



DEVELOPMENT NOTES

THE PURPOSE OF THIS PLAT IS TO CREATE SEVEN LOTS FROM TWO LOTS.

THIS SITE IS LOCATED IN THE R6 ZONING DISTRICT AND THE TRADITIONAL NEIGHBORHOOD FORM DISTRICT.

ADJOINING PROPERTY OWNERS

PARCEL	OWNER	DEED BOOK	PAGE NO.	PARCEL ID
P1	MUSACCHIO, MICHELLE M.	7724	508	025B-0036-0000
P2	NABB, SUSAN C.	10463	250	025B-0024-0000
P3	LAWRENCE, MARGARET L.	10783	686	025B-0037-0000
P4	LOUISVILLE RENTAL HOUSES, LLC	10040	776	025B-0027-0000

SURVEY NOTES

THIS SURVEY DOES NOT REPRESENT:

- 1.) THAT THIS SURVEY DETERMINES LAND OWNERSHIP.
- 2.) THAT THIS SURVEY PROVIDES MORE THAN EVIDENCE OF RIGHTS IN LAND.
- 3.) THAT LAND OWNERSHIP CAN BE ESTABLISHED BY A MEANS OTHER THAN AN ACTION IN A KENTUCKY COURT.

RESEARCH REQUIRED BY MINIMUM TECHNICAL STANDARDS HAS BEEN USED TO DETERMINE THE LOCATION OF THE PARCEL BOUNDARY, AND HAS NOT BEEN USED TO DETERMINE LAND TITLE.

INSTRUMENTS AND EQUIPMENT USED IN CONDUCTING THIS SURVEY WERE PROPERLY ADJUSTED, MAINTAINED, AND CALIBRATED.

IN PERFORMANCE OF THIS SURVEY, THE GLOBAL POSITIONING SYSTEM WAS USED TO LOCATE THE SURROUNDING ROADS AND MONUMENTATION ALONG THE PERIMETER OF THE ADJOINING PROPERTY. THE MONUMENTATION WAS LOCATED IN REAL TIME USING ONE SOKKIA BULLET NETWORK ROVER, WHICH IS A DUAL FREQUENCY, DUAL CONSTELLATION RECEIVER, RECEIVING NETWORK CORRECTIONS FROM THE KENTUCKY TRANSPORTATION CABINET NETWORK. REAL TIME KINEMATIC METHODS WERE USED FOR LOCATION. THE HORIZONTAL DATUM USED WAS THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983. THE VERTICAL DATUM USED WAS THE NORTH AMERICAN DATUM OF 1988, USING THE EQUIPOTENTIAL SURFACE OF GEIOD '09 TO DETERMINE ELEVATIONS. RELATIVE POSITIONAL ACCURACY VARIED FROM 0.01' TO 0.08' HORIZONTALLY, AND VARIED FROM 0.01' TO 0.15' VERTICALLY. THIS SURVEY MEETS THE SPECIFICATIONS OF AN URBAN SURVEY.

DIRECTIONS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE.

NO VISIBLE SURFACE INDICATIONS OF CEMETERIES WERE OBSERVED IN THE PERFORMANCE OF THIS SURVEY. THIS DOES NOT PRECLUDE THE EXISTENCE OF UNMARKED CEMETERIES ON THIS PARCEL.

NO HEIGHT LIMITATIONS THAT COULD BE IMPOSED BY THE FEDERAL AVIATION ADMINISTRATION WERE RESEARCHED.

THIS SURVEY DOES NOT PRECLUDE THE EXISTENCE OF OTHER RECORDED, IMPLIED, OR PRESCRIPTIVE EASEMENTS OR RIGHTS OF WAY, ENVIRONMENTALLY SENSITIVE AREAS, WETLANDS, HAZARDOUS WASTE AREAS, OR UNMARKED CEMETERIES ACROSS OR WITHIN THIS PARCEL. WILLMOTH INTERNATIONAL, PSC HAS NOT PREPARED OR CAUSED TO HAVE PREPARED TITLE EXAM OR COMMITMENT FOR TITLE FOR THIS PROPERTY. THIS SURVEY IS SUBJECT TO ALL, LAND USE RESTRICTIONS AND ALL APPLICABLE PLANNING AND ZONING ORDINANCES.

BASED UPON MAPS PREPARED BY THE DEPARTMENT OF HOMELAND SECURITY, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOOD. FLOOD INSURANCE RATE MAP 21111C0042 E, EFFECTIVE DATE 12/05/2006.

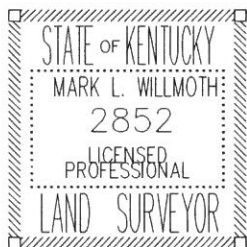
NO UTILITY LOCATION WAS PERFORMED IN CONJUNCTION WITH THIS SURVEY.

BASIS OF BEARINGS

BASIS OF BEARINGS SHOWN HEREON ARE BASED UPON KENTUCKY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE, NORTH AMERICAN DATUM OF 1983, FROM A REAL TIME NETWORK GLOBAL POSITIONING SYSTEM OBSERVATION USING THE KENTUCKY TRANSPORTATION CABINET'S REAL TIME NETWORK.

MONUMENT LEGEND

- A. MAG NAIL WITH ALUMINUM WASHER STAMPED "2852" SET
- B. ONE HALF INCH DIAMETER STEEL REINFORCING BAR, 18" LONG WITH PLASTIC CAP STAMPED "2852" SET THIS SURVEY



THE PURPOSE OF THIS PLAT IS TO CREATE SEVEN LOTS FROM TWO LOTS  
 DATE OF PREPARATION, JANUARY 4, 2020  
 MINOR SUBDIVISION PLAT  
 1034-1040 MARY STREET  
 MONTGOMERY REALTORS, LLC  
 PROPERTY  
 DEED BOOK 11874, PAGE 460  
 PARCEL ID: 025B-0025-000 &  
 025B-0026-0000  
 MAILING ADDRESS  
 4738 DIXIE HIGHWAY, LOUISVILLE, KY 40216  
 ZONING: C1,  
 FORM DISTRICT: TRADITIONAL NEIGHBORHOOD



WILLMOTH INTERNATIONAL, PSC  
 PROFESSIONAL LAND SURVEYING  
 205 S. BIRCHWOOD AVE.  
 LOUISVILLE, KY 40206  
 (502) 494-4654  
 WI: 2020092 WILLMOTH@BELLSOUTH.NET

OWNER'S CERTIFICATE

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 the Montgomery Realtors, LLC Property as recorded in Deed Book 11874, Page 460 in the Jefferson County Clerk's Office, and does hereby adopt this plan.

Montgomery Realtors, LLC. Date

CERTIFICATION OF ACKNOWLEDGEMENT

State of Kentucky
County of Jefferson

I, \_\_\_\_\_,

a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of the Montgomery Realtors, LLC property as recorded in Deed Book 11874, Page 460 in the Jefferson County Clerk's Office was this day presented to me by;

Guy Montgomery, Member

known to me, who executed these Certificates in my presence and acknowledges it to be their free act and deed.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

My Commission expires: \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

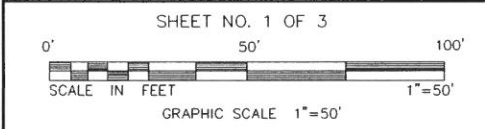
ZONING CERTIFICATE

With the exception of those existing encroachments which are not affected by the actions of this plat and are noted hereon, We 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. N/A 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.

Montgomery Realtors, LLC Date

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ZONING: C1,
FORM DISTRICT: TRADITIONAL NEIGHBORHOOD

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. \_\_\_\_\_



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