

ALLEY CLOSURE DESCRIPTION

BEGINNING AT A FOUND 5/8" REBAR WITH CAP STAMPED "CROWE 2957" AT THE NORTHWEST CORNER OF THE INTERSECTION OF SOUTH 29TH STREET AND AN UNNAMED 20' ALLEY, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO 2929 MAGAZINE STREET, LLC BY DEED DATED JANUARY 20, 2006 AND OF RECORD IN DEED BOOK 9013, PAGE 159 AS RECORDED IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY; THENCE FOLLOWING THE WEST LINE OF SOUTH 29TH STREET, SOUTH 08°57'23" WEST (THIS AND ALL SUBSEQUENT BEARINGS HEREON REFER TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983), 20.00 FEET TO A SET MAG NAIL WITH WASHER STAMPED "HOLLAND 4043" (HEREON REFERRED TO AS A "SET MAG") AT THE SOUTHEAST CORNER OF THE AFORESAID 20' ALLEY, ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO 2929 MAGAZINE STREET, LLC BY DEED DATED DECEMBER 23, 2013 AND OF RECORD IN DEED BOOK 10189, PAGE 522 IN THE AFORESAID CLERK'S OFFICE; THENCE LEAVING THE WEST LINE OF SOUTH 29TH STREET, NORTH 80°56'21" WEST, 222.57 FEET TO A SET MAG AT THE SOUTHWEST CORNER OF THE AFORESAID 20' ALLEY AND THE SOUTHEAST CORNER OF A CLOSED 20' ALLEY PER JEFFERSON CIRCUIT COURT ORDER 63871; THENCE FOLLOWING THE WEST LINE OF THE AFORESAID 20' ALLEY NORTH 08°57'23" EAST, 20.00 FEET TO A SET MAG AT THE NORTHWEST CORNER OF THE AFORESAID 20' ALLEY AND THE CORNER OF A TRACT OF LAND CONVEYED TO 2929 MAGAZINE STREET, LLC BY DEED DATED JANUARY 20, 2006 AND OF RECORD IN DEED BOOK 9013, PAGE 159 IN THE AFORESAID CLERK'S OFFICE, ALSO BEING THE SOUTHWEST CORNER OF AN UNIMPROVED 20' ALLEY OF RECORD IN DEED BOOK 3739, PAGE 17 IN THE AFORESAID CLERK'S OFFICE; THENCE FOLLOWING THE WEST LINE OF THE AFORESAID 20' ALLEY NORTH 08°48'23" EAST, 199.81 FEET TO A POINT IN THE SOUTH LINE OF WEST CHESTNUT STREET; THENCE FOLLOWING THE SOUTH LINE OF WEST CHESTNUT STREET SOUTH 81°00'07" EAST, 20.00 FEET; THENCE LEAVING THE SOUTH LINE OF WEST CHESTNUT STREET AND FOLLOWING THE EAST LINE OF THE AFORESAID 20' ALLEY SOUTH 08°48'23" WEST, 199.83 FEET; THENCE FOLLOWING THE NORTH LINE OF THE AFORESAID 20' ALLEY, SOUTH 80°56'21" EAST, 202.57 FEET TO THE POINT OF BEGINNING CONTAINING 8,448 SQUARE FEET OR 0.194 ACRES.



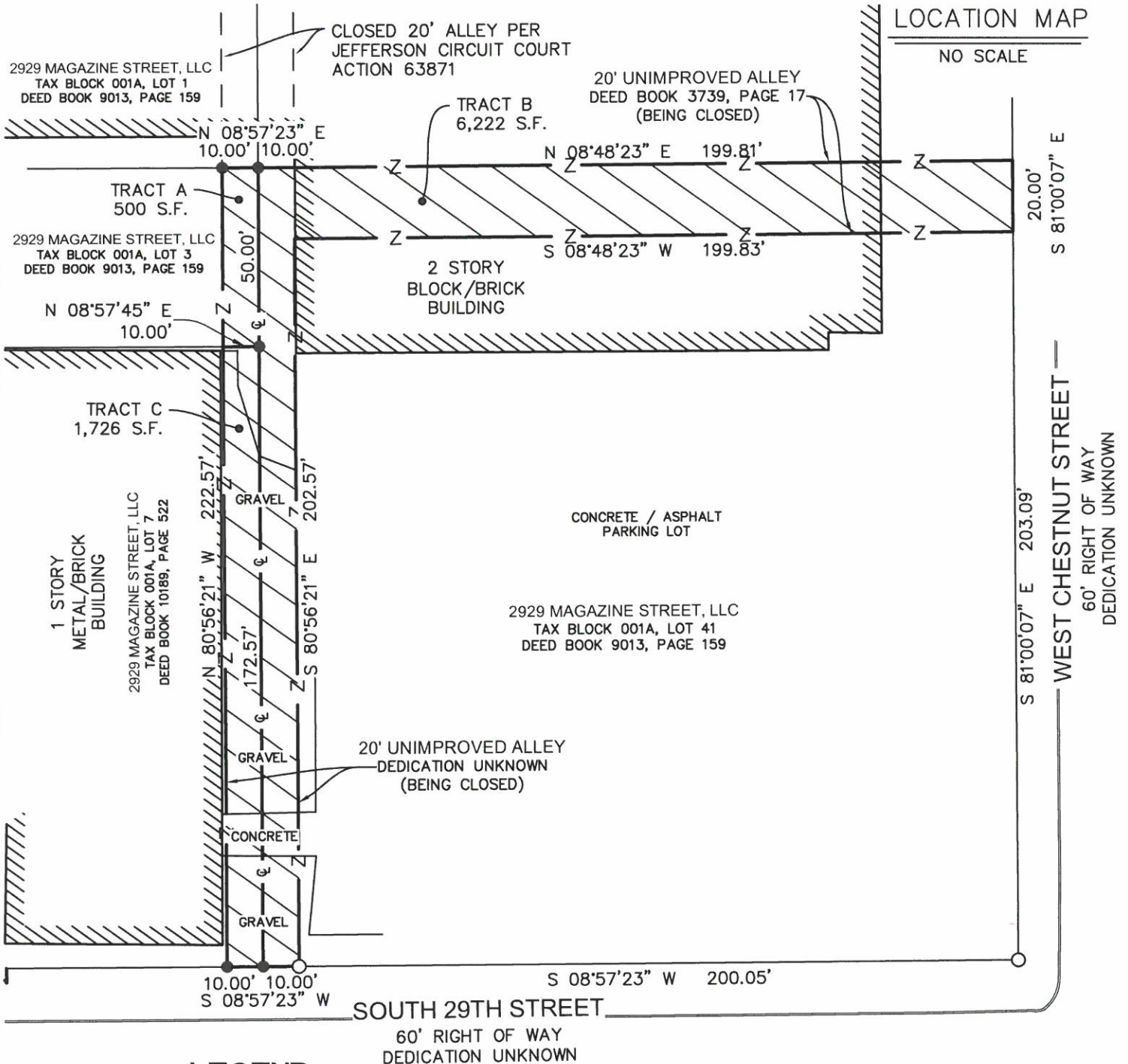
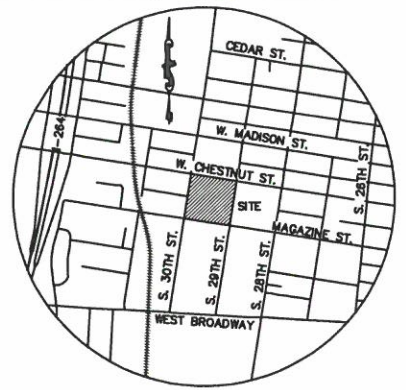
9-30-20

NORTH AND ALL BEARINGS SHOWN HEREON REFER TO GRID NORTH, KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983

NOTES:
A TITLE SEARCH MAY REVEAL ROADS AND EASEMENTS NOT SHOWN HEREON.

ALL LOTS ABUTTING THIS ALLEY CLOSURE SHALL BE CONSOLIDATED WITH THE RESPECTIVE PORTIONS OF THE ALLEY CLOSURE.

TRACT B SHALL BE CONSOLIDATED WITH LOT 41 TO CREATE ONE CONTIGUOUS PROPERTY AS CURRENTLY SHOWN BY PVA.



LEGEND

- = SET 5/8" REBAR OR MAG NAIL WITH CAP STAMPED "HOLLAND #4043" AT CORNER
- = FOUND 5/8" REBAR WITH CAP STAMPED "CROWE 2957" AT CORNER
- = PROPOSED STREET CLOSURE 8,448 SQ. FEET TO BE CLOSED



SURVEYORS CERTIFICATE

I hereby certify that this plat was made under my supervision and the bearing and distance measurements shown hereon are correct to the best of my knowledge and belief. This plan is not a boundary survey and is not for land transfer. This easement plat does not meet the minimum standards under 201 KAR 18.150.

STATE of KENTUCKY
DERRICK SCOTT HOLLAND
4043
LICENSED PROFESSIONAL LAND SURVEYOR

**STREET CLOSURE PLAT
20' UNNAMED ALLEY**

PROPOSED STREET CLOSURE
8,448 SQ. FEET TO BE CLOSED

APPLICANT

LDG MULTIFAMILY, LLC
1469 SOUTH FOURTH STREET
LOUISVILLE, KY 40208

SITE DATA

ZONING: EZ1
FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
PROPOSED USE: FUTURE DEVELOPMENT
DOCKET #: 20STREETSXXXX

Land Surveyor License No. 4043 Date: 9-30-20

DATE: 05/8/2020 JOB NO.: 3212
REV.:



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
608 SOUTH THIRD STREET
LOUISVILLE, KY 40202
PHONE: 502-584-6271 FAX: 502-584-6292

TRANSPORTATION APPROVAL
MINOR PLAT

BY: Ernest W. Stul
DATE: 10/7/20