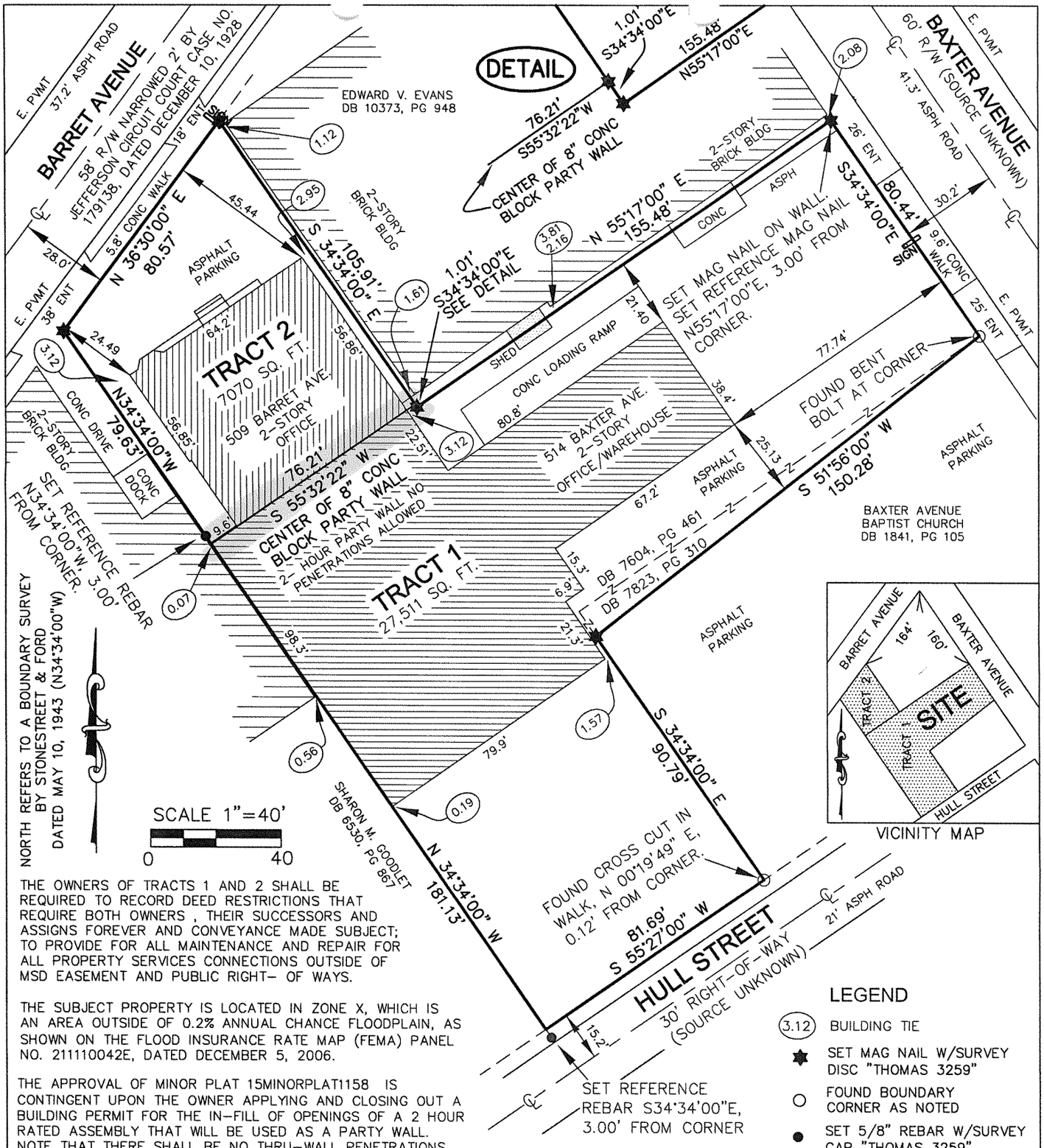

THE OWNERS OF TRACTS 1 AND 2 SHALL BE REQUIRED TO RECORD DEED RESTRICTIONS THAT REQUIRE BOTH OWNERS , THEIR SUCCESSORS AND ASSIGNS FOREVER AND CONVEYANCE MADE SUBJECT; TO PROVIDE FOR ALL MAINTENANCE AND REPAIR FOR ALL PROPERTY SERVICES CONNECTIONS OUTSIDE OF MSD EASEMENT AND PUBLIC RIGHT- OF WAYS.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS AN AREA OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 211110042E, DATED DECEMBER 5, 2006.

THE APPROVAL OF MINOR PLAT 15MINORPLAT1158 IS CONTINGENT UPON THE OWNER APPLYING AND CLOSING OUT A BUILDING PERMIT FOR THE IN-FILL OF OPENINGS OF A 2 HOUR RATED ASSEMBLY THAT WILL BE USED AS A PARTY WALL. NOTE THAT THERE SHALL BE NO THRU-WALL PENETRATIONS.

LEGEND

- (3.12) BUILDING TIE
- ★ SET MAG NAIL W/SURVEY DISC "THOMAS 3259"
- ○ FOUND BOUNDARY CORNER AS NOTED
- ● SET 5/8" REBAR W/SURVEY CAP "THOMAS 3259"

CERTIFICATE OF APPROVAL

Approved this _____day of _____, 2016.

Invalid if not recorded before this date: _____

By: _____

Louisville Metro Planning Commission

Approval subject to attached certificates. _____

Special requirement(s): _____

Docket No. _____

MINOR SUBDIVISION PLAT

OWNER: 514 BAXTER AVENUE, LLC
DEED BOOK 7823, PG 310
DEED BOOK 7604, PAGE 461
514 BAXTER AVENUE AND 509 BARRET AVENUE
TAX IDENTIFICATION NO. 068C-0123-0000
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY

PURPOSE: TO CONSOLIDATE TWO LOTS AND RESUBDIVIDE INTO TWO LOTS

ZONING: CM, FORM DISTRICT: TRADITIONAL NEIGHBORHOOD

DATE: 1-27-2016 SCALE: 1"=40' JOB NO: 2930MP

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS ON OCTOBER 2015. THE UNADJUSTED PRECISION OF THE TRAVERSE WAS 1:52,016. THE BEARINGS, DISTANCES AND TRAVERSE SHOWN HEREON WERE ADJUSTED FOR CLOSURE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A URBAN CLASS SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, PER 201 KAR 18:150.

JOHN M. THOMAS, PLS NO. 3259 DATE

SABAK, WILSON & LINGO INC.
608 S. Third Street
Louisville, Kentucky 40202

K:\JOBS\2930\SURVEY\2930 MINOR PLAT.dwg

16 VARIANCE 1007