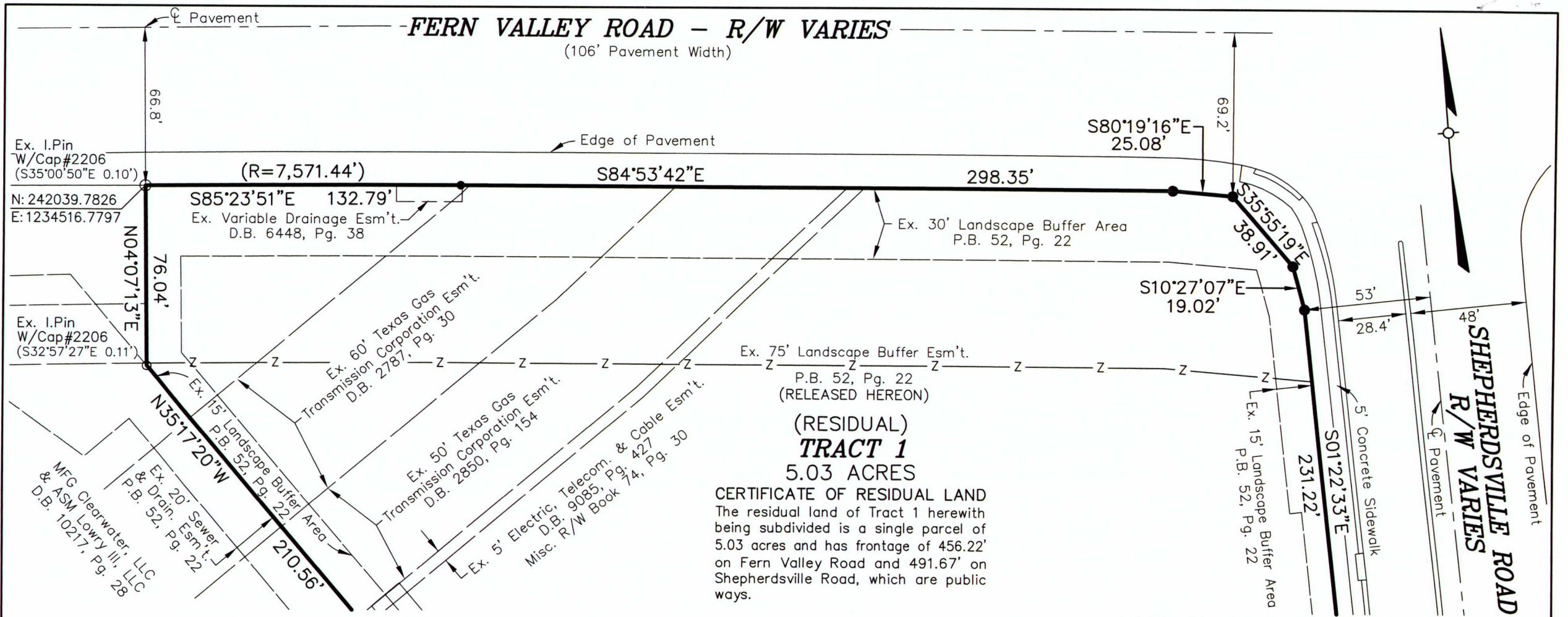


FERN VALLEY ROAD - R/W VARIES

(106' Pavement Width)



**(RESIDUAL)
TRACT 1
5.03 ACRES**

CERTIFICATE OF RESIDUAL LAND
The residual land of Tract 1 herewith being subdivided is a single parcel of 5.03 acres and has frontage of 456.22' on Fern Valley Road and 491.67' on Shepherdsville Road, which are public ways.

Ex. I.Pin
W/Cap#2206
(S35°00'50"E 0.10')

Ex. I.Pin
W/Cap#2206
(S32°57'27"E 0.11')

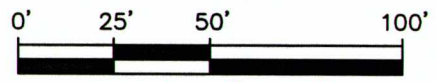
MFG Clearwater, LLC
& ASM Lowry III, LLC
D.B. 10217, Pg. 28

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 a class "A" survey as established by the state of Kentucky, per 201 KAR 18.150 and in effect on the date of this survey.

Surveyor's Signature _____ PLS# _____ Date _____

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: _____



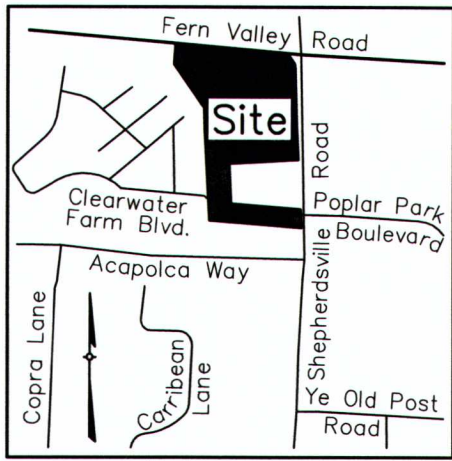
SCALE: 1" = 50'

**MINOR SUBDIVISION PLAT
TO RELEASE 75' LANDSCAPE BUFFER ESM'T.**
Owner:
SOUTH COAST PLAZA, LLC
2080 NELSON MILLER PARKWAY, SUITE 200
LOUISVILLE, KENTUCKY 40223-3172
D.B. 10171, PG. 965 - TAX BLOCK 3889, LOT 4
ZONING: C-1 / FORM DISTRICT: SUBURBAN WORKPLACE
Site Address: 5489 CLEARWATER FARM BOULEVARD

LAND DESIGN & DEVELOPMENT, INC.
Engineering Land Surveying Landscape Architecture
503 Washburn Avenue, Suite 101, Louisville, Ky 40222
phone (502) 426-9374

PLAT DATE: JUNE 6, 2019

G:\Current Projects\19095\dwg\Survey\19095mpl.dwg 6/06/2019



LOCATION MAP
Not To Scale

LEGEND:

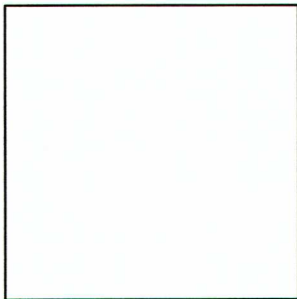
- Set 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492"

NOTES:

1. This plat amends plat book 52, page 22, which is Clearwater Farm, Phase 1 subdivision.
2. This site is subject to the binding elements/conditions of approval of Dockets 9-25-05 & 10-40-05 and Case 16675 on file in the offices of the Louisville Metro Planning Commission.
3. Any subsequent development on site must adhere to the form district transition zone standards of Section 5.7 of the Land Development Code.
4. 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.
5. No portion of this tract lies in a flood hazard area from a review of FEMA Map No. 21111C0094E, dated Dec. 5, 2006.
6. The reference meridian used on this plat to determine the directions of the survey lines were based on the Kentucky State Plane Coordinate System, North Zone 1601, NAD 1983.
7. Unadjusted error of closure for this tract is 1:265,771. The unadjusted error of angular closure was 2 seconds per traverse angle turned. This tract has not been adjusted for closure. Survey was conducted by Random Traverse Method. This is an "Urban" Survey.

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: _____



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 a class "A" survey as established by the state of Kentucky, per 201 KAR 18.150 and in effect on the date of this survey.

 Surveyor's Signature PLS# Date

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