

APPROVED THIS ____ DAY OF ____ 2019

INVALID IF NOT RECORDED BEFORE THIS

DATE: ____ BY: ____
LOUISVILLE METRO PLANNING COMMISSION

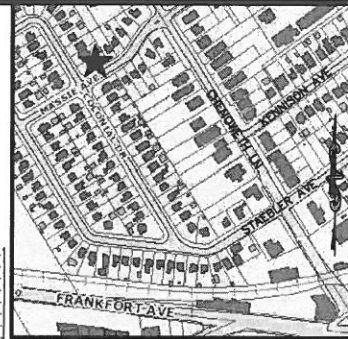
APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

SPECIAL REQUIREMENT(S):

DOCKET NUMBER: ____

PURPOSE

The purpose of this plat is to shift the 15' building limit line too 3' building line along Masser Drive.



Location Map
No Scale

FLOOD NOTE

Flood Plain Determination is restricted to a review of the Flood Insurance Rate Maps latest revisions and shall not be construed as a confirmation or denial of flooding potential. The property shown hereon is NOT located within a 100 year flood zone as indicated by F.E.M.A. Map No. 21111C0028E dated December 5, 2006.

BEARING DATUM

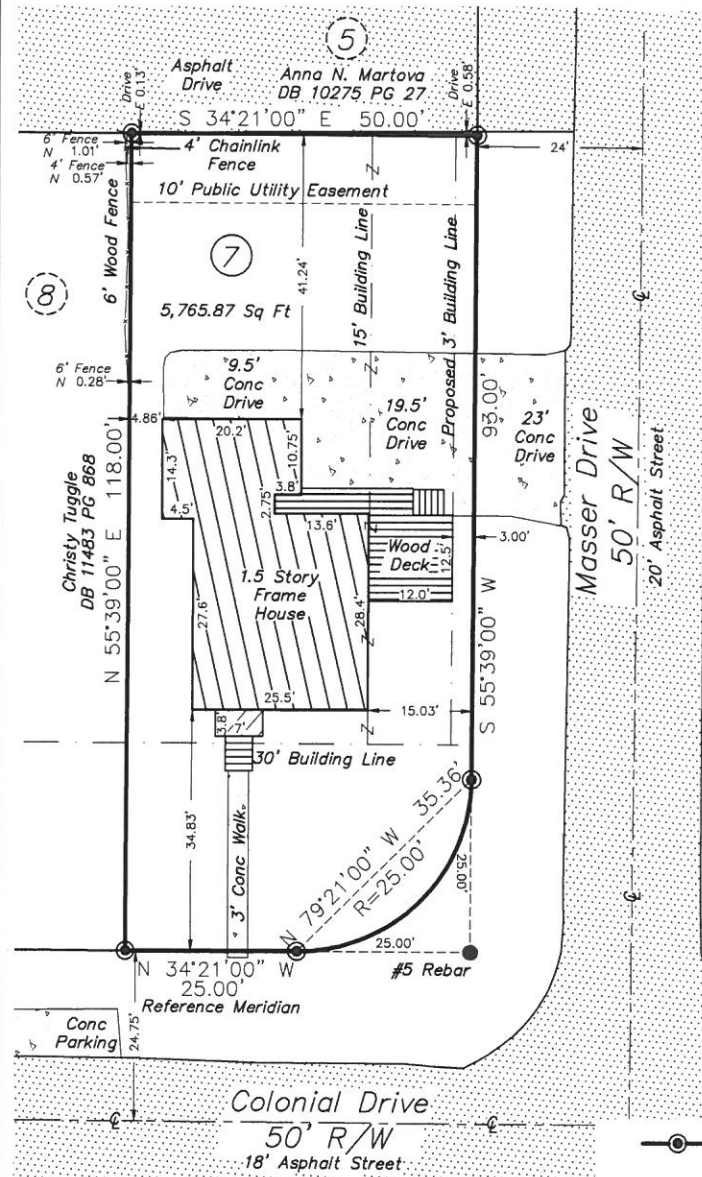
The horizontal datum for this plat, bearing N 34°21'00" W is based on Colonial Dr, of record in Colonial Village Subdivision, Plat Book 8 page 73, in the Office of the Clerk of the County Court of Jefferson County, Kentucky

NOTES

1. Roads, easements and setbacks are per Colonial Village Subdivision, Plat Book 8 page 73 unless noted.
2. This plat is subject to all legal easements, right of ways, defects, liens, adverse claims, encumbrances, covenants and restrictions, which a title search may reveal, whether shown on this plat or not.
3. A variance from the City of St. Matthews Development Code Section 4.7.C.2 granted by BOZA for the deck to encroach into the street side yard setback

Indicates set 5/8"x 24" iron pin w/ cap stamped "RS Matheny PLS 3173"
Unless otherwise noted

Indicates found monument
As Noted



GRAPHIC SCALE IN FEET

0 20 40 60

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision on 12/06/2019, 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 sideshots. The unadjusted closure ratio of the traverse was 1:126,193 and was not adjusted. This survey and plat meets or exceeds the minimum standards of governing authorities for an "Urban" survey.

Richard S. Matheny 12/06/2019
RICHARD MATHENY-P.L.S. # 3173 DATE

MINOR PLAT FOR DALE A DUEFFERT
Address: 201 Colonial Drive, Louisville KY 40207-2608
D.B. 8952, Pg. 992 Parcel ID 032600160007
Zone: R5 Form Dist: Neighborhood
This survey complies with 201 KAR 18:150

STATE OF KENTUCKY
RICHARD S. MATHENY
3173
LICENSED
PROFESSIONAL
LAND SURVEYOR

CARDINAL
SURVEYING
9009 PRESTON HWY.
LOUISVILLE, KY 40219
Phone (502) 966-3446
www.cardinalsurveyingservices.com

DRAWN BY: SMS
SCALE: 1"= 20'
DATE: 12/06/2019
FIELD SURVEY
DATE: 11/15/2019
BY: CC/AS

20-MVARIANCE-0001