

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____
 20_____
 INVALID IF NOT RECORDED BEFORE
 THIS DATE:

BY: _____
 PLANNING COMMISSION

APPROVAL SUBJECT TO ATTACHED
 CERTIFICATES.

SPECIAL REQUIREMENT(S): _____

DOCKET NUMBER: _____

LEGEND

- REBAR 18" LONG WITH YELLOW CAP MARKED "ROSENBAUM 2600"
- R/W RIGHT-OF-WAY
- EOP/CURB EDGE OF PAVEMENT / CURB
- ⊕ CENTERLINE OF R/W OR PVMT.
- EX. EXISTING
- FND FOUND

FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' PER A REVIEW OF FIRM MAP #21111C0042E, EFFECTIVE 12/5/06 WHICH IS NOT LOCATED IN THE 100 YR. FLOOD PLAIN.

WAIVER REQUEST(S)

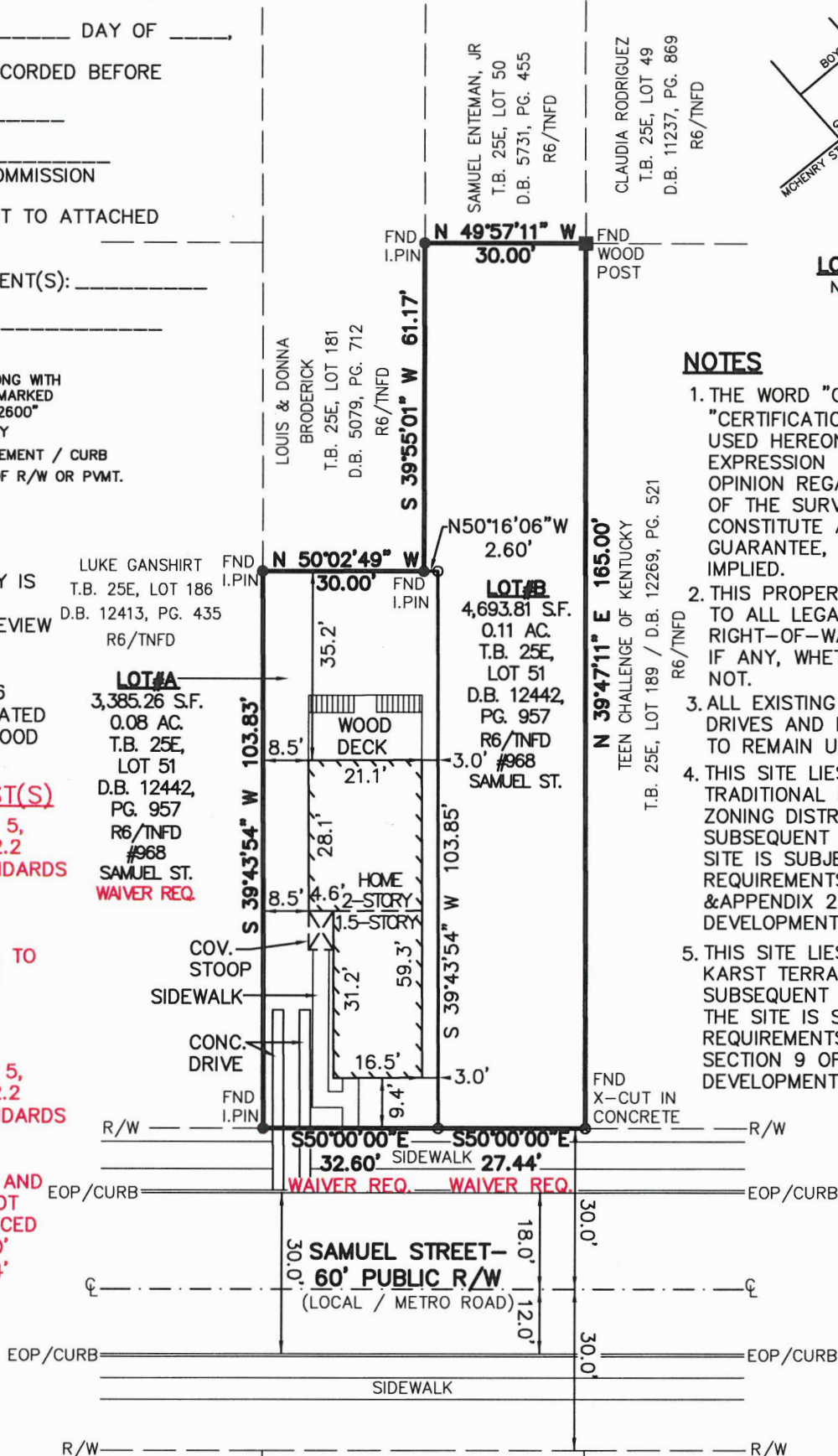
PER LDC CHAPTER 5, PART 2, TABLE 5.2.2 'DIMENSIONAL STANDARDS - TRADITIONAL NEIGHBORHOOD TO ALLOW FOR LOT#A MINIMUM LOT AREA TO BE REDUCED FROM 4,500 S.F. TO 3,385.26 S.F.

PER LDC CHAPTER 5, PART 2, TABLE 5.2.2 'DIMENSIONAL STANDARDS - TRADITIONAL NEIGHBORHOOD TO ALLOW FOR LOT#A AND LOT #B MINIMUM LOT WIDTH TO BE REDUCED FROM 35' TO 32.60' (LOT#A) AND 27.44' (LOT#B).

LUKE GANSHIRT FND I.PIN
 T.B. 25E, LOT 186
 D.B. 12413, PG. 435
 R6/TNFD

LOT#A
 3,385.26 S.F.
 0.08 AC.
 T.B. 25E,
 LOT 51
 D.B. 12442,
 PG. 957
 R6/TNFD
 #968
 SAMUEL ST.
 WAIVER REQ.

LOT#B
 4,693.81 S.F.
 0.11 AC.
 T.B. 25E,
 LOT 51
 D.B. 12442,
 PG. 957
 R6/TNFD
 #968
 SAMUEL ST.



NOTES

1. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. THIS PROPERTY IS SUBJECT TO ALL LEGAL ROADWAYS, RIGHT-OF-WAYS, EASEMENTS IF ANY, WHETHER SHOWN OR NOT.
3. ALL EXISTING STRUCTURES, DRIVES AND IMPROVEMENTS TO REMAIN UNDISTURBED.
4. THIS SITE LIES WITHIN THE TRADITIONAL NEIGHBORHOOD ZONING DISTRICT. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF SECTION 2.7.4 & APPENDIX 2B OF THE LAND DEVELOPMENT CODE..
5. THIS SITE LIES WITHIN THE KARST TERRAIN AREA. ANY SUBSEQUENT DEVELOPMENT ON THE SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4 SECTION 9 OF THE LAND DEVELOPMENT CODE.

REFERENCE MERIDIAN

THE BASIS OF BEARING FOR THIS PLAT WERE BASED ON A MAGNETIC READING TAKEN IN THE FIELD ALONG A RANDOM TRAVERSE LINE.

LAND SURVEYOR'S CERTIFICATE

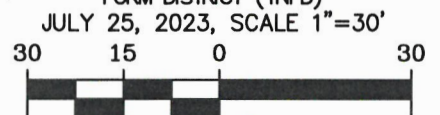
I HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE MADE UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED CLOSURE RATIO OF THE TRAVERSE EXCEEDS 1:28,600. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES FOR AN URBAN CLASS SURVEY, PER 201 KAR 18:150.

R.L. Rosenbaum
 R.L. ROSENBAUM JR., KY. PLS #2600 Date 7-26-23



MINOR SUBDIVISION PLAT

THE PURPOSE OF THIS PLAT TO SUBDIVIDE ONE LOT INTO TWO LOTS
 OWNER: JANCHASE CHARIFA & APRIL KOUTH CHARIFA
 3912 S. ALEXANDER AVE.,
 ONTARIO, CA 91761
 ADDRESS: 968 SAMUEL ST,
 LOUISVILLE, KY 40204-2459
 T.B. 25E, LOT 51
 D.B. 12442, PG. 957
 R6 / TRADITIONAL NEIGHBORHOOD
 FORM DISTRICT (TNFD)



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