



SURVEYOR'S CERTIFICATION

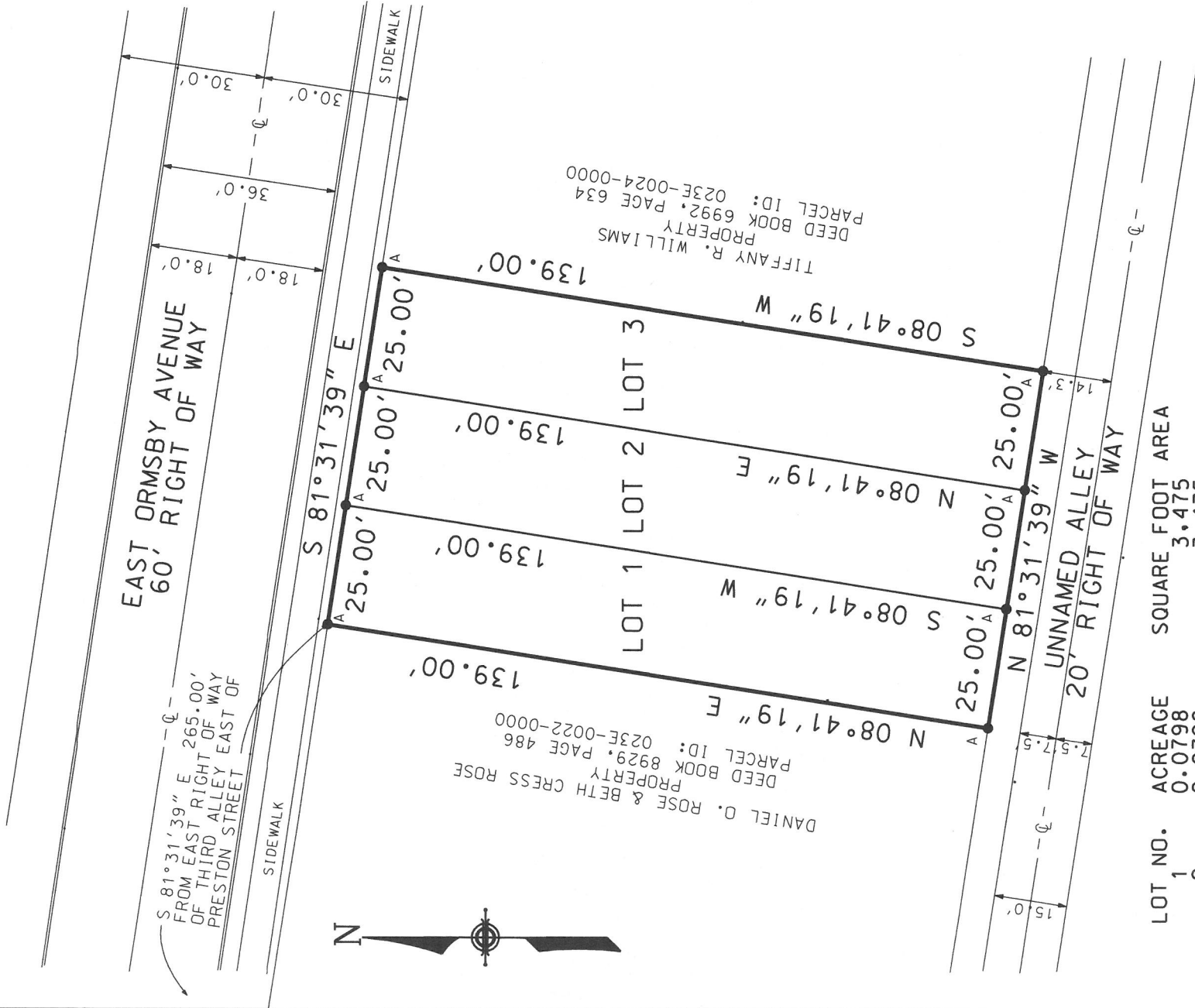
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS SURVEY PLAT WAS PREPARED FROM ACTUAL SURVEY, THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN SURVEY ESTABLISHED BY KENTUCKY ADMINISTRATIVE REGULATION, 201 KAR 18:150, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS.

EAST ORMSBY AVENUE
60' RIGHT OF WAY

FOR REVIEW ONLY

WILLMOTH INTERNATIONAL, PSC
MARK L. WILLMOTH, KYPLS 2852
PRESIDENT
DATE OF FIELD SURVEY: JANUARY 25, 2019
DATE OF SURVEY: FEBRUARY 4, 2019

DATE



LOT NO.	ACREAGE	SQUARE FOOT AREA
1	0.0798	3,475
2	0.0798	3,475
3	0.0798	3,475

THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS FROM ONE.



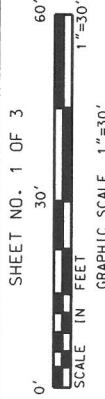
CERTIFICATE OF APPROVAL

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): _____

DOCKET NO.: _____



SHEET NO. 1 OF 3

DATE OF PREPARATION FEBRUARY 4, 2019
MINOR SUBDIVISION PLAT
MONTGOMERY PROPERTY MANAGEMENT, LLC
PROPERTY

622 E. ORMSBY AVENUE
LOUISVILLE, KY 40203
DEED BOOK 11311, PAGE 868
PARCEL ID: 023E-0023-0000
R6 ZONING: TRADITIONAL NEIGHBORHOOD FORM DISTRICT

WILLMOTH INTERNATIONAL, PSC
PROFESSIONAL LAND SURVEYING
205 S. BIRCHWOOD AVE.
LOUISVILLE, KY 40206
(502) 494-4654
WILLMOTH@BELLSOUTH.NET

MONTGOMERY PROPERTY
MANAGEMENT, LLC, OWNER
DEED BOOK 11311, PAGE 868

PROPERTY ADDRESS
622 E. ORMSBY AVE.
LOUISVILLE, KY 40203

MAILING ADDRESS
4738 DIXIE HIGHWAY
LOUISVILLE, KY 40216

SURVEY NOTES

THIS SURVEY DOES NOT REPRESENT:

- 1.) THAT THIS SURVEY DETERMINES LAND OWNERSHIP.
- 2.) THAT THIS SURVEY PROVIDES MORE THAN EVIDENCE OF RIGHTS IN LAND.
- 3.) THAT LAND OWNERSHIP CAN BE ESTABLISHED BY A MEANS OTHER THAN AN ACTION IN A KENTUCKY COURT.

RESEARCH REQUIRED BY MINIMUM TECHNICAL STANDARDS HAS BEEN USED TO DETERMINE THE LOCATION OF THE PARCEL BOUNDARY, AND HAS NOT BEEN USED TO DETERMINE LAND TITLE.

INSTRUMENTS AND EQUIPMENT USED IN CONDUCTING THIS SURVEY WERE PROPERLY ADJUSTED, MAINTAINED, AND CALIBRATED.

IN PERFORMANCE OF THIS SURVEY, THE GLOBAL POSITIONING SYSTEM WAS USED TO LOCATE THE SURROUNDING STREET RIGHT OF WAYS. MONUMENTATION ALONG THE PERIMETER OF THE ADJOINING PROPERTY, THE MONUMENTATION WAS LOCATED IN REAL TIME USING A TOPCON GRS-1 NETWORK RECEIVER, WHICH IS A DUAL FREQUENCY RECEIVERS. REAL TIME KINEMATIC METHODS WERE USED FOR LOCATION. THE HORIZONTAL DATUM USED WAS THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983. THE VERTICAL DATUM USED WAS THE NORTH AMERICAN DATUM OF 1988. USING THE EQUIPOTENTIAL SURFACE OF GEOID 12A TO DETERMINE ELEVATIONS, ALL FROM A REAL TIME GLOBAL POSITIONING SYSTEM OBSERVATION USING THE KENTUCKY TRANSPORTATION CABINET REAL TIME NETWORK. RELATIVE POSITIONAL ACCURACY VARIED FROM 0.01' TO 0.05' HORIZONTALLY, AND VARIED FROM 0.01' TO 0.08' VERTICALLY.

THIS SURVEY MEETS THE SPECIFICATIONS OF A CLASS A SURVEY.

DIRECTIONS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE.

NO VISIBLE SURFACE INDICATIONS OF CEMETERIES WERE OBSERVED IN THE PERFORMANCE OF THIS SURVEY. THIS DOES NOT PRECLUDE THE EXISTENCE OF UNMARKED CEMETERIES ON THIS PARCEL.

NO HEIGHT LIMITATIONS THAT COULD BE IMPOSED BY THE FEDERAL AVIATION ADMINISTRATION WERE RESEARCHED.

THIS SURVEY DOES NOT PRECLUDE THE EXISTENCE OF OTHER RECORDED, IMPLIED, OR PRESCRIPTIVE EASEMENTS OR RIGHTS OF WAY, ENVIRONMENTALLY SENSITIVE AREAS, WETLANDS, HAZARDOUS WASTE AREAS, OR UNMARKED CEMETERIES ACROSS OR WITHIN THIS PARCEL. WILLMOTH INTERNATIONAL, PSC HAS NOT PREPARED OR CAUSED TO HAVE PREPARED TITLE EXAM OR COMMITMENT FOR TITLE FOR THIS PROPERTY. THIS SURVEY IS SUBJECT TO ALL, LAND USE RESTRICTIONS AND ALL APPLICABLE PLANNING AND ZONING ORDINANCES.

BASED UPON MAPS PREPARED BY THE DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOOD, FLOOD INSURANCE RATE MAP 21111C0042 E, EFFECTIVE DATE 12/05/2006.

NO UTILITY LOCATION WAS PERFORMED IN CONJUNCTION WITH THIS SURVEY.

BASIS OF BEARINGS

BASIS OF BEARINGS SHOWN HEREON ARE BASED UPON KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, FROM A REAL TIME NETWORK GLOBAL POSITIONING SYSTEM OBSERVATION USING THE KENTUCKY TRANSPORTATION CABINET'S REAL TIME NETWORK.

MONUMENT LEGEND

A. ONE HALF INCH STEEL REINFORCING BAR, 18" LONG, WITH PLASTIC CAP STAMPED "2852" SET THIS SURVEY.



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INVALID IF NOT RECORDED BEFORE THIS DATE: _____

BY: _____
LOUISVILLE METRO PLANNING COMMISSION
APPROVAL SUBJECT TO ATTACHED CERTIFICATES.
SPECIAL REQUIREMENT(S): _____
DOCKET NO.: _____

SHEET NO. 2 OF 3



DATE OF PREPARATION FEBRUARY 4, 2019
MINOR SUBDIVISION PLAT
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PROPERTY

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WILLMOTH@BELLSOUTH.NET

Certificate of Ownership and Dedication

MONTGOMERY PROPERTY MANAGEMENT, LLC

This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledges the same to be the plat of the MONTGOMERY PROPERTY MANAGEMENT, LLC PROPERTY as recorded in Deed Book 11311, Page 868 does hereby adopt this plan.

FOR MONTGOMERY PROPERTY MANAGEMENT, LLC Date

Certification of Acknowledgment

State of KENTUCKY
County of Jefferson

I, _____, a Notary Public in and for the County of _____, do hereby certify that the foregoing plat of the MONTGOMERY PROPERTY MANAGEMENT, LLC PROPERTY as recorded in Deed Book 11311, Page 868, was This day presented to me by:

known to me, who executed these Certificates in my presence and acknowledges it to be their free act and deed.

Witness my hand and seal this _____ day of _____, 2018.
My Commission expires: _____ day of _____, 20_____.

Zoning Certificate

With the exception of those existing encroachments which are not affected by the actions of this plat and are noted hereon, 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 Docket No. N/A or documentation of the existence of the buildings or improvements prior to the adoption of the applicable regulations has been submitted to Planning Commission staff.

MONTGOMERY PROPERTY MANAGEMENT, LLC Date

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