

ZONING CERTIFICATE

I HEREBY CERTIFY ALL OF THE TRACTS 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 OF THE PROVISIONS OF THE ZONING DISTRICT REGULATIONS. ANY SUCH LOTS OR IMPROVEMENTS NOT IN COMPLIANCE WITH THE ZONING DISTRICT REGULATIONS HAVE BEEN GRANTED ALL NECESSARY VARIANCES BY THE BOARD OF ZONING ADJUSTMENT AS DESCRIBED IN DOCKET NO. "18WAIVER1056" OR DOCUMENTATION OF THE EXISTENCE OF THE BUILDINGS OR IMPROVEMENTS PRIOR TO THE ADOPTION OF THE ZONING DISTRICT REGULATIONS HAS BEEN ACCEPTED BY THE PLANNING COMMISSION STAFF AS VALID EVIDENCE OF THEIR NON-CONFORMING STATUS.

CREEK PARTNERS, LLC

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 18001 SHELBYVILLE ROAD AND DOES HEREBY DEDICATE TO PUBLIC USE N/A SHOWN THEREON.

CREEK PARTNERS, LLC

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY }
COUNTY OF }SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID, DO CERTIFY THAT THE FOREGOING PLAT WAS THIS

DAY PRESENTED TO ME BY _____, KNOWN TO ME, WHO EXECUTED THE CERTIFICATE IN MY PRESENCE AND ACKNOWLEDGED IT TO BE HIS FREE ACT AND DEED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2019
MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 2019

NOTES

A PORTION OF THE THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AND A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA, ZONE AE, AS SHOWN HEREON. ALL ACCORDING TO F.I.R.M. MAP NUMBER 2111C0052E, DATED DECEMBER 5, 2006.

ANY NEW CONSTRUCTION WILL REQUIRE BOTH KENTUCKY DIVISION OF WATER APPROVAL AND MSD FLOODPLAIN PERMITS PRIOR TO ANY BUILDING PERMITS. THIS SITE IS SUBJECT TO A PROTECTED WATERWAY, LONG RUN CREEK. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4, SECTION, 8 OF THE LAND DEVELOPMENT CODE.

THIS SITE SUBJECT TO THE BINDING ELEMENTS AND CONDITIONS OF APPROVAL OF DOCKET "10-35-98" AND WAIVER DOCKET NO. "18WAIVER1056" ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

THE LIES LIES WITHIN THE KARST TERRAIN AREA. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4 OF THE LAND DEVELOPMENT CODE.

NORTH AND ALL BEARINGS SHOWN HEREON REFER TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983. (S 73°54'05" W)

SCALE 1"=80'
0 80 160

LOCATION MAP
NO SCALE

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2019

INVALID IF NOT RECORDED BEFORE

THIS DATE: _____

BY: _____

LOUISVILLE METRO PLANNING COMMISSION.

APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

SPECIAL REQUIREMENT(S): _____

DOCKET NO: _____

KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983

POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
1	270624.432589	1299873.791911	21	271732.860592	1301485.569195
2	270821.162120	1299973.683086	22	271762.201237	1301527.271792
3	271022.259227	1300271.073323	23	271883.355947	1301801.719486
4	271341.076055	1300425.167781	24	271912.696592	1301843.422083
5	271193.915276	1300220.822943	25	272029.073768	1302107.047389
6	271223.845792	1300250.557777	26	272070.213824	1302192.699570
7	271231.691047	1300281.034208	27	272052.472331	1302201.932090
8	271299.481012	1300263.583687	28	272054.920127	1302177.743413
9	271357.513689	1300489.022989	29	271790.232982	1301735.617242
10	271420.661131	1300700.747743	30	271486.811201	1301602.144442
11	271401.725850	1300707.186308	31	271210.725908	1301211.821725
12	271418.567229	1300755.558370	32	271112.516868	1300871.538863
13	271437.387258	1300748.790319	33	271323.592836	1300691.130458
14	271513.689874	1300939.567235	34	271338.250901	1300623.660550
15	271670.387337	1301294.528733	35	271270.823799	1300443.252145
16	271672.282327	1301348.345348	36	271121.396327	1300264.740724
17	271700.552670	1301412.383143	37	270726.096325	1300481.152721
18	271613.157716	1301433.880170	38	270708.240281	1300314.914446
19	271633.350168	1301479.621452	39	270655.034906	1300197.318010
20	271720.745121	1301458.124425	40	270572.502569	1300128.931986

MINOR SUBDIVISION PLAT

OWNER:
CREEK PARTNERS, LLC
1510 CITIZENS PLAZA
500 WEST JEFFERSON STREET
LOUISVILLE, KENTUCKY 40202

SITE:
18001 SHELBYVILLE ROAD
DEED BOOK 10819, PAGE 898
TAX BLOCK 0026, LOT 0144, SUBLT 0000
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY

ZONING: R-4 FORM DISTRICT: NEIGHBORHOOD

THE PURPOSE OF THIS MINOR SUBDIVISION PLAT IS TO CREATE TWO TRACTS

FEBRUARY 12, 2019 JOB NO. 1881 MP15 SCALE: 1"=80'

RECEIVED

FEB 12 2019

DESIGN SERVICES

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

LEGEND

- ☆ FOUND 5/8" REBAR W/SURVEY CAP "DENNIS KRAUS 2613"
- SET 5/8" REBAR W/SURVEY CAP "DENNIS KRAUS 2613"
- △ COMPUTED UNMARKED POINT
- CORNER FENCE POST
- FOUND 1/2" PIPE AT CORNER UNLESS NOTED
- 0.16'S 0.08'E FOUND MONUMENT REFERENCE DIMENSIONS FROM PROPERTY CORNER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION BY THE METHOD OF MULTIPLE RANDOM TRAVERSES WITH SIDESHOTS. THE UNADJUSTED PRECISION OF THE TRAVERSE EXCEEDS 1:10,000 AND THE BEARINGS, DISTANCES AND TRAVERSE SHOWN HEREON WERE ADJUSTED FOR CLOSURE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A URBAN CLASS SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, PER 201 KAR 18.150.

DENNIS L. KRAUS, PLS NO. 2613

DATE

RESUBMIT COGO TO PVA IF THIS LAYOUT IS APPROVED

THIS PLAT IS AN EXHIBIT FOR CLIENT, UTILITY AND AGENCY REVIEW ONLY.

SHELBYVILLE ROAD
(aka U.S. HIGHWAY 60)
70' RIGHT-OF-WAY
DEED BOOK 1535, PAGE 556