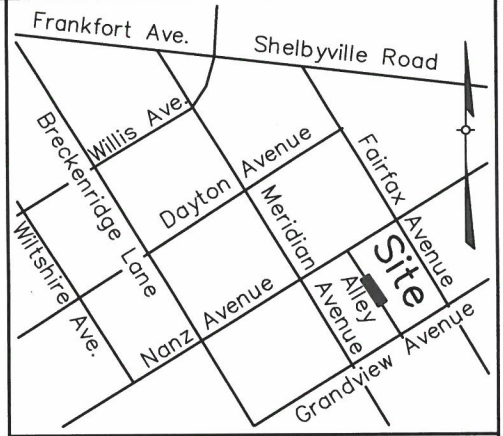


LEGEND

- Ex. I. Pin W. Cap
Cap Stamped "WINK 3492"
(Unless Otherwise Noted)
- Ex. Mag Nail W/Washer Stamped
"LD&D SURVEYING 3492"

PPH Properties LLC
D.B. 11061 Pg. 361
"201 Meridian Avenue"

Fairfax Properties LLC
D.B. 9888 Pg. 0081
"114 Fairfax Avenue"



LOCATION MAP

Not To Scale

Lot 21
Dan L & Cheryl Fultz
D.B. 11499 Pg. 707
"205 Meridian Avenue"
Zoning: R-5
Form District: Town Center

Magnolia Subdivision
P.B. 3 Pg. 52

TRACT A
890.53 S.F.

TRACT B
891.01 S.F.

Lot 22
Dan L & Cheryl Fultz
D.B. 11499 Pg. 710
"207 Meridian Avenue"
Zoning: R-5
Form District: Town Center

Derby City Investments
Limited Liability Company
D.B. 11997 Pg. 701
"122 Fairfax Avenue"
Zoning: OR-3
Form District: Town Center

Point of Beginning
(Tract A)

Ex. I. Pin
"Design #976"

S58°13'51"W
9.01'

S58°13'51"W
9.01'

Siena Wahl Kennedy
D.B. 11396 Pg. 849
"3937 Nanz Avenue"

Lauren Coles & Brittany Fisner
D.B. 11977 Pg. 738
"3939 Nanz Avenue"

NOTES:

1. See related case in: 22-ZONE-0065.
2. Upon closure of the portion of the existing 18' Alley, hereby known as Tract A & Tract B, said Tract A will become property of Dan L. & Cheryl Fultz. Said Tract B will become property of Derby City Investments LLC.
3. The proposed use of the unimproved closed alley is additional rear yardage for the proposed development of Tract A.
4. The reference meridian used on this plat to determine the directions of the survey lines were based on the Kentucky State Plane Coordinate System, North Zone 1601, NAD 1983.



SCALE: 1"=20'



LAND DESIGN & DEVELOPMENT, INC.

ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 101, LOUISVILLE, KY 40212
PHONE: 502.426.9374 WEB SITE: WWW.LDD-INC.COM

**RIGHT-OF-WAY
CLOSURE PLAT**

For:

Dan L & Cheryl Fultz
116 Gibson Road
LOUISVILLE, KENTUCKY 40207-3912

AND

Derby City Investments
Limited Liability Company
1055 Alta Vista Road
LOUISVILLE, KENTUCKY 40205-1727

PLAT DATE: OCTOBER 26, 2022



LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision, and that the property lines shown hereon were obtained from recorded deeds or plats, and that only the property corners noted as monumented were located in the field.

Shane D. McCloud #4505 10/26/2022
Surveyor's Signature PLS# Date