

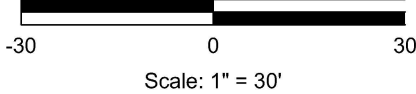
BEARING DATUM

The reference meridian used on this plat to determine the directions of survey lines was based on the bearing S 89°16'14" W of record in Plat Book 33, Page 030 in the Office of the Clerk of Jefferson County, Kentucky for calls according to Deed (calls are also provided in State Plane coordinates as determined from locating property corners)

LEGEND:

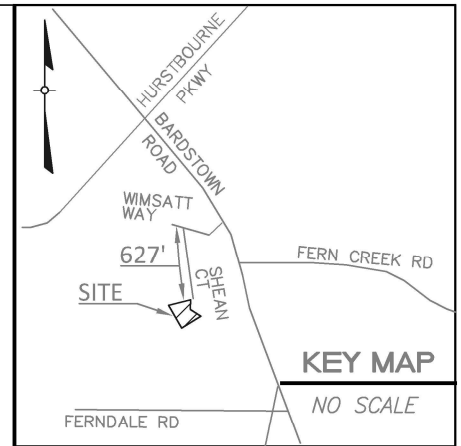
- Found property corner as noted
- △ Set 1/2" Rebar W/Cap Stamped 3129 or Magnetic Nail.

Graphic Scale



NOTES:

1. Survey subject to all legal roadway, easements and right-of-ways, defects, liens, adverse claims, encumbrances, covenants and restrictions, which a title search may reveal, whether shown on this plat or not.
2. No portion of this site is located within the Floodplain per FEMA map No. 21111C0079F.
3. This plat amends Plat Book 33 Page 030 which is the Fernbrook Subdivision.
4. 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.
5. Sanitary Sewer Service provided by PSC, subject to Fee's and any applicable charges.
6. Construction Plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
7. MSD site disturbance permit required prior to issue of permits.
8. Lowest Finished Floor to be determined at the construction plan phase.
9. An EPSC plan shall be developed and approved in accordance with MSD Design Manual and Standard Specifications prior to construction plan approval.



CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____

Invalid if not recorded before this date: _____

By: _____

Louisville Metro Planning Commission.

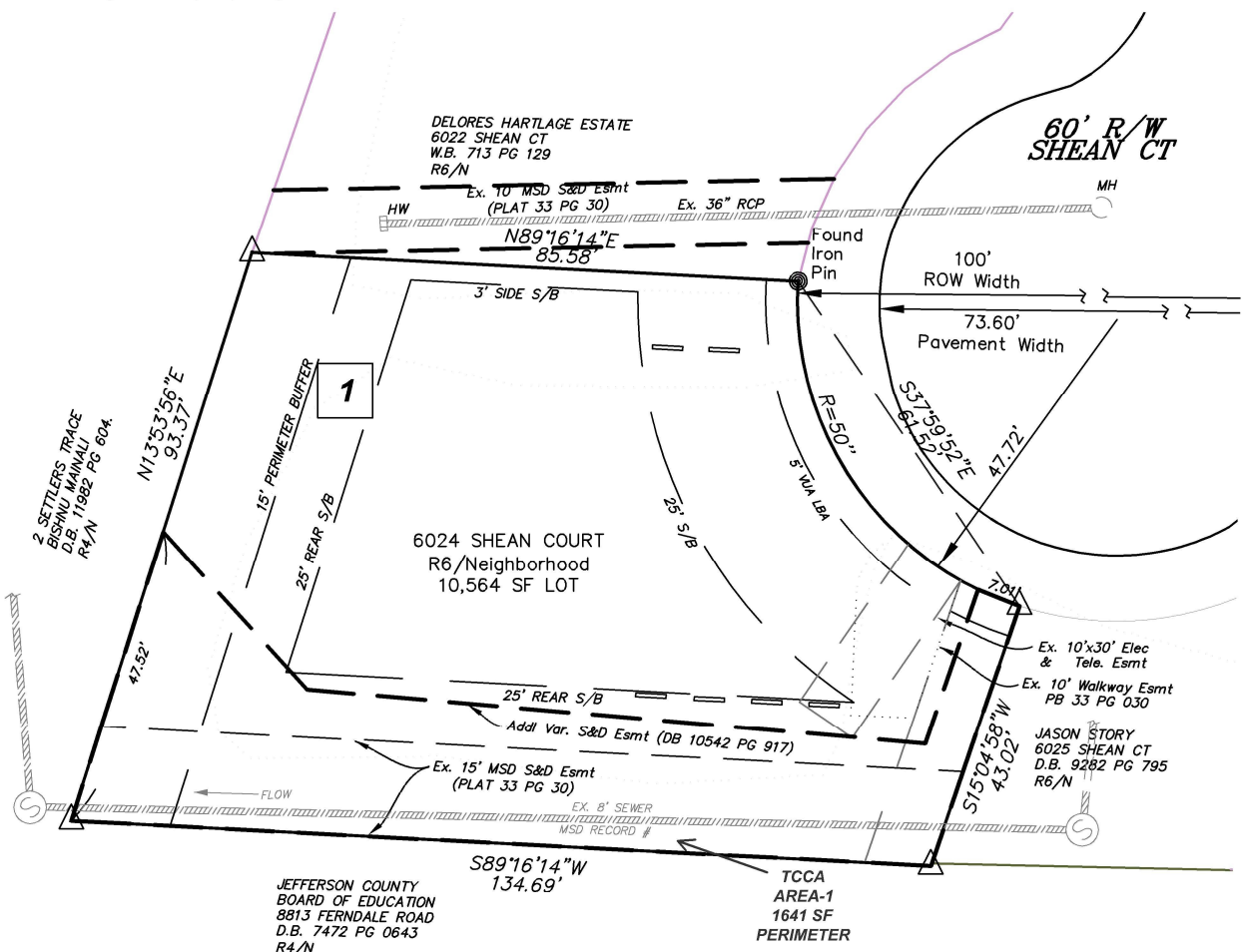
Approval subject to attached certificates.

Special requirement(s): _____

Docket No. _____

VARIANCE REQUESTED:

- 1 Variance to reduce 25' rear yard setback to 15' from residential zoning along west property line.



-Property Info-

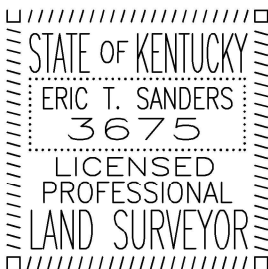
6024 SHEAN COURT
TAX BLOCK 2079 LOT 0033 / DB 11243 PG 0205
6024 SHEAN COURT
LOUISVILLE, KENTUCKY 40291
R4/NEIGHBORHOOD

-Owner & Mailing Address-

SHEAN COURT, LLC
A Kentucky Limited Liability Company
PO Box 5895
LOUISVILLE, KENTUCKY 40255

LAND SURVEYOR'S CERTIFICATE

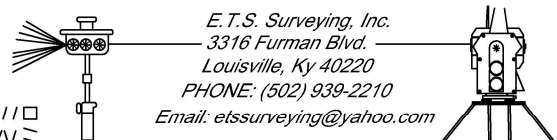
I HEREBY CERTIFY THAT THE SURVEY DEPICTED HERE WAS MADE UNDER MY SUPERVISION, THE ANGULAR AND LINEAR MEASUREMENTS SHOWN HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARIES SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN RECORDED DOCUMENTS REFERENCED HEREON; THE UNADJUSTED RATIO OF PRECISION IS EQUAL TO OR BETTER THAN 1 CENTIMETER +/- 1 PART PER MILLION (PPM). A GLOBAL POSITIONING SYSTEM (GPS) SURVEY WAS PERFORMED TO ESTABLISH THE HORIZONTAL CONTROL FOR THE SURVEY; THE (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2; STANDARDS FOR GEODETIC NETWORKS AT CLASS "A" ACCURACY CLASSIFICATION (95% CONFIDENCE). THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY, TYPE OF FIELD PROCEDURE: RTK, CARLSON SURVEYOR+GNSS; DATUM: KY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83; GEOID MODEL: 2012, UNITS: U.S. SURVEY FOOT.



MINOR PLAT

-Purpose of Plat-

TO MAKE AN OPEN SPACE LOT A BUILDABLE LOT



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3316 Furman Blvd.
Louisville, Ky 40220
PHONE: (502) 939-2210
Email: etssurveying@yahoo.com

BlueStone
Engineers, PLLC
4350 BROWNSBORO ROAD
SUITE 110
LOUISVILLE, KENTUCKY 40207