

NOTES:

The basis of bearing for this survey was based Minor plat recorded in D.B. 10006, Pg. 431 S. 80° 49' 26" W with the north R/W line of E. Ormsby Ave. Jefferson Co. KY.

The tract shown on this plat is subject to all easements and right-of-ways and restrictions, visually apparent and of record.

MONUMENT LEGEND

- Set 1/2" Rebar, 18" long w/ Cap
Stamped "ROSENBAUM, P.L.S. #2600"
- Found Pln w/ No Cap

VARIANCE # 1: A VARIANCE FROM SECTION 5.4.1.D.3 TO PROVIDE LESS THAN 20% OF PRIVATE YARD AREA

VARIANCE # 2: A VARIANCE FROM SECTION 5.1.10.F TO ALLOW THE PRINCIPAL STRUCTURE TO BE 1' FROM THE EAST SIDE PROPERTY LINE.

LOT # 103
AE2, LLC
D.B. 11365, Pg. 549

528 E. ORMSBY

LOT # 101
New Directions Housing Cor.
D.B. 11051, Pg. 456

528 E. ORMSBY

RECEIVED
FEB 21 2020
PLANNING & DESIGN SERVICES

415' To
Preston St.

530 E. ORMSBY AVE. 60'R/W

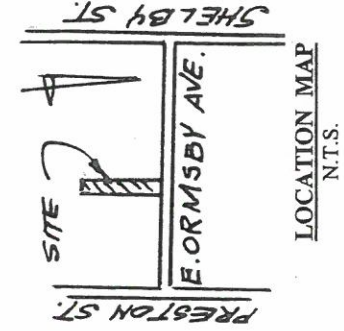
Per Tax Block 23-D

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision 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 side shots.

The unadjusted closure ratio of the traverse was 1: 16,400 and was adjusted. This survey and plat meets or exceeds the minimum standards of governing authorities for a Class "A" Survey.

PL Rosenbaum
Registered Land Surveyor, KY



20' ALLEY

N. 80° 49' 26" W.

25.00' ± Pipe

15.3' C/B GAR.

25.5'

16.5'

22'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'

1.0'