

APPROVED THIS ____ DAY OF _____ 2015

PURPOSE OF PLAT

The purpose of this plat is to create two new tracts from one existing tract, and to dedicate right of way.

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

LOUISVILLE METRO PLANNING COMMISSION

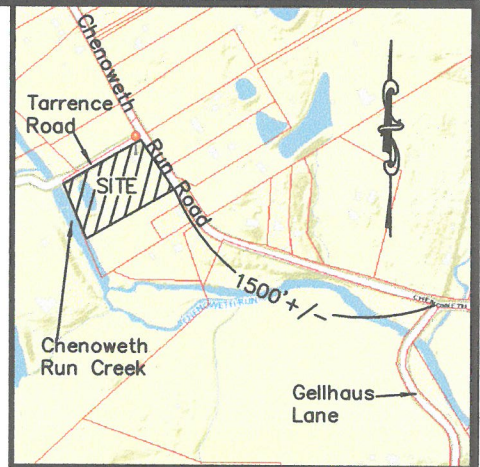
APPROVAL SUBJECT TO ATTACHED CERTIFICATES.
SPECIAL REQUIREMENT(S): _____
DOCKET NUMBER: _____

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. A portion of the property shown hereon is located within a 100 year flood zone as indicated by F.E.M.A. Map No. 21111C0081E dated December 5, 2006.

BEARING DATUM
KY GRID NORTH

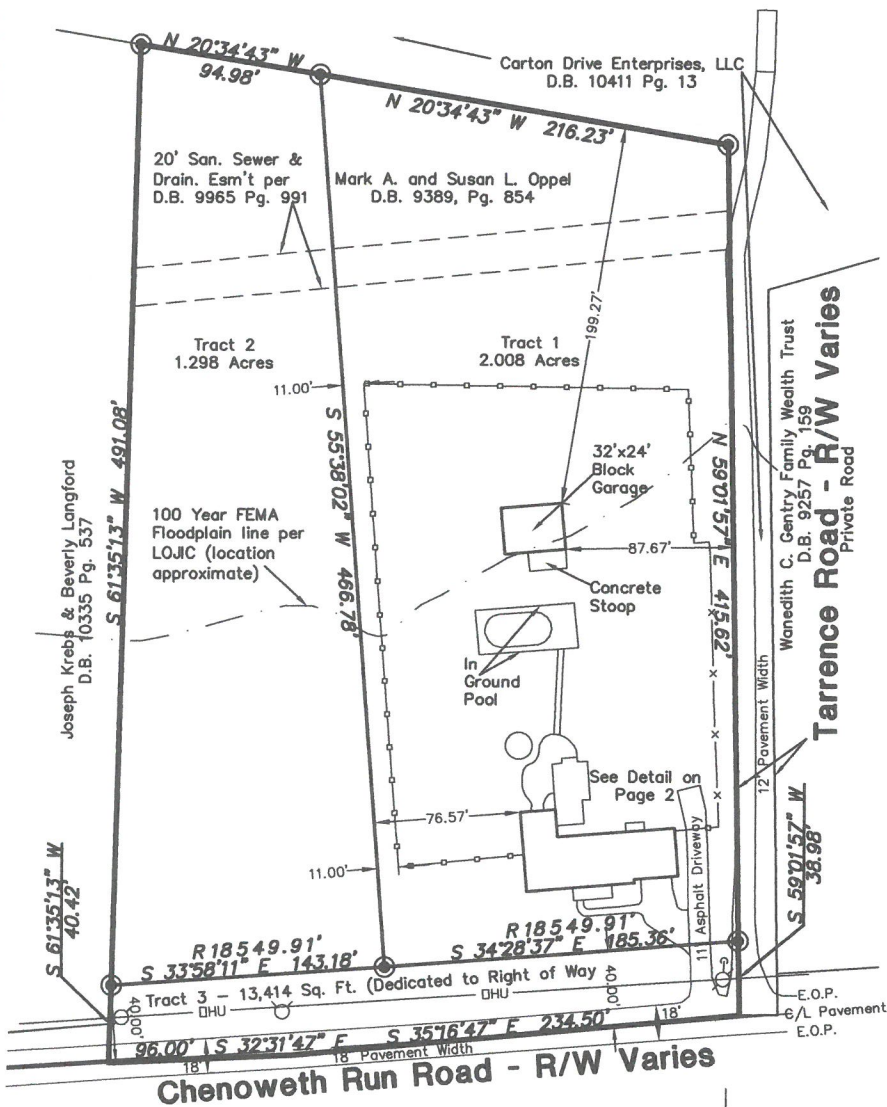
The basis of bearings for this plat, is based on G.P.S. observations taken along a random traverse line on 09/24/2015. Kentucky State Plane Coordinates NAD83, Kentucky North Zone.



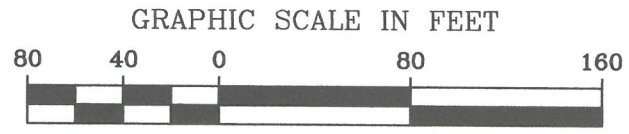
Location Map
No Scale

NOTES

1. 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.
2. Sidewalks will be required in accordance with LDC 6.2.6.B at the building permit stage, if applicable.
3. This site lies within the karst terrain area. Any subsequent development on the site is subject to the requirements of chapter 4 Sec.9 of the LDC.
4. This site is subject to a protected waterway. Any subsequent development on the site is subject to the requirements of chapter 4 Sec.8 of the LDC.
5. Although MSD is not required to and normally does not grant approval for the plats creating non-buildable lots subject to floodplain restrictions, the minor plat is approved subject to the following notice and disclaimer. Tract 2 will remain a non-buildable lot until a variance is granted from the MSD Flood Board who oversees the implementation of the Louisville Metro Floodplain Management Ordinance, Title XV, Chapter 157. Prospective future owners need to be aware that the creation of two lots does not automatically create or establish a "hardship" under Chapter 157.04 (B) (1)(c), and that a hearing to review a variance request is NOT a GUARANTEE that Tract 2 will be granted a variance and development and building will be approved. Absent the issuance of a variance, the newly created Tract 2 will remain a non-buildable parcel for the purposes of residential development. No future development shall be allowed or permitted until a variance is issued, and since the splitting of parcels does not create a hardship, it is uncertain at this time whether a variance will be ultimately approved.



- Indicates found monument
As Noted
- ⊙ Indicates set 5/8" iron pin w/ cap stamped "RS Matheny PLS 3173"
Unless otherwise noted
- ⊕ Existing Fire Hydrant
- Existing 4' Wood Fence
- x-x- Existing 6' Chain Link Fence



LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision on October 1, 2015, 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 random traverse with sideshots. The unadjusted closure ratio of the traverse was 1:92,187 and was not adjusted. This survey and plat meets or exceeds the minimum standards of governing authorities for an "Urban" survey.

[Signature] 01/11/2016
RICHARD MATHENY--P.L.S. # 3173 DATE

MINOR SUBDIVISION PLAT
 Owners: Mark A. and Susan L. Oppel
 5602 & 5604 Chenoweth Run Rd.
 Louisville, KY 40299
 D.B. 9389, Pg. 854 Parcel ID 005201430000
 R4 Zoning Neighborhood Form District
 This survey complies with 201 KAR 18:150



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

DRAWN BY: BKF
 SCALE: 1" = 80'
 DATE: 01/11/2016
 FIELD SURVEY
 DATE: 10/01/2015
 BY: RSM/MY/LF

APPROVED THIS ____ DAY OF _____ 2015

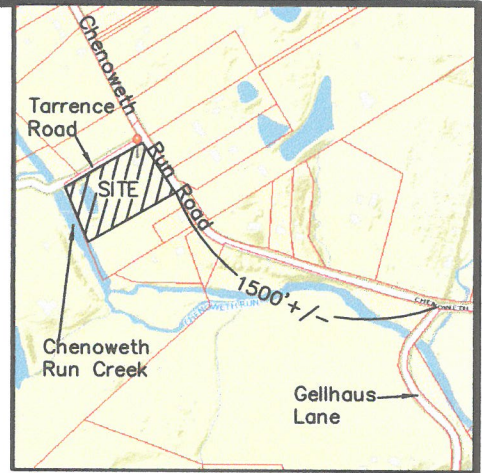
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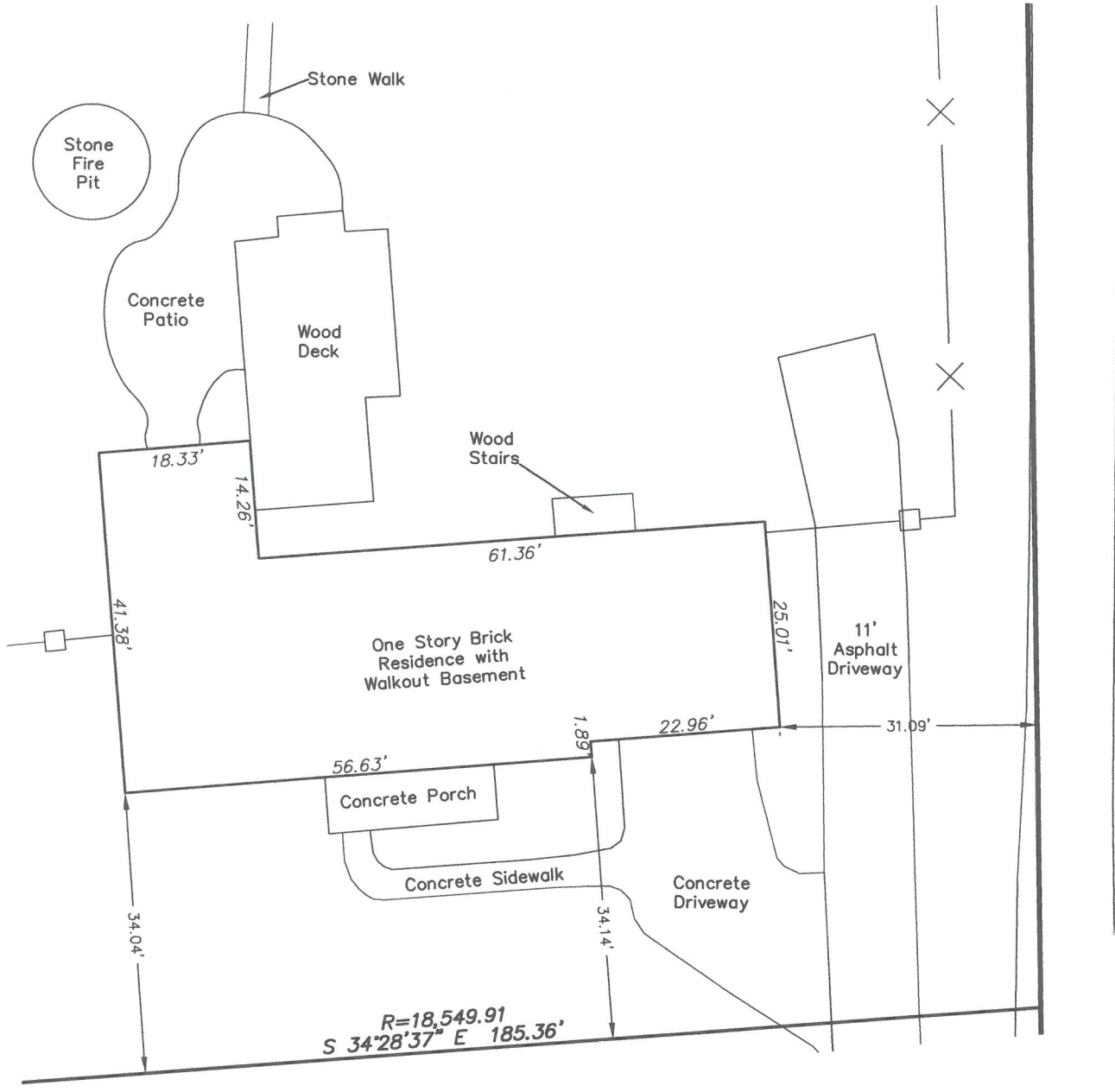
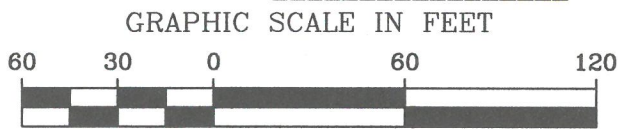
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Location Map
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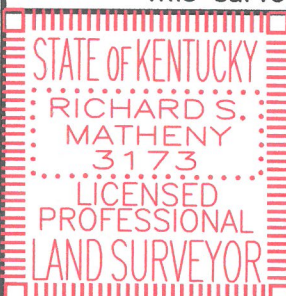
DETAIL 1"=20'

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