



GENERAL NOTES

1. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHELD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
2. ALL IRON PINS SET ARE 1/2" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "J. ARNOLD PLS 2934".
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
4. THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KY STATE PLANE COORDINATES, NORTH ZONE 1601.
5. THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #21111C0040E, WITH AN EFFECTIVE DATE OF DECEMBER 5, 2006.
6. RELATED CASES: 14ZONE1029, B-194-01, B-195-01

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE CLASS "A" SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE AND USING APPROPRIATE G.P.S. METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL. CONVENTIONAL METHODS AND REDUNDANCY WERE EMPLOYED TO ENSURE THE QUALITY OF THE GPS DATA. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED EXCEED THE SPECIFIED TOLERANCES SET FORTH BY THE COMMONWEALTH OF KENTUCKY, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS FOR A SURVEY OF THIS CLASS. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY KY STATE PLANE COORDINATES (NORTH ZONE 1601), TAKEN FROM STATIC GPS OBSERVATION.

DATE _____
JEFF ARNOLD P.L.S. # 2934

APPROVED:
LOUISVILLE METRO PLANNING COMMISSION

DATE 12/4/14
BY Susan Cox

SAM SILVA
1785 W OAK STREET
LOUISVILLE, KY 40210
DB 9814 PG 920
ZONING: C1
FORM DISTRICT: TM

5/8" IRON PIN W/ 1 1/4" PLASTIC CAP
STAMPED "JFC PLS 3139" FOUND
N 72°02'56" E - 0.22' FROM A 1/2"
IRON PIN W/ 1" PLASTIC CAP
STAMPED "SANDERS PLS 2558"

PORTION OF 12' ALLEY
TO BE ABANDONED
1,856 +/- SQ. FT.
0.04 +/- ACRES

TRACT 1
HAROLD & SUE SMITH LIVING TRUST
1201 DIXIE HWY
19,251 +/- SQ. FT.
0.44 +/- ACRES
DB 10003 PG 558
ZONING: C1
FORM DISTRICT: TMC

5/8" IRON PIN W/ 1 1/4"
PLASTIC CAP STAMPED
"JFC PLS 3139" FOUND
S 60°12'05" E ~ 0.25' FROM
A 1/2" IRON PIN W/ 1"
PLASTIC CAP STAMPED
"SANDERS PLS 2558"

HOAGLAND REAL ESTATE, LLC
1772 W OAK ST
DB 8789 PG 193
ZONING: R7
FORM DISTRICT: TN

TRACT 2
HAROLD & SUE SMITH LIVING TRUST
1774 W OAK ST.
6,205 +/- SQ. FT
0.14 +/- ACRES
DB 10003 PG 558
ZONING: R7
FORM DISTRICT: TN

1213 DIXIE HWY
MERCY SEAT BAPTIST CHURCH
1213 DIXIE HWY
LOUISVILLE, KY 40210
DB 5174 PG 848
ZONING: R7
FORM DISTRICT: TN

1777 DUMESNIL ST
MS 50/50, LLC
824 S 1ST ST
LOUISVILLE, KY 40203
DB 9734 PG 120
ZONING: R7
FORM DISTRICT: TN

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- Z — Z — Z — RIGHT OF WAY CLOSURE LINE
- - - - - SETBACK LINE
- - - - - EASEMENTS
- — — — — CENTERLINE
- x - x - FENCE LINE
- OH - OH - OVERHEAD UTILITY

CLASS "A" SURVEY
URBAN OR SUBURBAN
DATE OF FIELD SURVEY
APRIL 10, 2014.

TOTAL AREA OF SURVEY
27,312 +/- SQ. FT.
0.63 +/- ACRES

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE
HAROLD & SUE SMITH LIVING TRUST
2710 HEIGHTS LANE
LAGRANGE, KY 40031
DEED BOOK 10003 PAGE 558

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 82°19'01" E	12.22'
L2	N 83°08'09" W	12.09'
L3	S 81°55'59" E	24.79'
L4	N 18°42'24" E	3.28'
L5	S 18°38'41" W	1.00'

PROJECT/CLIENT: **RIGHT OF WAY CLOSURE PLAT**
OF AN
UNNAMED 12' ALLEY

SUSAN COX DEVELOPMENT
23 WEATHERFORD SQUARE
JACKSON, TN 38305

CHECKED BY: JARNOLD DATE: 10-24-14 SCALE: 1" = 40'

DRAWN BY: B. HESTER PROJECT NUMBER:

PREPARED BY:

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338 BOWLING GREEN, KY 42101
PHONE (270) 780-9445

ACES
MAKING YOUR PROJECT SUCCESSFUL IN A CHANGING WORLD



14 streets 1008



Arnold Consulting Engineering Services, Inc.

P.O. Box 1338
Bowling Green, KY 42101

1136 South Park Drive, Suite 201
Bowling Green, KY 42103

Phone (270)780-9445
Fax (270)780-9873

Legal Description

A certain tract of land lying in Jefferson County, Kentucky, being located in the city of Louisville; being a portion of an existing unnamed 12' alley for which no source of title was found, and being more particularly described as follows:

The basis of the bearings for this legal description is based on grid north as established by Kentucky State Plane Coordinates, North Zone 1601. All iron pins set are 1/2"x18" iron pins with 1" yellow plastic cap stamped "J. Arnold PLS 2934".

Beginning at an iron pin set at the intersection of the west right of way of aforementioned unnamed 12' alley with the with the south right of way of W. Oak Street (50' r/w), said pin being a common corner to and the northeastern most property corner of Tract 1 of the Harold & Sue Smith Living Trust property (Deed Book 10003 Page 558).

Thence, leaving the line of Tract 1 and with the right of way of W. Oak Street, S 82°19'01" E a distance of 12.22' to a 5/8" iron pin with 1 1/4" plastic cap stamped "JFC PLS 3139" found in the east right of way of the aforementioned unnamed 12' alley, said pin being a common corner to Tract 2 of the aforementioned Harold & Sue Smith Living Trust property and being located N 72°02'56" E a distance of 0.22' from a 1/2" iron pin with 1" plastic cap stamped "Sanders PLS 2558" found.

Thence, leaving the right of way of W. Oak Street and with the line of Tract 2, S 18°42'24" W a distance of 155.68' to an iron pin set in the east right of way of the aforementioned unnamed 12' alley.

Thence, leaving the line of Tract 2 and bisecting the lands of the unnamed 12' alley, N 83°08'09" W a distance of 12.09' to an iron pin set in the west right of way of the aforementioned unnamed 12' alley, said pin being a common corner to aforementioned Tract 1 of the Harold & Sue Smith Living Trust property.

Thence, with the line of Tract 1, N 18°38'41" E a distance of 155.82' to the point of **Beginning**, containing 1,856 +/- square feet (0.04 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Jeff Arnold PLS 2934 on April 10, 2014.

RECEIVED
OCT 27 2014
PLANNING &
DESIGN SERVICES
LOUISVILLE METRO PLANNING
COMMISSION

STATE OF KENTUCKY
JEFF ARNOLD
2034
LICENSED
PROFESSIONAL
LAND SURVEYOR

DATE 12/4/14
BY David P. Nagell