



SURVEYOR'S NOTES

THIS PLAT IS SUBJECT TO ALL DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, COVENANTS, RESTRICTIONS, ALL LEGAL EASEMENTS, RIGHT-OF-WAYS, ETC. WHICH MAY BE REVEALED BY A TITLE SEARCH WHETHER SHOWN ON THIS PLAT OR NOT.

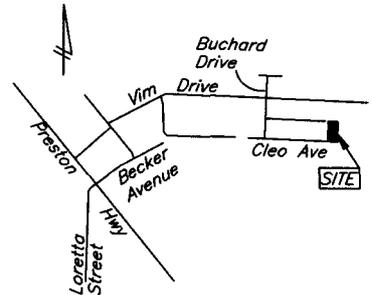
MERIDIAN NOTES

THE REFERENCE MERIDIAN USED FOR THIS PLAT TO DETERMINE THE DIRECTION OF SURVEY LINES IS BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY, HAVING THE BEARING OF **S 88°33'00" E**, AS PER DEED BOOK 4879, PAGE 232 OF RECORD IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

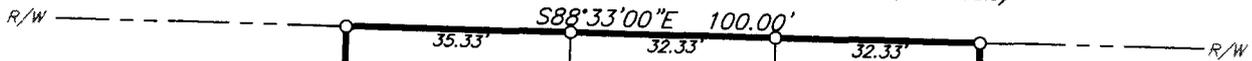
PLANNING NOTES

THIS PLAT AMENDS PLAT BOOK 3, PAGE 34 WHICH IS THE BACHART SUBDIVISION SECTION 2

VICINITY MAP (NOT TO SCALE)



Alley (Unimproved - 20' R/W per D.B. 4879, P. 232)



FLOOD NOTE

I HAVE REVIEWED FEMA FLOOD INSURANCE RATE MAP NUMBER 21111C0076E, DATED DECEMBER 5, 2006, AND THE SUBJECT PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X".

THE NEW FEMA MAPS SHOW THE PROPERTY WILL BE IN BOTH THE FEMA AND LOCAL FLOODPLAINS. ANY NEW CONSTRUCTION, INCLUDING CLEARING & GRADING, WILL NEED BOTH FEMA AND MSD FLOODPLAIN PERMITS PRIOR TO CONSTRUCTION APPROVALS.

Tax Block 0810, Lot 0069
Nathan F. Howard
Deed Book 11772, Page 0088

N1°32'31"E 195.53' (meas.)
195.05' (plat)

Lot 1
(0.15 acre = 6625.94 sq. ft.)

Lot 2
(0.14 acre = 6063.36 sq. ft.)

Lot 3
(0.14 acre = 6063.36 sq. ft.)

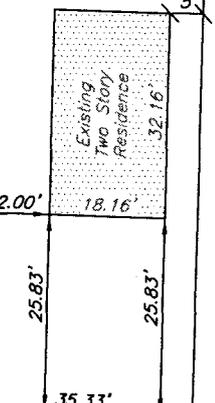
S1°32'31"W 187.53'
187.53'
195.05' (plat)

Tax Block 0810, Lot 0127
David T. Williams
Deed Book 10115, Page 0370

Legend

- Monument Found (As Noted)
- 5/8" Rebar w/cap set (Graham #3893)

1" Iron Pipe Found



Lot 4 - To be Dedicated to Right of Way
(0.02 acre = 800.00 sq. ft.)

CERTIFICATE OF APPROVAL

Approved this _____ day of _____ 2021

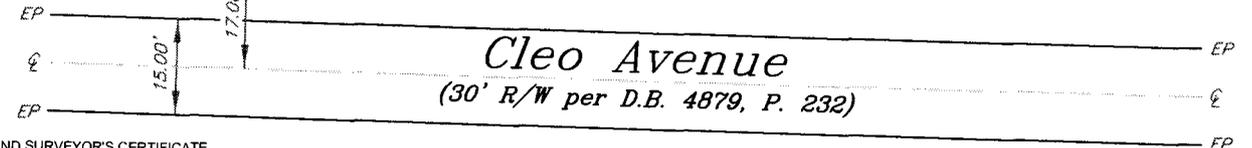
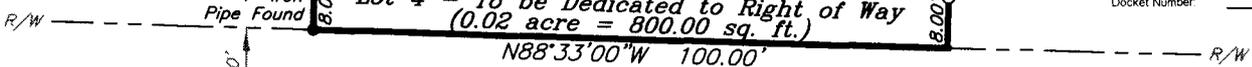
invalid if not recorded before this date: _____

By _____
Louisville Metro Planning Commission

Approval subject to attached Certificates

Special requirement(s): _____

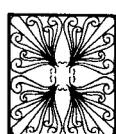
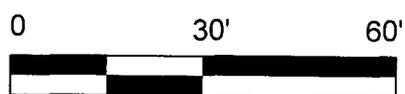
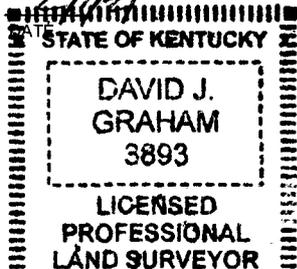
Docket Number: _____



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED HERE WAS MADE UNDER MY SUPERVISION BY RANDOM TRAVERSE WITH SIDE SHOTS METHOD 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 THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1: 10,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLASS "URBAN" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS OR EXCEEDS THE SPECIFICATION OF THIS CLASS.

SURVEYOR #3893
CERT. NO. _____



MILLER WHIRY
Engineers, Surveyors & Planners
1387 S. Fourth St., Louisville, KY 40208
Tel (502)636-5501 Fax (502)638-9538

TOTAL SITE AREA = 0.45 ACRES (19552.67 SQ. FT.)

MINOR SUBDIVISION PLAT

CLEO AVENUE MINOR SUBDIVISION

PURPOSE: TO CREATE (3) PARCELS FROM (1)

FIELD SURVEY DATE : 09/04/20

Brentwood Property Design & Investment LLC
OWNER d/b/a Brentwood Signature Homes, LLC

OWNER'S ADDRESS 11200 Cherry Lane
Louisville, KY 40223

PROPERTY ADDRESS 1343 Cleo Avenue
Louisville, KY 40213

ZONING R5 FORM DIST NEIGHBORHOOD

DEED BOOK 11784 PAGE 0543

TAX BLOCK 0810 TAX LOT 0097

DATE 09/16/20 SCALE 1" = 30' NO. 25267

REV 02/01/21