



A full title search was not requested or performed for this survey. Properties shown hereon are subject to all legal easements, right-of-ways, defects, liens, adverse claims, encumbrances, covenants and restrictions, which a title search may or may not reveal, whether shown on this plat or not.

FLOOD NOTE

Flood plain determination is restricted to a review of the Flood Insurance Rate Maps (F.I.R.M.) latest revisions and shall not be construed as a conformation of or denial of flooding potential. The property shown hereon is in Zone "X", which is NOT in a flood area as located by F.E.M.A. Map No. 21111-C-0036-E, Dated 12-05-2006.

BEARING DATUM

The horizontal datum for this plat, bearing N83°50'03"E is based off subdivision of Meremont at Long Run, Section 2, of record in Plat Book 58, Page 39-40 in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

LEGEND

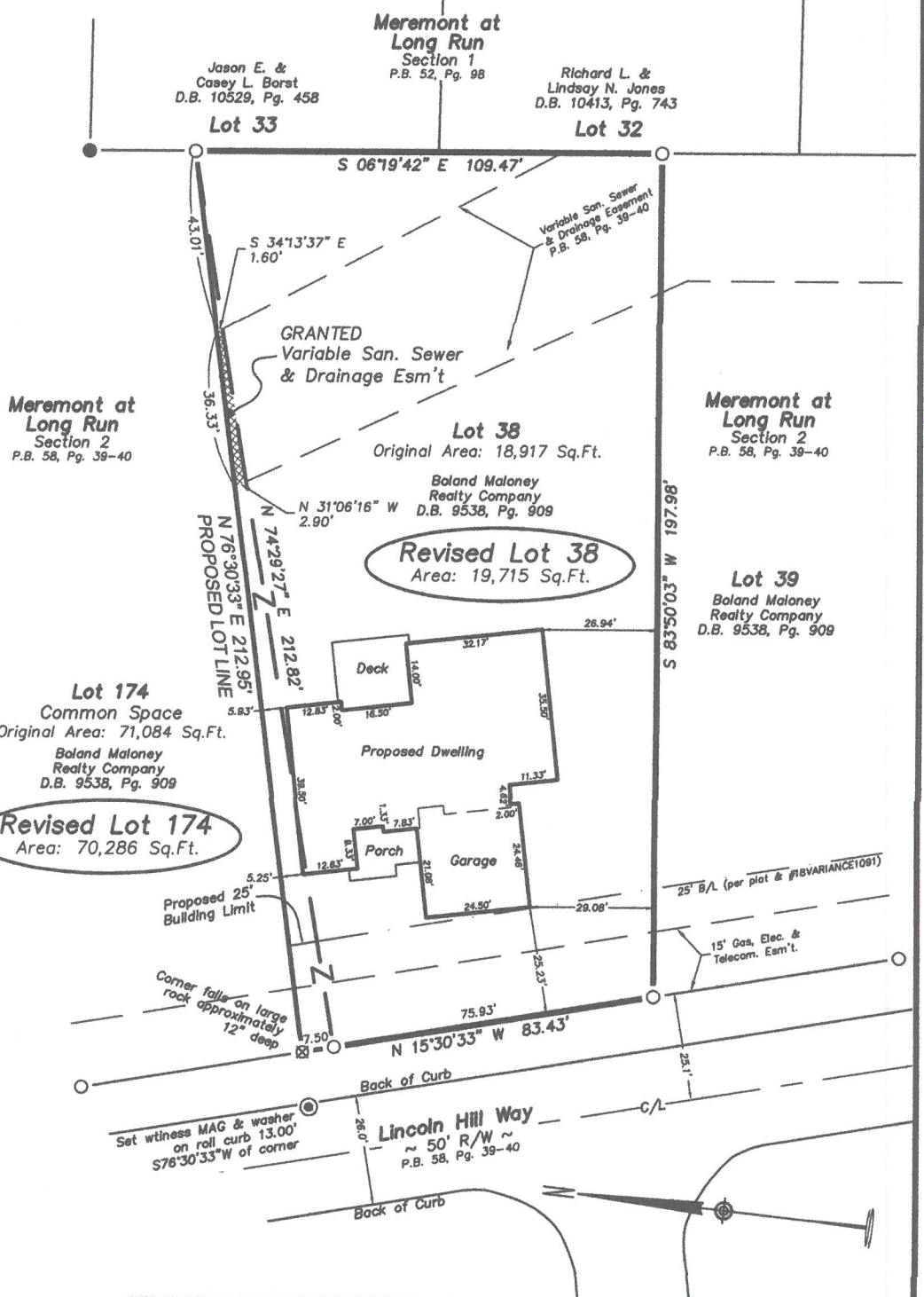
- Indicates a set MAG nail (1/4"x2") with washer stamped "JASON GRAVES PLS 4010"
- Indicates a found 1/2" rebar
- Indicates a found 5/8" iron pin with cap stamped "CALICO 4011"
- ⊠ Indicates a calculated point (No monument found or set)

SURVEY NOTES

1. All easements and setbacks listed are per the recorded deed, or plat, unless otherwise noted.

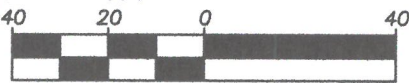
MINOR PLAT NOTES

1. 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.
2. This plat amends Meremont at Long Run, Section 2 as recorded in plat book 58 pages 39-40 in the Office of the Clerk of Jefferson County, Kentucky.
3. This site is subject to the binding elements/conditions of approval of docket/case 17SUBDIV1008 on file in the offices of the Louisville Metro Planning Commission.



CERTIFICATE OF RESIDUAL LAND

The residual land of Lot 174 herewith being subdivided is in a single parcel of 70,286 square feet (or 1.61 acres) designated as Revised Lot 174 and has frontage of 420 feet on Lincoln Hill Way which is a public way(s).



CERTIFICATE OF APPROVAL

Approved this _____ day of _____ 20____.

Invalid if not recorded by: _____

Louisville Metro Planning Commission

By: _____

Approval subject to attached certificates.

Special Requirement(s): _____

Docket Number: 19-MPLAT-0030

LAND SURVEYORS CERTIFICATION

I, Kenneth Jason Graves, hereby certify that I am a Licensed Professional Land Surveyor in compliance with the laws of the Commonwealth of Kentucky, and I further certify that this plat of survey was completed by me, or persons under my supervision. This survey was completed by the method of random traverse with sideshots. The unadjusted precision ratio of said traverse loop was 1:37,582 and was not adjusted. The directional and linear measurements, as witnessed by the monuments shown hereon, are true and correct to the best of my knowledge and belief. This plat meets or exceeds the standards of governing authorities for an URBAN survey per 201-KAR-18:150.

[Signature]
 Kenneth Jason Graves
 Licensed Professional Land Surveyor
 Date: 10/03/2019
 No. 4010

MINOR PLAT	
the purpose of this plat is to shift a property line	
Client Name: The Buttorff Company, Inc. Client Address: 7610 Pollock Avenue, Pewee Valley, KY 40056	
Property Located at: 1544 Lincoln Hill Way, Louisville, KY 40245 Property Owner: Boland Maloney Realty Company Property Owner's Address: 297 N. Hubbards Ln, Ste 103, Louisville, KY 40207 Source of Ownership: Deed Book 9538, Page 909 Parcel #3964-0038-0000 Zoned: R4, Form District: Neighborhood	Property Located at: 1550 Lincoln Hill Way, Louisville, KY 40245 Property Owner: Boland Maloney Realty Company Property Owner's Address: 297 N. Hubbards Ln, Ste 103, Louisville, KY 40207 Source of Ownership: Deed Book 9538, Page 909 Parcel #3964-0174-0000 Zoned: R4, Form District: Neighborhood
THIS DOCUMENT COMPLIES WITH 201.KAR.18:150	
Scale: 1" = 40' Drawn by: J.Graves Date: 08/09/2019 Rev.: 09/06/2019 Field work performed by: ML Field work completed on 08/16/2019	

This survey represents a professional opinion concerning the location of the property boundaries depicted hereon, based on the appropriate boundary law principles governed by the facts and evidence gathered and evaluated during the course of this survey. Monuments, that in the opinion of this surveyor represent the true and correct corners of the property being surveyed, have been found or set as indicated hereon. As a professional opinion, this survey carries with it no guarantees or warranties, expressed or implied.

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 Boland Maloney Realty Company, Deed Book 9538, Page 909 and does hereby dedicate to public use n/a shown thereon.

Gerald J Boland
Owner(s) Signature

James Boland
Owner(s) Signature

Owner(s) Signature

297 N. Hubbards Ln Ste 103

Louisville, KY 40207
Address

CERTIFICATE OF ACKNOWLEDGMENT

Commonwealth of Kentucky
County of Jefferson

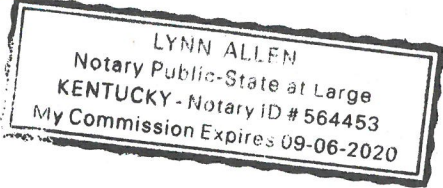
I, Lynn Allen, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Boland Maloney Realty Company, Deed Book 9538, Page 909 was this day presented to me by

Gerald J & James Boland, 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 26th day of September, 2019.

My Commission expires: 9-6-2020 day of _____, 20_____.

Lynn Allen
Notary Public



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. 19-MPLAT-0030 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.

Gerald J Boland
Owner(s) Signature

Boland Maloney Realty
Owner

297 N. Hubbards Ln Ste 103

Louisville, KY 40207

Address

CERTIFICATE OF SANITARY SEWER AND DRAINAGE EASEMENT

For valuable consideration, the receipt of which is hereby acknowledged by **Boland Maloney Realty Company, GRANTOR** hereby grants to the **LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD)**, its successors and assigns, a perpetual easement on, over and under strips of land and spaces as defined and marked "Sanitary Sewer and Drainage Easement" on the plat attached hereto.

The grant is made on the following terms:

1. **MSD** has the right of ingress and egress over **GRANTOR's** property to and from the easement at all times for the purpose of constructing, operating, maintaining, repairing and reconstructing sanitary sewers, drains, and related equipment, structures or materials, hereinafter referred to as appurtenances, under **MSD's** jurisdiction, control, and supervision.
2. Nothing shall be placed in, on, over or under the sanitary sewer and drainage easement which will obstruct or interfere with the purposes of said easement.
3. **MSD** may authorize any public agency or others to carry out the purposes as set forth in paragraph 1.
4. The **GRANTOR** covenants that they are (he/she is) lawfully seized of the property through which the sanitary sewer and drainage easement is granted and that they have (he/she has) full right and power to convey the same and said property is free from all encumbrances, except current taxes and restrictions and/or mortgages of record.
5. The **GRANTOR** acknowledges that the consideration received for the conveyance made herein does not include any express or implied release or waiver by **MSD** of rights to subject **GRANTOR** and their (his/her) property to sewer rates, drainage fees, rentals and other charges, including special assessments, as may be authorized by law.
6. **MSD** covenants that it will assume full responsibility for claims resulting from damage to any land, improvement, or the environment within or outside the sanitary sewer and drainage easement granted herein, or to any land or improvements used for ingress and egress to such easement, caused by **MSD** during construction, operation, maintenance, repair or reconstruction of said sanitary sewers, drains, and appurtenances unless damage is caused by the placing of any structure within or outside the easement in violation of this certificate, in such case no liability will be assumed by **MSD**.
7. If shown, a temporary easement, as defined and marked "Temporary Construction Easement" on the plat attached hereto is hereby reserved for **MSD's** use as needed during original construction of said sanitary sewers, drains, and appurtenances. Such easement shall terminate and automatically revert to the property owners upon completion of the original construction.

IN TESTIMONY WHEREOF, witness the signature of the **GRANTOR** on this 26th day of September, 2019.

Gerald J Boland
GRANTOR

James Ball
GRANTOR

**LOUISVILLE AND JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT
700 WEST LIBERTY STREET
LOUISVILLE, KENTUCKY 40203-1913**

Record No. _____

Parcel No. _____

Sheet _____ of _____

COMMONWEALTH OF Kentucky

COUNTY OF Jefferson

I, the undersigned Notary Public in and for the Commonwealth and County aforesaid, do hereby certify that the foregoing instrument was this day presented to me by Gerald J Boland and James Boland being the within named GRANTOR(S), who being by me first duly sworn, declared that they signed the foregoing instrument as president & vicepresident true and proper act and deed.

OR

I, the undersigned Notary Public in and for the Commonwealth and County aforesaid, do hereby certify that the foregoing instrument was this day presented to me by _____, who, being by me first duly sworn, declared that _____ signed the foregoing instrument as _____ of _____ by authority and direction of its Board of Directors, as a true and proper act and deed.

Witness my hand this 26th day of September, 20 19.

My Commission expires: 9-6-2020



[Signature]
NOTARY PUBLIC

This Instrument Prepared By:

Attorney at Law
700 West Liberty Street
Louisville, Kentucky 40203-1913

LOUISVILLE AND JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT
700 WEST LIBERTY STREET
LOUISVILLE, KENTUCKY 40203-1913

Record No. _____

Parcel No. _____

Sheet _____ of _____