

ZONING CERTIFICATE

With the exception of those existing encroachments which are not affected by the actions of this plat and are noted hereon, I/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. _____ 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(s) Signature _____

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 _____

[For a major plat, fill in subdivision name; for a minor plat, fill in the owner's name(s) and deed book(s) and page(s)] and does hereby dedicate to public use _____ shown thereon.

Owner(s) Signature Owner(s) Signature _____

Owner(s) Signature Address _____

CERTIFICATE OF ACKNOWLEDGMENT

Commonwealth of Kentucky
County of Jefferson

I, _____, a Notary Public in and for the County aforesaid do hereby certify the foregoing plat of Portland Christian School Systems, Inc., Deed Book 5856, Page 116, Deed Book 6798, Page 881 and Deed Book 6386, Page 710 was this day presented to me by _____ known to me, who executed these Certificates in my presence and acknowledges it to be _____ free act and deed.

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

My Commission Expires _____ day of _____, 20____

Notary Public _____

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____

Inaifl not recorded before this date: _____

By _____
Planning Commission

Approval subject to attached Certificates.

Special requirement(s): _____

Docket Number: _____

LOTS 1 & 2 PARKING REQUIREMENTS

THE CROSSOVER AGREEMENT PROVIDES THE SCHOOL (ON LOT 1) ACCESS TO ALL PARKING ON LOT 2 (THE CHURCH). LIKEWISE THE CROSSOVER AGREEMENT PROVIDES THE CHURCH ACCESS TO ALL PARKING ON THE SCHOOL'S LOT (LOT 1) IN ADDITION TO ITS OWN LOT (LOT 2). THEREFORE ALL PARKING IN ALL AREAS MAY BE APPLIED TO BOTH THE SCHOOL AND THE CHURCH. THE CHURCH MAKES USE OF PARKING SPACES AT TIMES DURING WHICH SCHOOL IS NOT IN SESSION, E.G. WEDNESDAY NIGHTS, SUNDAY MORNINGS AND SUNDAY NIGHTS.

THE CHURCH HAS A SEATING CAPACITY OF 190. 190/3 = 63 MINIMUM REQUIRED SPACES FOR THE CHURCH PER TABLE 9.1.2E OF THE LDC.

HIGH SCHOOL: 10 CLASSROOMS*5 SPACES = 50 SPACES MINIMUM PER TABLE 9.1.2E OF THE LDC.

GRADE SCHOOL (WHICH CURRENTLY SHARES THE HIGH SCHOOL): 6 CLASSROOMS*2 SPACES = 12 SPACES MINIMUM PER TABLE 9.1.2E OF THE LDC.

TOTAL MINIMUM SPACES REQUIRED FOR THE SCHOOL: 62

TOTAL EXISTING: 64. THIS MEETS REQUIREMENTS FOR BOTH THE SCHOOL AND CHURCH.

NOTES:

FOR JOINT USE PARKING AGREEMENT, SEE DEED BOOK 9930, PAGE 354.

THIS PLAT AMENDS PLAT BOOK 54 PAGE 22 WHICH IS THE PORTLAND AVENUE CHURCH OF CHRIST SUBDIVISION.

THIS SITE LIES WITHIN THE TRADITIONAL NEIGHBORHOOD ZONING DISTRICT. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF SECTION 2.7.4 AND APPENDIX 2B OF THE LAND DEVELOPMENT CODE.

THERE ARE NO BUILDINGS THAT ARE PRESENTLY EXISTING ON LOT 4 THAT IS BEING CREATED PER THIS PLAT.

MINOR SUBDIVISION PLAT

TO CREATE LOT 4 WHICH IS SPLIT FROM LOT 1

OWNER: PORTLAND CHRISTIAN SCHOOL SYSTEMS, INC.

SITE ADDRESS:
2432-2514 PORTLAND AVE & 2547 BANK ST
LOUISVILLE, KY 40212
OWNER ADDRESS:
8509 WESTPORT ROAD
LOUISVILLE, KY 40242
D.B. 5856, PG 116
D.B. 6798, PG 881
D.B. 6386, PG 316
D.B. 7223, PG 186
D.B. 9807, PG 448
D.B. 10673, PG 056

TAX BLOCK: 094C; LOTS: 0009, 26, 28, 29, 30, 36, 37, 38, 66, 67, 71, 73, 75, 76, 77, 78, 80; SUB-LOTS: ALL 0000

ZONING DISTRICTS: R-6 & C-1 & UN
FORM DISTRICT: TRADITIONAL NEIGHBORHOOD

LEGEND

- 5/8" Rebar With Cap stamped PLS#3979 Set
- Rebar Found
- ⊙ Mag Nail Set
- ⊙ Mag/PK Nail found
- Railroad Spike found
- ⊙ Railroad Spike Set
- ⊗ Iron Pipe Found
- Wood Corner Post Found
- (R) Record Deed Dimension
- R/W Right of Way
- Fenceline
- Square Pin Found, Believed To Be Cut-off Wrought Iron Fence
- (C) Calculated Dimension
- CMU Block Wall Fence
- Portland Ave. Church Dec. 1999 minor plat boundary
- Centerline of streets
- 2520 Addresses (given for adjoiners only. See site address in the lower left hand corner of this sheet.)

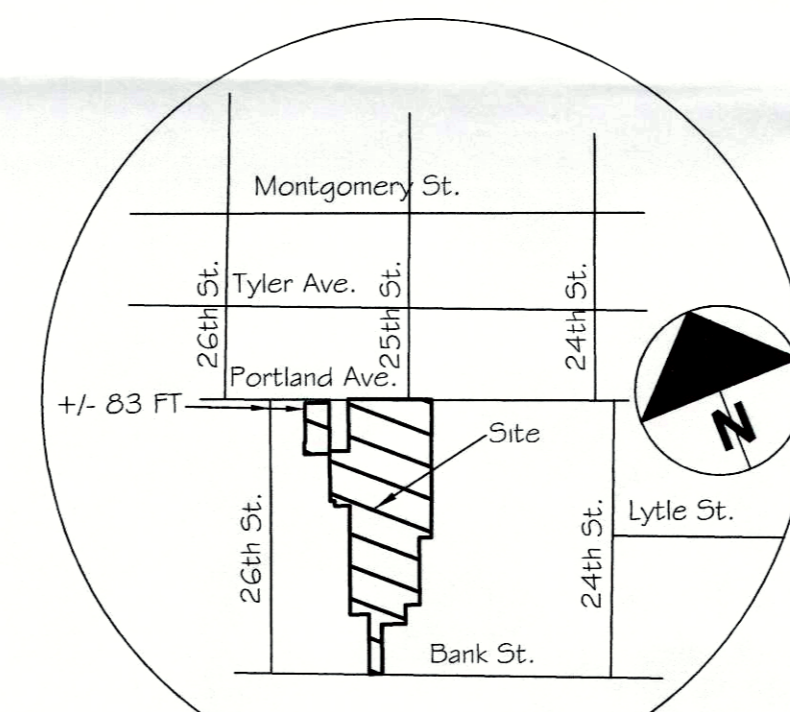
LINE	BEARING	DISTANCE
L1	S 64°28'52" E	45.00'
L2	N 26°04'13" E	177.50'
L3	N 63°56'50" W	10.30'
L4	N 26°03'10" E	23.50'
L5	N 64°33'12" W	33.00'(R)
L6	S 25°28'38" W	44.72'
L7	N 64°33'12" W	55.00'
L8	N 26°51'24" W	37.90'(C)
L9	S 25°28'38" W	124.96'
L10	N 64°33'12" W	30.00'
L11	N 25°27'59" E	148.14'(R)
L12	N 64°52'18" W	44.32'(C)
L13	N 64°28'52" W	35.00'
L14	N 25°28'52" E	10.00'(R)
L15	N 64°28'38" W	10.00'(R)
L16	N 25°28'38" E	27.00'(R)
L17	S 64°28'52" E	2.17'(R)
L18	N 25°28'38" E	5.90'(R)
L19	S 64°28'52" E	17.08'(R)

MONUMENT TABLE

- Ⓐ Square iron pin found flush and 0.60 feet Southerly and 0.70 feet West of calculated corner.
- Ⓑ #5 rebar found with cap inscribed "HART" (3484) flush with surface. Said rebar 114.10 feet South of Portland Avenue and 135.00 feet east of North 26th Street.
- Ⓒ #5 rebar found with cap inscribed "HART" (3484) flush with surface
- Ⓓ #5 rebar found flush with surface
- Ⓔ #5 rebar found flush with surface
- Ⓕ #5 rebar found flush with surface
- Ⓖ #5 rebar found flush with surface, 0.00 feet North and 0.38 feet West of calculated corner
- Ⓗ #5 rebar found flush with surface, 0.00 feet North and 0.38 feet West of calculated corner
- Ⓘ Northeast corner of a 5 acre lot 16 and Northwest corner of a 5 acre lot 15 as shown on Plan of Portland
- Ⓛ #5 rebar found flush with surface, 0.12 feet South and 0.19 feet East of calculated corner
- Ⓚ PK Nail found flush with surface, 0.00 feet North and 0.33 feet West of calculated corner
- Ⓛ 1/2" rebar found at the Southwesterly corner of a 5 acre lot 15 and Southeastery corner of a 5 acre lot 16 as shown on Plan of Portland
- Ⓜ Southeastery corner Portland Avenue and North 26th Street
- Ⓝ Square iron pins found flush
- Ⓟ 1/2" rebar found buried 0.1'

Minor Plat Boundary State Plane Coordinate Table Beginning at the Northeast Corner and Proceeding Clockwise

PointNo.	Northing(Y)	Eastng(X)	Elev(Z)	Description
1	284266.266	1198718.818	0.000	N
2	283981.900	1198563.319	0.000	AA
3	284019.380	1198504.807	0.000	BB
4	283879.453	1198438.133	0.000	CC
5	283893.632	1198408.335	0.000	DD
6	283853.283	1198389.099	0.000	EE
7	283876.895	1198339.435	0.000	FF
8	283764.085	1198285.682	0.000	GG
9	283776.975	1198258.592	0.000	HH
10	283910.708	1198322.214	0.000	II
11	283929.540	1198262.159	0.000	K
12	284157.029	1198390.556	0.000	G
13	284172.108	1198358.970	0.000	F
14	284181.135	1198363.272	0.000	E
15	284185.443	1198354.248	0.000	D
16	284284.747	1198401.565	0.000	JJ
17	284310.419	1198347.788	0.000	KK
18	284334.793	1198359.402	0.000	LL
19	284333.858	1198361.360	0.000	MM
20	284417.814	1198401.365	0.000	NN
21	284393.077	1198453.183	0.000	A
22	284290.073	1198404.102	0.000	B
23	284270.686	1198444.712	0.000	C
24	284373.691	1198493.793	0.000	OO



VICINITY MAP
NO SCALE

ACCORDING TO FEMA FIRM PANEL 21111C0024E, DATED 12-5-2006, THIS PROPERTY IS LOCATED IN ZONE "X". NOT SHADED, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN
LAND SURVEYOR: NATHAN R. GRIMES

RECEIVED
APR 07 2017
PLANNING & DESIGN SERVICES

I HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE MADE UNDER MY SUPERVISION AND THAT THE MEASUREMENTS SHOWN THEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF ALL APPLICABLE REGULATIONS.

NATHAN R. GRIMES, PLS # 3979

BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY STATE PLANE COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM 1983.

STATE OF KENTUCKY
NATHAN R. GRIMES
3979
LICENSED PROFESSIONAL LAND SURVEYOR

Revised: 1-23-09
Revised: 5-16-2011
Revised: 6-28-2011
Revised: 7-13-2011
Revised: 9-21-2011
Revised: 4-24-2012
Revised: 8-13-2012
Revised: 12-21-2016 (LOT 4)
Revised: 02-20-2017
Revised: 03-20-2017
Revised: 04-06-2017

JOB # 2003-003B FIELD DATE: 12/07 - 12/08

SHEET: 1 OF 1
REMISSANCE DESIGN BUILD, INC.
1012 S. FOURTH STREET
LOUISVILLE, KY 40203
(502) 424-8373 FAX: (502)587-0931

THIS SITE IS SUBJECT TO THE BINDING ELEMENTS/CONDITIONS OF APPROVAL OF CASES 8985 & 12696 ON FILE IN THE OFFICES OF THE LOUISVILLE METRO PLANNING COMMISSION.

PORTLAND CHRISTIAN SCHOOL MINOR PLAT

Wmmorplat105