

**CERTIFICATE OF APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 20\_\_\_\_  
 INVALID IF NOT RECORDED BEFORE  
 THIS DATE:

BY: \_\_\_\_\_  
 PLANNING COMMISSION  
 APPROVAL SUBJECT TO ATTACHED  
 CERTIFICATES.

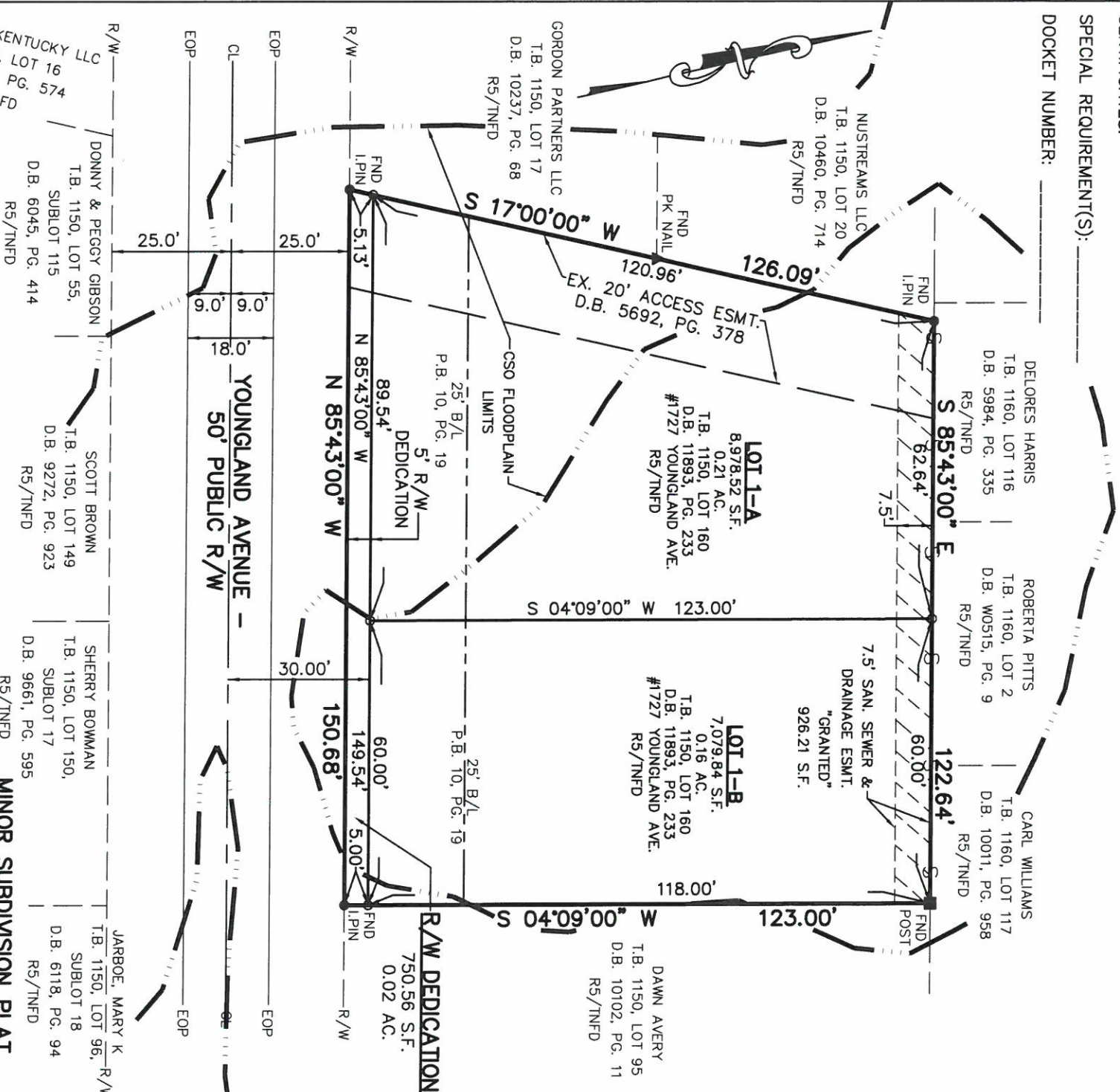
SPECIAL REQUIREMENT(S): \_\_\_\_\_

DOCKET NUMBER: \_\_\_\_\_

**LEGEND**

- REBAR 18" LONG WITH YELLOW CAP MARKED "ROSENBAUM 2600"
- R/W RIGHT-OF-WAY
- EOP/CURB EDGE OF PAVEMENT / CURB
- CL CENTERLINE OF R/W
- EX. FND EXISTING FOUND
- S SANITARY SEWER LINE
- GSO FLOODPLAIN
- SAN. SEWER & DRAINAGE EASEMENT "GRANTED" 926.21 S.F.

GLENVIEW PL  
 200' SITE  
 YOUNGLAND AVE  
 NELSON AVE  
 LOCATION MAP  
 NOT TO SCALE

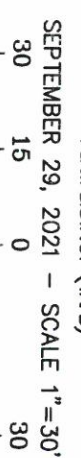


**REFERENCE MERIDIAN**  
 THE BASIS OF BEARING OF THIS PLAT IS FROM KORFHAGE GARDENS SECTION 2, P.B. 10, PG. 19 AS RECORDED IN THE CLERKS OFFICE IN JEFFERSON COUNTY, KENTUCKY.

**MINOR SUBDIVISION PLAT**  
 THE PURPOSE OF THIS PLAT TO CREATE  
 2 LOTS FROM 1 LOT AND DEDICATE R/W

OWNER: ARJ MECHANICAL LLC  
 3131 GRAMS LN LOUISVILLE, KY 40256-5000  
 ADDRESS: 1727 YOUNGLAND AVE  
 LOUISVILLE, KY 40216  
 T.B. 1150, LOT 160  
 D.B. 11893, PG. 233

R5 / TRADITIONAL NEIGHBORHOOD  
 FROM DISTRICT (TNFD)



**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 WAS MADE BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED CLOSURE RATIO OF THE TRAVERSE EXCEEDS 1:28,600. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES FOR AN URBAN CLASS SURVEY, PER 201 KAR 18:150.



R.L. ROSENBAUM JR., KY. PLS #2600 Date \_\_\_\_\_

CASE #21-MPLAT-0154

C. R. P. & ASSOCIATES, INC.  
 7321 New LaGrange Road, Suite 111  
 Louisville, KY. 40222  
 (502)423-8747



**NOTES**

1. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. THIS PROPERTY IS SUBJECT TO ALL LEGAL ROADWAYS, RIGHT-OF-WAYS, EASEMENTS IF ANY, WHETHER SHOWN OR NOT.
3. THIS PLAT AMENDS KORFHAGE GARDENS SECTION 2, P.B. 10, PG. 19 AS RECORDED IN THE CLERKS OFFICE IN JEFFERSON COUNTY, KENTUCKY.
4. A PORTION OF THE SITE IS LOCATED IN CSO FLOODPLAIN THAT REQUIRES ANY LAND DISTURBING ACTIVITIES, INCLUDING CLEARING & GRADING, MAY BE SUBJECT TO MSD FLOODPLAIN PERMIT.

**FLOOD NOTE**

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" THAT IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN PER A REVIEW OF FIRM MAP #21111C0056F, EFFECTIVE 2/26/21.

**CERTIFICATE OF SANITARY SEWER AND DRAINAGE EASEMENT**

An easement for sanitary and drainage purposes is hereby reserved on, over and under the strips of land and spaces defined and bounded by dashed lines marked "Sanitary Sewer and Drainage Easement". MSD or others authorized by MSD have the right of ingress and egress over within these easements 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. 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. The easement does not imply release or waiver by MSD of rights to land owners and their property to sewer rates, drainage fees, rentals and other charges, including special assessments, as may be authorized by law. 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. (MSD CERT ESMT 8/17/20)

**LAND SURVEYOR'S CERTIFICATE**

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R.L. ROSENBAUM JR., KY. PLS #2600 Date 9/26/21

CASE #21-MPLAT-0154

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2 LOTS FROM 1 LOT

OWNER: ARJ MECHANICAL LLC  
3131 GRAMS LN, LOUISVILLE, KY 40256-5000  
ADDRESS: 1727 YOUNGLAND AVE  
LOUISVILLE, KY 40216

T.B. 1150, LOT 160  
D.B. 11893, PG. 233  
R5 / TRADITIONAL NEIGHBORHOOD  
FORM DISTRICT (TND)

SEPTEMBER 20, 2021

C. R. P. & ASSOCIATES, INC.  
7321 New LaGrange Road, Suite 111  
Louisville, KY. 40222  
(502)423-8747



1718 Model Road  
Louisville, KY 40216

September 12, 2021

RE: COMPANY SIGNATURE AUTHORIZATION

The individuals below are authorized to sign for all matters relating to ARJ Mechanical as deemed necessary for compliance with Federal, State and/or local regulations. This shall include any and all document approvals, receipt of payments, contract approvals, etc. as requested.

COMPANY

OFFICERS/MANAGERS/SUPERVISORS/FACILITY  
SECURITY OFFICERS

Name: Eric L. Johnson

Signature: *Eric L. Johnson* Title: *Owner*  
(Printed Name)

President, CEO or Executive Director: Eric L. Johnson  
(Print Name)

E-Mail Address: *Mr Johnson @ ARJ.mf*

Signature: *Eric Johnson*

Date: *9-12-21*