

APPROVED THIS ____ DAY OF _____ 2013

INVALID IF NOT RECORDED BEFORE THIS DATE: _____ BY: _____

LOUISVILLE METRO PLANNING COMMISSION

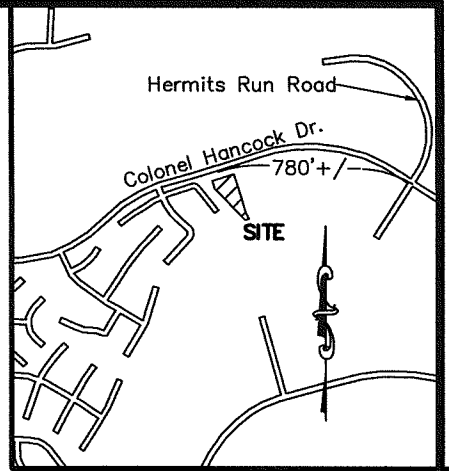
APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

SPECIAL REQUIREMENT(S): _____

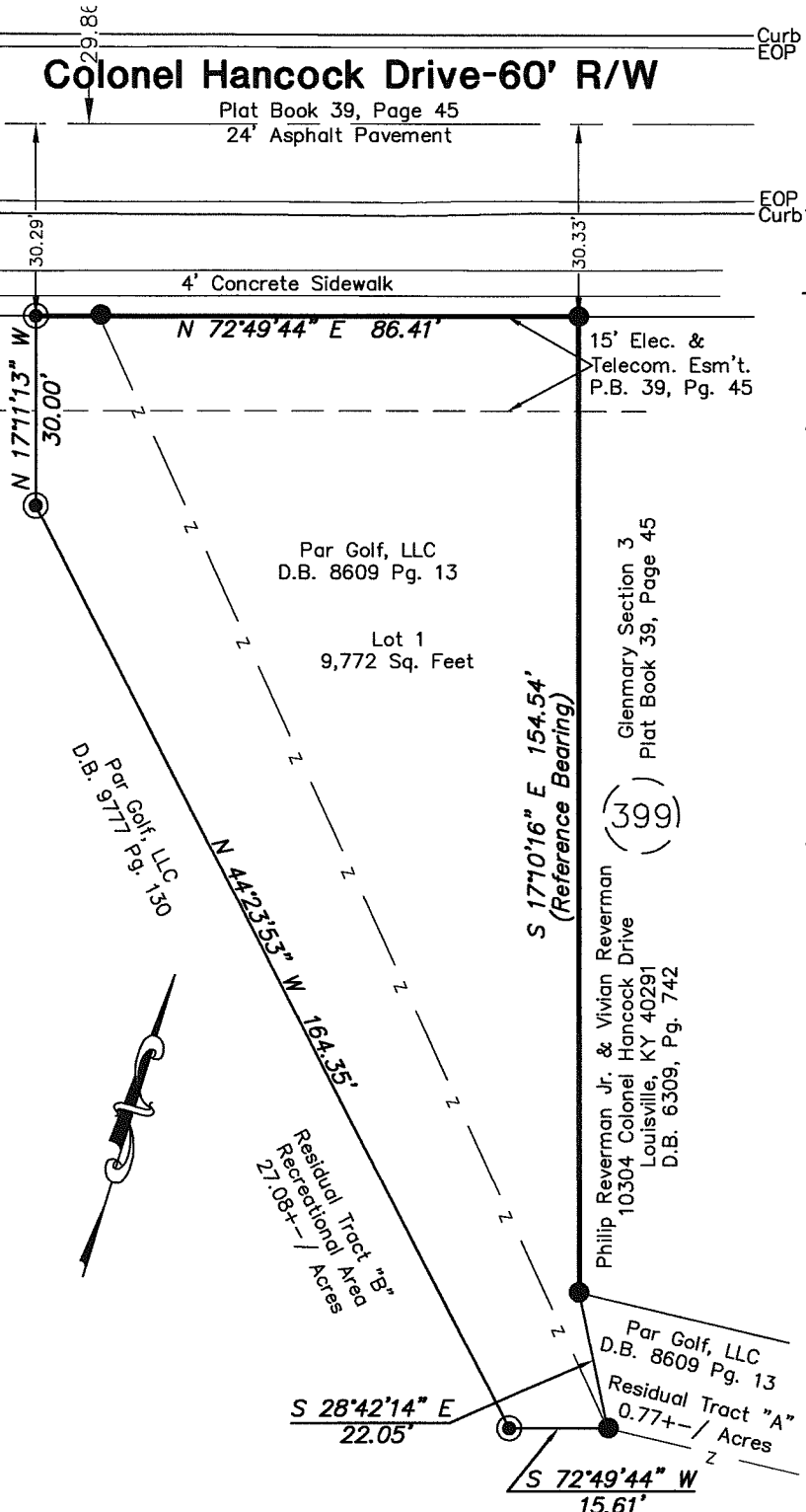
DOCKET NUMBER: _____

CERTIFICATE OF RESIDUAL LAND

The residual land herewith being subdivided is in a single parcel of 27.85 acres +/- designated as Residual Tract B, and has frontage of 83.46 feet +/- on Colonel Hancock Drive, and 513.02 feet +/- on Glenmary Farm Drive, both of which are public roadways.



Location Map
No Scale



PURPOSE OF PLAT

The purpose of this plat is to create three new tracts from two existing tracts.

FLOOD NOTE

Flood Plain Determination is restricted to a review of the Flood Insurance Rate Maps latest revisions and shall not be construed as a confirmation or denial of flooding potential. The property shown hereon is not located within a 100 year flood zone as indicated by F.E.M.A. Map No. 2111C0097E dated December 5, 2006.

BEARING DATUM

The horizontal datum for this plat, bearing S 17°10'16" E is based on the west line of Lot 399 of Glenmary Section 3, of record in Plat Book 39, Page 45, in the Office of the clerk of the County Court of Jefferson County, Kentucky

NOTES

- 1. This plat amends Glenmary Section 3, of record in Plat Book 39 Page 45 and Glenmary Section 2, of record in Plat Book 37, page 100.
- 2. Lot 1 will need to purchase a sanitary sewer connection from MSD prior to issuance of a building permit.
- 3. This site is subject to the infill requirements set forth by 5.4.2.C of the LDC. The front yard setback of any subsequent structure shall fall within the range of the front yard setbacks of the two nearest principal residential structures. The side yard setbacks of any subsequent structure shall fall within the range of the two nearest principal residential structures, or be 3 feet, whichever is greater.
- 4. Per Section 5.4.2.C.4.a of the LDC, construction of a new single family or duplex principal structure on a residential lot shall provide at least one Type A or two Type B trees on the lot. Preservation of existing trees that meet the required tree type shall fulfill this requirement. Street trees do not fulfill this requirement. (Applicable in the infill context only).
- 5. This site is subject to the conditions of approval and waivers of Docket 10-34-88 on file in the offices of the Louisville Metro Planning Commission.
- 6. Lot 2 is subject to deed of restriction in Deed Book 5943 Page 269 and Deed Book 6206 Page 632.
- 7. Residual Tract A will be consolidated with Residual Tract B.
- 8. This plat is subject to all legal easements, right of ways, defects, liens, adverse claims, encumbrances, covenants and restrictions, which a title search may reveal, whether shown on this plat or not.



Indicates found 1/2" IPC "WINSTEAD 910" at corner or as noted.
Indicates set 5/8"x24" iron pin w/ cap stamped "RS Matheny PLS 3173" *Unless otherwise noted*

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision on April 4, 2013, 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 was made by method of GPS realtime kinematic and random traverse with sideshots, and was not adjusted. The relative positional accuracy for this survey and plat meets or exceeds the minimum standards of governing authorities for an "Urban" survey. This survey and plat meets or exceeds the minimum standards of governing authorities for an "Urban" survey.

Richard Matheny 6-3-13
RICHARD MATHENY - P.L.S. # 3173 DATE

MINOR SUBDIVISION PLAT FOR
Par Golf, LLC, 10200 Glenmary Farm Drive, Louisville, KY 40291
Property Address: 10415 Glenmary Farm Drive, Louisville, KY 40291
D.B. 9777, Pg. 130 Parcel ID 2535000B0000
D.B. 8609, Pg. 13 Parcel ID 258004370000
R4 Zoning Neighborhood Form District
This survey complies with 201 KAR 18:150

STATE OF KENTUCKY
RICHARD S. MATHENY
3173
LICENSED PROFESSIONAL LAND SURVEYOR

CARDINAL SURVEYING
9009 PRESTON HWY.
LOUISVILLE, KY 40219
Phone (502) 966-3446
www.cardinalsurveyingservices.com

DRAWN BY: BKF
SCALE: 1"= 30'
DATE: 06/03/2013
FIELD SURVEY DATE: 04/04/2013
BY: MY/CC

19174

TRANSPORTATION APPROVAL
MINOR PLAT
BY: Jenny Markert
DATE: 6-7-13

METROPOLITAN SEWER DISTRICT REVIEW

This plat has been reviewed for storm drainage and sanitary sewer related considerations and Metropolitan Sewer District has no objection to this plat. However, this review does not constitute any form of construction approval for work on this site

<u>P. Bar</u>	<u>6/8/13</u>
Storm Drainage Review	Date
<u>See note 2</u>	
Sanitary Drainage Review	Date