



**VICINITY MAP**  
Scale: 1" = 1,500'



**PURPOSE OF PLAT**

The purpose of this plat is to close an existing 12'-wide alley and a 20'-wide alley and consolidate the closed right-of-way with adjoining properties. A PUBLIC UTILITY EASEMENT is hereby created over the same land occupied by the alleyways shown as closed by this plat.



**SURVEY NOTES**

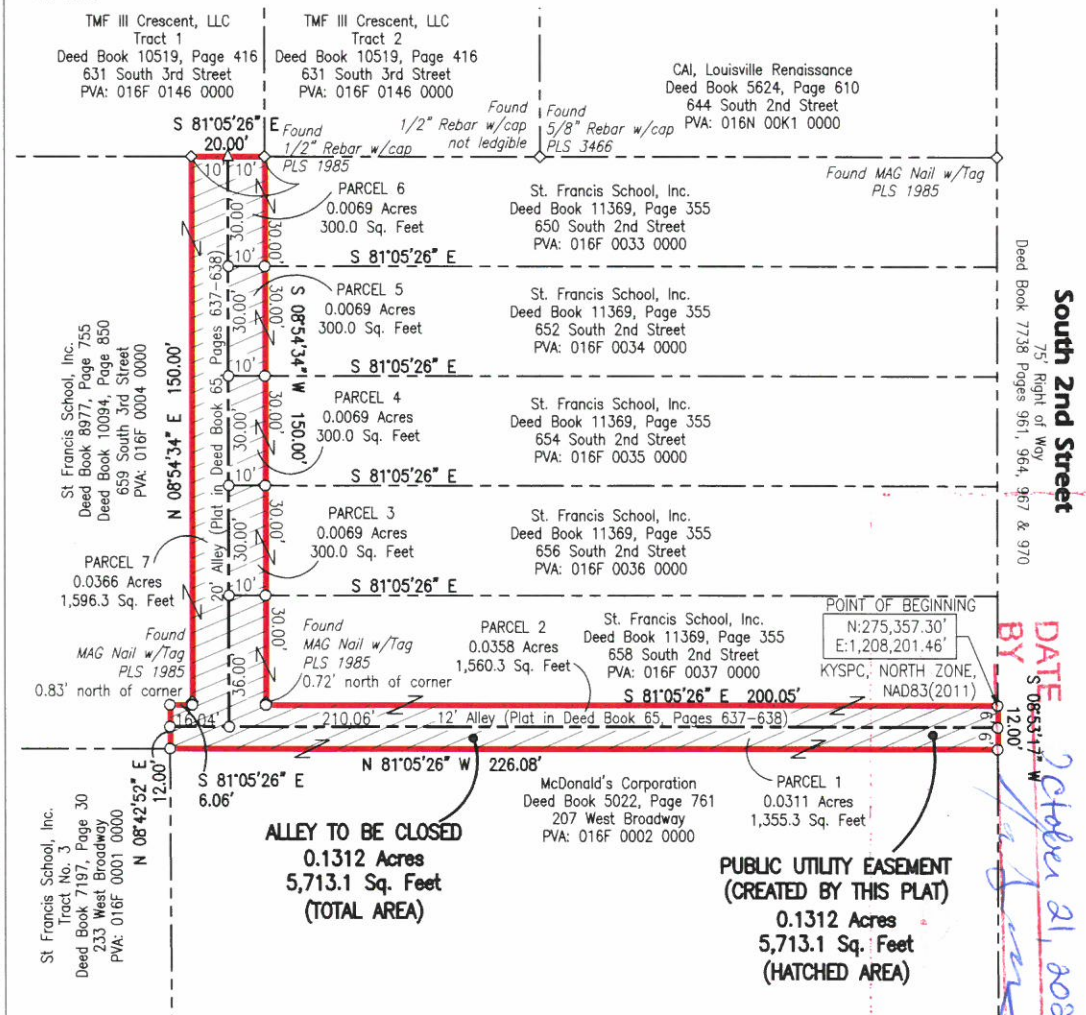
The bearings and coordinates shown hereon are based on Kentucky state plane grid north, Kentucky state plane north zone, North American Datum of 1983 (NAD 83). Particularly, the bearings and coordinates are based on a GNSS survey utilizing a Trimble R6 GNSS receiver and the KYTC VRS (2011) system.

This property is subject to all easements, restrictions, conditions, rights-of-way, etc. both apparent and of record - No title search has been made in preparation of this survey.

According to the Flood Insurance Rate Map number 21111 C 0041 E (Louisville-Jefferson County Metro Government) this property is not in a flood hazard area. It is in Zone 'X'.

**LEGEND**

- MAG NAIL w/ ID WASHER (PLS 3350) (SET THIS SURVEY)
- △ 24" LONG, 5/8" DIAMETER REBAR (PLS 3350) (SET THIS SURVEY)
- ◇ CORNER MONUMENT (FOUND) AS NOTED



**LAND SURVEYOR'S CERTIFICATE**

I hereby certify that this plat and survey were 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 and plat meets or exceeds the minimum standards of 201 KAR 18:150. This is an Urban survey. The unadjusted error of closure was 1:42,568 and was not adjusted for closure.

*[Signature]*  
Kevin M. Phillips  
Licensed Professional Land Surveyor # 3350  
Date  
07-26-2021

**Street Closure Plat**  
of  
**Remaining 12' & 20' Alley**  
Between W. Chestnut St. and W. Broadway & S 3rd Street and S 2nd Street  
in  
**Louisville, Jefferson County, Kentucky**

**EE ENDRIS engineering**  
771 ENTERPRISE DRIVE, LEXINGTON, KY 40510 PH: 859 253-1425 FAX: 859 233-1436  
Proj. # 4342 Scale: 1" = 40' 06-08-2021

**APPROVED:**  
LOUISVILLE METRO PLANNING  
COMMISSION

RECEIVED  
AUG 02 2021  
PLANNING & DESIGN  
SERVICES

Z:\M342\McDonalds West Broadway - Louisville.dwg 7/26/2021 5:38:41 PM 1:1 Endris Engineering KMP

**Remaining 12' and 20' Alley to be closed**

**Lying between Chestnut St. and W. Broadway &  
S. 3<sup>rd</sup> Street and S. 2<sup>nd</sup> Street in  
Louisville, Jefferson County, Kentucky**

Being a parcel of land lying north of West Broadway & south of West Chestnut, east of South 3<sup>rd</sup> Street & west of South 2<sup>nd</sup> Street and being more particularly described as:

BEGINNING at a MAG Nail with ID tag (PLS 3350) set in the west right-of-way of South 2<sup>nd</sup> Street, said point lying 160.42 feet north of the north right-of-way of West Broadway, said point having Kentucky State Plane Coordinates of N(Y):275,357.30, E(X):1,208,201.46 (KY North Zone, NAD 83(2011), US Survey Feet), said point also being a corner to St. Francis School, Inc. (Deed Book 11369, Page 355); thence with the right-of-way of South 2<sup>nd</sup> Street South 08°53'17" West a distance of 12.00 feet to a MAG Nail with ID tag (PLS 3350) set in the northeast corner of McDonald's Corporation (Deed Book 5022, Page 761); thence leaving the right-of-way of West Broadway and with the north line of McDonald's North 81°05'26" West a distance of 226.08 feet to a MAG Nail with ID tag (PLS 3350) set in the northeast corner of The 233 West Broadway Building, Inc. (Track No. 3 of Deed Book 7197, Page 30); thence leaving corner of The 233 West Broadway Building, Inc. and with the east end of a 12' Alley Closed (Deed Book 10094, Page 850) North 08°42'52" East a distance of 12.00 feet to a MAG Nail with ID tag (PLS 3350) set in the south line of The 233 West Broadway Building, Inc. (Deed Book 8977, Page 755); thence with the line of the aforementioned The 233 West Broadway Building, Inc. (Deed Book 8977, Page 755) for two calls:

South 81°05'26" East a distance of 6.06 feet to a MAG Nail with ID tag (PLS 3350) set; thence

North 08°54'34" East a distance of 150.00 feet to a 1/2" diameter rebar with a plastic cap (PLS 1985) found in the south line of TMF III Crescent, LLC (Tract 1 of Deed Book 10519, Page 416); thence with the south line of TMF III Crescent, LLC South 81°05'26" East a distance of 20.00 feet to a 1/2" diameter rebar with a plastic cap (PLS 1985) found in the southwest corner of TMF III Crescent, LLC (Tract 2 of Deed Book 10519, Page 416), said point also being the northwest corner of St. Francis School, Inc. (Deed Book 11369, Page 355); thence leaving the corner of TMF III Crescent, LLC and with the St. Francis School, Inc. for two calls:


South 08°54'34" West a distance of 150.00 feet to MAG Nail with ID tag (PLS 3350) set; thence

South 81°05'26" East a distance of 200.05 feet to a MAG Nail with ID tag (PLS 3350) set; which is the Point of Beginning, having an area of 5,713.1 square feet or 0.1312 acres.

The description above being based on an actual ground survey of the property concluded on December 22, 2020, under the direct supervision of Kevin M. Phillips (PLS 3350) of Endris Engineering, 771 Enterprise Drive, Lexington, Kentucky, 40510.

The bearings and coordinates used in the description above are based on a GNSS survey to the site by Endris Engineering, PSC on May 30, 2020 and tied to the KYTC VRS (KYSPC North Zone, NAD 83).



  
Kevin M. Phillips, PLS 3350  
Endris Engineering, PSC  
771 Enterprise Drive  
Lexington, KY 40510

6/8/2021  
Date