

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned represents the owners of the land shown on this plat and hereby acknowledges the same to be the plat of BRUCE W. & BARBARA J. FERGUSON and does hereby dedicate to public use NA shown thereon.

Owner(s) Signature _____ Date _____
Owner(s) Signature _____ Date _____

ZONING CERTIFICATE

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 Case No. NA or documentation of the existence or improvements prior to the adoption of the applicable regulations has been submitted to Planning Commission staff.

Owner(s) Signature _____ Date _____
Owner(s) Signature _____ Date _____

CERTIFICATE OF ACKNOWLEDGMENT

State of Kentucky)
County of Jefferson) SS
I, _____, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of BRUCE W. & BARBARA J. FERGUSON as this day presented to me by _____ known to me, who executed the Certificates in my presence and acknowledge it to be _____ free act and deed. Witness my hand and seal this _____ day of _____, 20____. My Commission expires: _____ day of _____, 20____.

Notary Public Signature _____
Notary Public Printed Name _____
My Notary Registration Number is _____

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): _____
Case Number: _____

INDIAN HILLS TRAIL 70'R/W

CERTIFICATE OF PRIVATE 15' SANITARY SEWER EASEMENT

For valuable consideration, the receipt of which is hereby acknowledged by BRUCE W. & BARBARA J. FERGUSON (GRANTOR) hereby grants to BRUCE W. & BARBARA J. FERGUSON (GRANTEE) and their successors and assigns a perpetual easement on, over and under strips of land and spaces as defined and marked "15' Private Sanitary Sewer Easement".

This grant is made on the following terms:

- 1. GRANTEE 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 and related equipment, structures or materials, hereinafter referred to as appurtenances.
- 2. Nothing shall be placed in, on, over or under the private sanitary sewer easement which will obstruct or interfere with the purpose of said easement.
- 3. The GRANTOR covenants that he is lawfully seized of the property through which the 15' private sanitary sewer easement is granted and that he 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.
- 4. The GRANTEE covenants that it will assume full responsibility for claims resulting from damage to any land, improvement, or the environment within or outside the private sanitary sewer easement granted herein, or to any land or improvement used for ingress and egress to such easement, caused by GRANTEE during construction, operation, maintenance, repair or reconstruction of said sanitary sewers, 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 GRANTEE.

GENERAL NOTES

- 1) This plat amends plot book 6, pages 2 and 3, which is the Indiana Hills subdivision.
- 2) This site lies within the karst terrain area. Any subsequent development on site is subject the requirements of Chapter 4, Section 9 of the Land Development Code.
- 3) This property is not located within a 100 Floodplain per a review of FEMA Flood Map Number 21111C0028F, with an effective date of February 26, 2021.
- 4) The reference meridian used on this plat to determine the directions of the survey lines was based upon Kentucky State Plane Coordinate System, North Zone 1601, NAD 1983, as observed from a GPS observation.
- 5) Unadjusted error of closure for this tract is 1:25,933. The unadjusted error of angular closure was 4 seconds per traverse angle turned. This tract has been adjusted for closure. Survey was conducted by Random Traverse Method. This is an Urban Survey.
- 6) 1/2" by 18" iron pin with cap stamped "WNK 3492" set at all corners unless otherwise noted.

LAND SURVEYOR'S CERTIFICATE

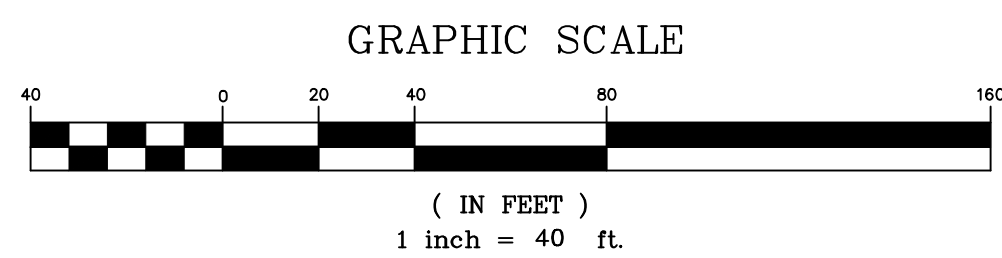
I hereby certify that this plat and survey were made under my supervision and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey meets or exceeds the minimum standards for an "Urban" survey as established by the state of Kentucky, per 201 KAR 18.150 and in effect on the date of this survey.

Owner(s) Signature _____ Date _____
Owner(s) Signature _____ Date _____

Signature _____ PLS # _____ Date _____

TRACT 1
4.30 ACRES

TRACT 2
1.64 ACRE



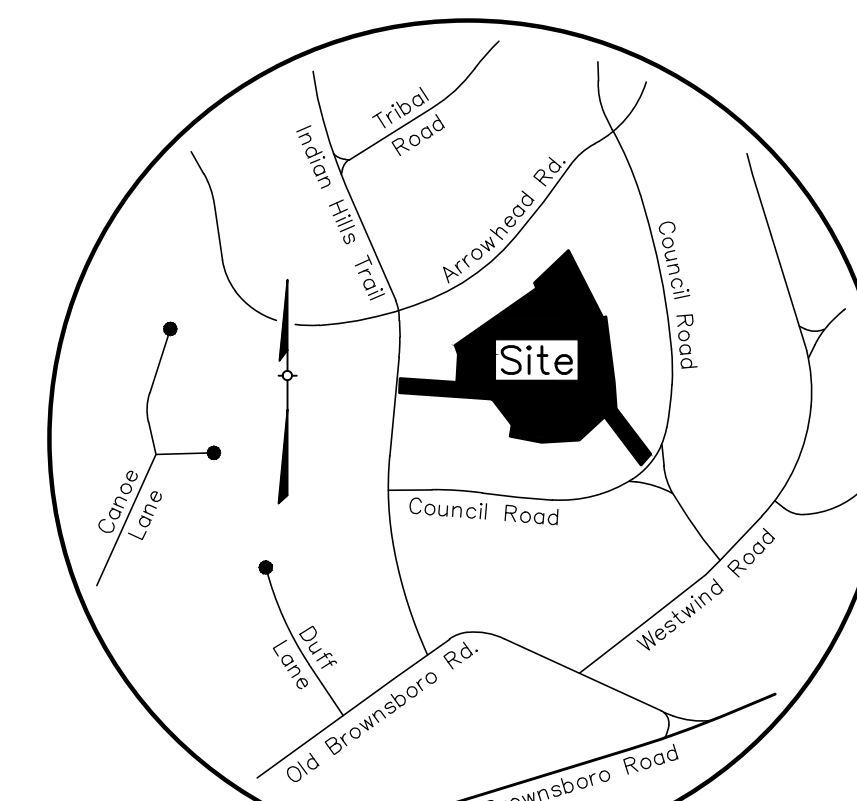
ENGINEER/LAND SURVEYOR

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
629 WASHINGTON AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40202
PHONE: (502) 416-9974

MINOR SUBDIVISION PLAT
(TO CREATE 2 TRACTS FROM 1 TRACT)

OWNERS

BRUCE W. & BARBARA J. FERGUSON
125 INDIAN HILLS TRAIL
LOUISVILLE, KY 40207-1540
DEED BOOK 5524, PAGE 728
TAX BLOCK 246, LOT 1
FORM DISTRICT: NEIGHBORHOOD
ZONING: R-2
SITE ADDRESS:
125 INDIAN HILLS TRAIL
LOUISVILLE, KY 40207
PLAT DATE: 8-24-2021



LOCATION MAP
Not To Scale

