

REFERENCE BEARING

THE REFERENCE BEARING FOR THIS SURVEY IS THE WEST LINE OF LOT No. 156 AS SHOWN ON PLAT BOOK 52, PAGE 98. THIS BEARING IS S40°58'32"E.

15' GAS, ELECT., & TELECOM. EASM'T {P.B. 52, PG. 98}

BRAD & JoANN HARRIS DEED BOOK 10141, PAGE 0685 1821 MEREMONT RIDGE RD.

MEREMONT RIDGE ROAD
{P.B. 52, PG. 98}

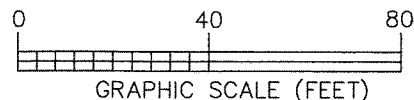
N74°06'56"E
CH=42.39'

EASMENTS {P.B. 52, PG. 98}

- 1 30' SCENIC CORRIDOR LBA
- 2 50' SCENIC CORRIDOR B/L SETBACK

LEGEND

- BOUNDARY LINE (THIS SURVEY)
- BOUNDARY LINE (BY DEED)
- EXISTING EASEMENT LINE (TYPE NOTED)
- EDGE CONCRETE PAVEMENT
- NEW EASEMENT LINE (TYPE NOTED)
- SCENIC CORRIDOR (TIE & NEW CORNERS)
- RETIRED EASEMENT LINE (THIS SURVEY)



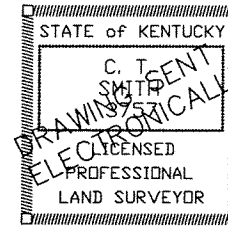
MONUMENTS

ALL BOUNDARY CORNERS HAVE BEEN RECOVERED AND MARKED AS INDICATED HEREON THIS SURVEY:

- A 1/2" REBAR (FOUND) - CAP STAMPED "3697-BENTLEY"
- B 1/2" REBAR (FOUND) - NO CAP

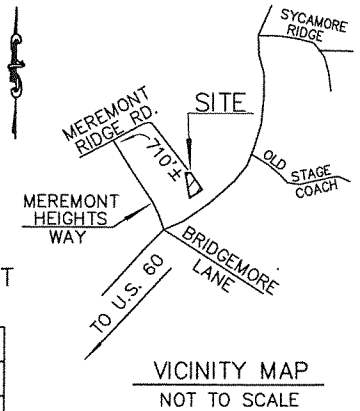
SCENIC EASEMENT SHIFT DETAIL

{SEE SHEET 2 OF 2}



SCENIC CORRIDOR LBA & B/L SHIFT LINE TABLE (THIS SURVEY)

LINE	BEARING	DISTANCE
B/L-1	N74°11'45"E	55.64'
B/L-2	N15°48'15"W	24.15'



CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2017

INVALID IF NOT RECORDED BEFORE _____

BY _____

LOUISVILLE METRO PLANNING COMMISSION

APPROVAL SUBJECT TO ATTACHED CERTIFICATES

SPECIAL REQUIREMENTS _____

DOCKET NO. _____

BEING LOT 157, MEREMONT AT LONG RUN SUBDIVISION, SECT. 1A, AS RECORDED IN PLAT BOOK 52, PAGE 98 IN THE OFFICE OF THE CLERK IN JEFFERSON COUNTY, KENTUCKY.

SHEET 1 OF 2

PLAT OF MINOR SUBDIVISION SURVEY

PURPOSE: TO SHIFT SCENIC BUILDING LIMIT LINES & SCENIC LANDSCAPE BUFFER AREA

TERRY & CARISSA JOHNSON
1820 MEREMONT RIDGE ROAD (OWNER & CLIENT)
LOUISVILLE, KENTUCKY 40245

TITLE REFERENCE DEED BOOK 10429, PAGE 0738
COUNTY OF JEFFERSON, KENTUCKY

SITE ADDRESS: 1820 MEREMONT RIDGE RD.

PVA PARCEL ID: 3964-0157-0000

ZONING: R4

FORM DISTRICT: NEIGHBORHOOD

Advanced
Civil Engineering
Land Surveying

319 TUCKER STATION ROAD
LOUISVILLE, KENTUCKY 40243
(502) 244-3876

THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

PLAT SCALE: 1 INCH EQUALS 40 FEET.

SURVEYED: 07/06/17 REV.: 07/14/17 REV.: 08/08/17 REV.:
DRAWN: 07/06/17 FILE: C:\JOBS2017\JOHNSON_L-157_1820_MEREMONT RIDGE_RD.dwg

EXCEPTIONS TO SURVEY

THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, CONVEYANCES AND RESTRICTIONS THAT A TITLE EXAMINATION WOULD REVEAL. NO TITLE REPORT WAS PROVIDED TO SURVEYOR.

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT 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 MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

C. T. SMITH PLS #3757

DATE

C/L 15' SAN. SEWER & DRAIN EASM'T {P.B. 52, PG. 98}

BOLAND-MALONEY REALTY CO.
DEED BOOK 9538, PAGE 909 {P.B. 52, PG. 98}

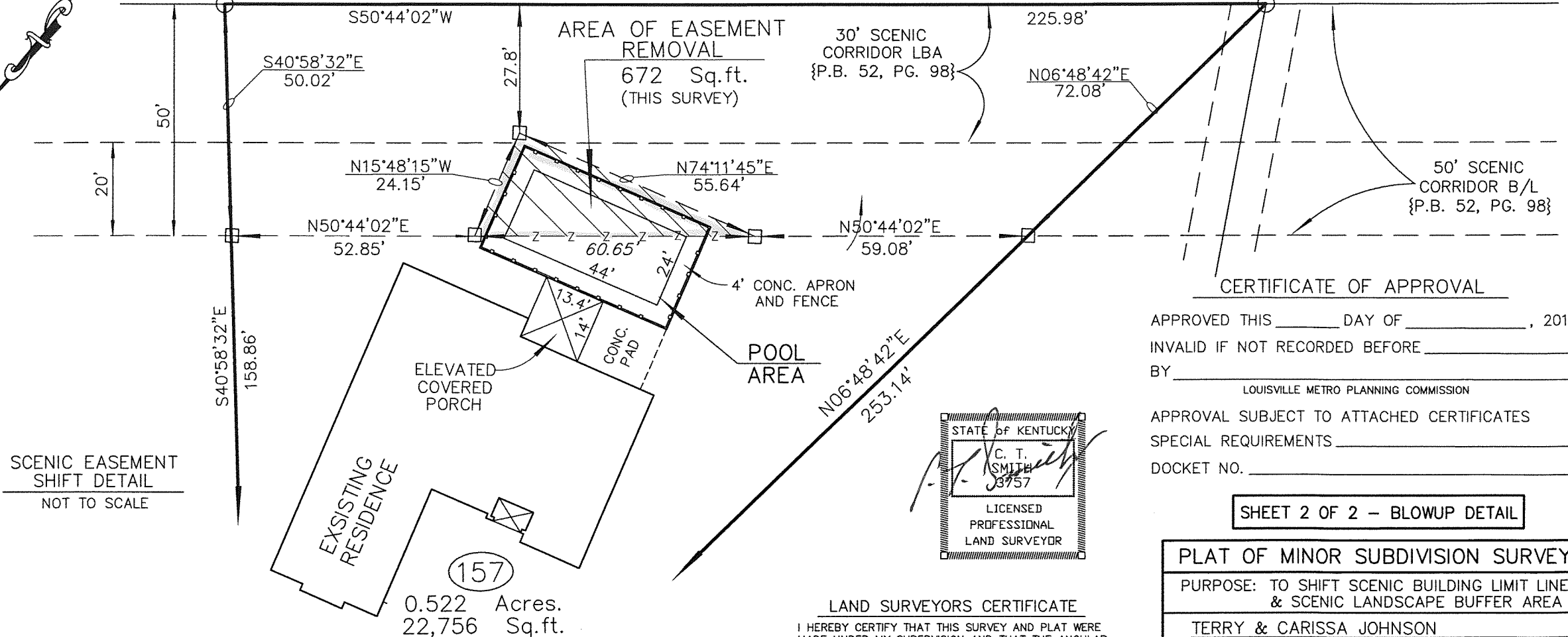
SCENIC CORRIDOR LBA & B/L SHIFT - TIE LINE TABLE -

LINE	BEARING	DISTANCE
T-1	N06°48'42"E	72.08'
T-2	N50°44'02"E	59.08'
T-3	N50°44'02"E	52.85'
T-4	S40°58'32"E	50.02'

~LONG RUN ROAD~

(CR-1326) R/W VARIES

{P.B. 52, PG. 98}



SCENIC EASEMENT
SHIFT DETAIL
NOT TO SCALE

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2017

INVALID IF NOT RECORDED BEFORE _____

BY _____

LOUISVILLE METRO PLANNING COMMISSION

APPROVAL SUBJECT TO ATTACHED CERTIFICATES

SPECIAL REQUIREMENTS _____

DOCKET NO. _____

SHEET 2 OF 2 - BLOWUP DETAIL

PLAT OF MINOR SUBDIVISION SURVEY

PURPOSE: TO SHIFT SCENIC BUILDING LIMIT LINES
& SCENIC LANDSCAPE BUFFER AREA

TERRY & CARISSA JOHNSON

(OWNER & CLIENT)

1820 MEREMONT RIDGE ROAD

LOUISVILLE, KENTUCKY 40245

TITLE REFERENCE DEED BOOK 10429, PAGE 0738

COUNTY OF _____ JEFFERSON, KENTUCKY

SITE ADDRESS: 1820 MEREMONT RIDGE RD.

PVA PARCEL ID: 3964-0157-0000

ZONING: R4

FORM DISTRICT: NEIGHBORHOOD

Advanced
Civil Engineering
Land Surveying

319 TUCKER STATION ROAD
LOUISVILLE, KENTUCKY 40243
(502) 244-3876

THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

PLAT SCALE: -SHEET 2 OF 2 NOT TO SCALE-

SURVEYED: 07/06/17 REV.: 07/14/17 REV.: 08/08/17 REV.: 08/14/17
DRAWN: 07/06/17 FILE: C:\JOBS2017\JOHNSON_L-157_1820_MEREMONT RIDGE_RD.dwg

LAND SURVEYORS CERTIFICATE

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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 MEETS OR EXCEEDS THE MINIMUM STANDARDS
OF GOVERNING AUTHORITIES.

C. T. SMITH PLS #3757

DATE

LEGEND

BOUNDARY LINE (THIS SURVEY)

BOUNDARY LINE (BY DEED)

EXISTING EASEMENT LINE (TYPE NOTED)

EDGE CONCRETE PAVEMENT

NEW EASEMENT LINE (TYPE NOTED)

SCENIC CORRIDOR (TIE & NEW CORNERS)

RETIRED EASEMENT LINE (THIS SURVEY)

NOTES

1. THIS SITE LIES WITHIN THE KARST TERRAIN AREA.
ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT
TO REQUIREMENTS OF CHAPTER 4, SECTION 9 OF
THE LAND DEVELOPMENT CODE.
2. THIS PLAT AMENDS PLAT BOOK 52, PAGE 98 WHICH
IS THE MEREMONT AT LONG RUN SUBDIVISION.

SETBACK REQUIREMENTS

ZONING: R-4 FORM DISTRICT: NEIGHBORHOOD
{P.B. 52, PG. 98}

FRONT YARD SETBACK 30 FT.
REAR YARD SETBACK 25 FT.
SIDE YARD SETBACK 5 FT. (10' COMBINED)

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD
AREA AS SHOWN ON FIRM MAP No. 21111C0036E TO THE BEST
OF MY KNOWLEDGE AND BELIEF. FIRM MAP DATE 12-05-2006

STATEMENT ON PRECISION & MEASUREMENTS

THIS SURVEY WAS PERFORMED BY THE RANDOM TRAVERSE
METHOD. THE UNADJUSTED LINEAR ERROR OF CLOSURE
RATIO OF THE TRAVERSE EXCEEDS 1 PART IN 25,141.
TRAVERSE CLOSURE HAS NOT BEEN ADJUSTED.

ALL BEARINGS & DIST. SHOWN HEREON ARE MEASURED VALUES.

SURVEY CLASSIFICATION

THIS SURVEY AND PLAT MEETS OR EXCEEDS THE TECHNICAL
STANDARDS FOR A CLASS 'A' SURVEY FOR URBAN LAND IN
ACCORDANCE WITH 201 KAR 18.150.