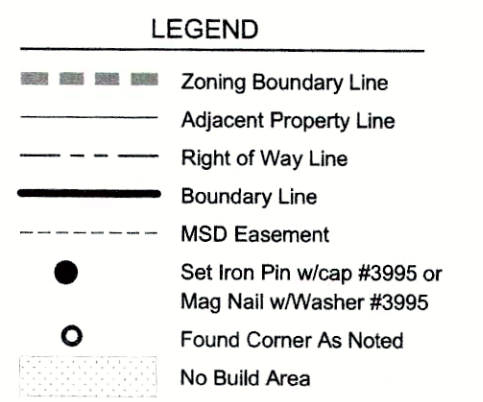
June 26, 2017

Karen L. Sutton, PLS 3995

Date



Vicinity Map
 1" = 200'



MINOR SUBDIVISION PLAT
 Westport Road Plaza Shopping Center

Purpose of Plat
 TO CREATE TWO TRACTS FROM ONE

Owner
 Goose Creek Properties
 P.O. Box 20206
 Louisville, Kentucky 40250

Property Address
 9407 & 9451 Westport Road
 Louisville, Jefferson County, Kentucky 40241

Deed Book 4931 Page 92
 Tax Block 1683, Lot 7
 Form District: Suburban Marketplace Corridor / Zoning: C1

BTM ENGINEERING, INC.
 Consulting Engineers Landscape Architects Planners
 3001 Taylor Springs Drive
 Louisville, Kentucky 40220
 (502) 459-8402 FAX (502) 459-8427

RECEIVED
 JUN 26 2017
 PLANNING &
 DESIGN SERVICES

Job No: 080028.05 Date: May 12, 2017 Scale: 1" = 100'

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20__
 Invalid if not recorded before _____
 this date: _____
 By: _____
 Louisville Metro Planning Commission.
 Approval subject to attached certificates.
 Special requirement(s): _____
 Docket No. _____