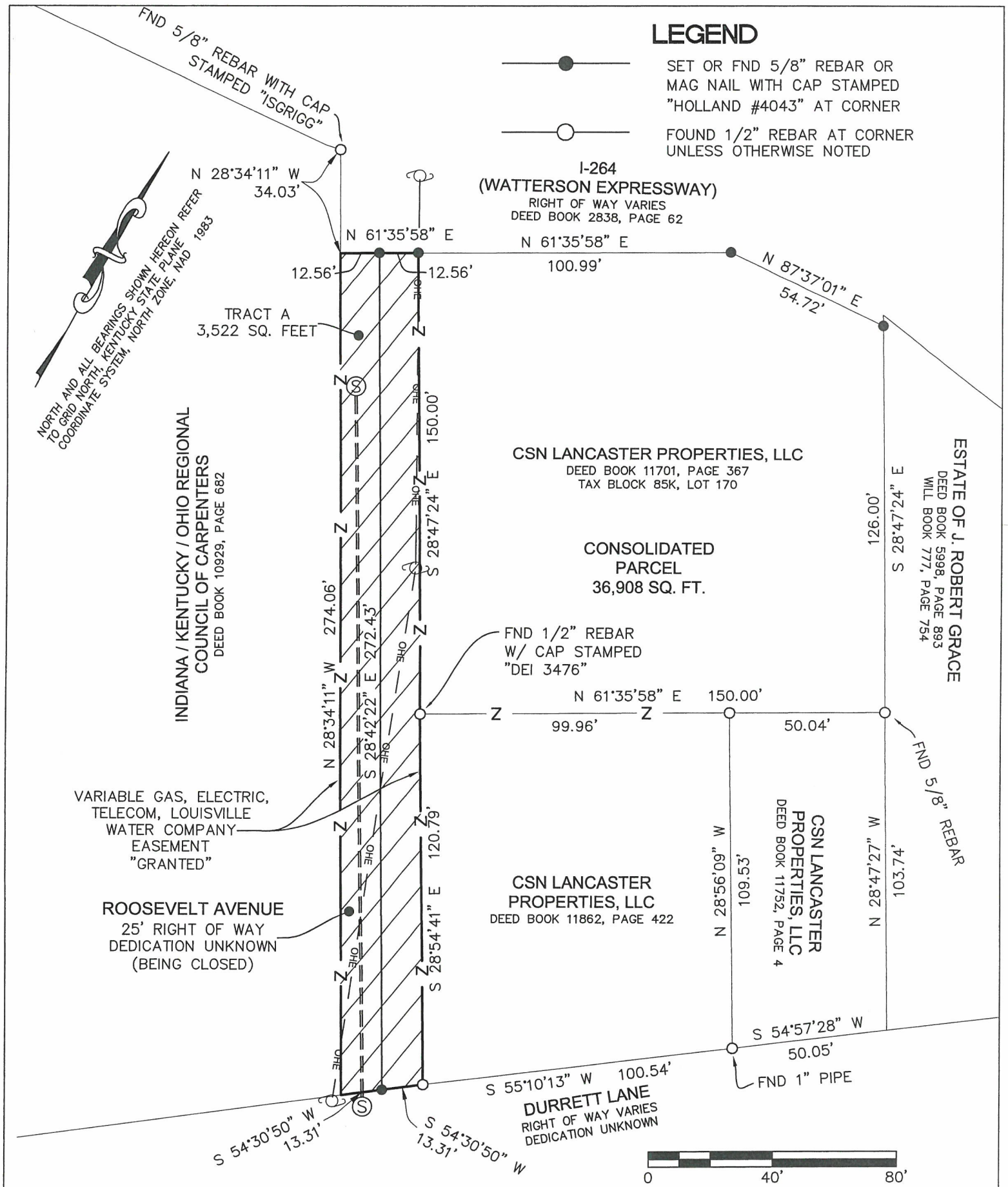


NOTES:
A TITLE SEARCH MAY REVEAL ROADS AND EASEMENTS NOT SHOWN HEREON.

ALL LOTS ABUTTING THIS ALLEY CLOSURE SHALL BE CONSOLIDATED WITH THE RESPECTIVE PORTIONS OF THE ALLEY CLOSURE

STREET CLOSURE PLAT
ROOSEVELT AVENUE

PROPOSED STREET CLOSURE
7,004 SQ. FEET TO BE CLOSED

APPLICANT

CSN LANCASTER PROPERTIES, LLC
150 SOUTH THIRD STEET
LOUISVILLE, KY 40202

SITE DATA

ZONING: C2
FORM DISTRICT: SUBURBAN MARKETPLACE
PROPOSED USE: FUTURE DEVELOPMENT
DOCKET #: 22-STRCLOSURE-0031

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 WAS 1:34,998. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR AN URBAN CLASS SURVEY AS ESTABLISHED BY THE STATE OF KENTUCKY PER 201 KAR 18:150.

STATE of KENTUCKY
DERRICK SCOTT HOLLAND 4043
LICENSED PROFESSIONAL LAND SURVEYOR

2-8-23

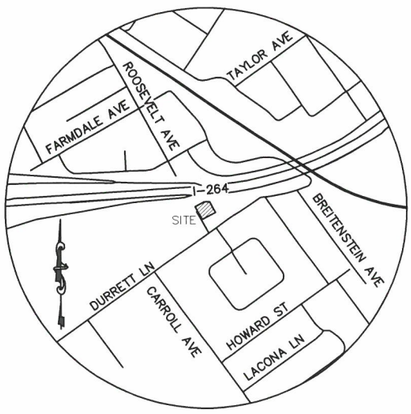
Derrick S. Holland, PLS 4043 Date:

DATE: 01/20/2023 JOB NO.: 3227

K:\JOBS\3227\EPLAT\3227-SCPLAT-01.DWG

Sheet 1 of 3

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
608 SOUTH THIRD STREET
LOUISVILLE, KY 40202
PHONE: 502-584-6271 FAX: 502-584-6292



LOCATION MAP
NO SCALE

LEGEND

- SET OR FND 5/8" REBAR OR MAG NAIL WITH CAP STAMPED "HOLLAND #4043" AT CORNER
- FOUND 1/2" REBAR AT CORNER UNLESS OTHERWISE NOTED
- OHE — OVERHEAD ELECTRIC
- (S) SANITARY MANHOLE
- ELECTRIC POLE

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

AN EASEMENT FOR SANITARY AND DRAINAGE PURPOSES IS HEREBY RESERVED ON, OVER AND UNDER THE STRIPS OF LAND AND SPACES DEFINED AND BOUNDED BY DASHED LINES MARKED "SANITARY SEWER AND DRAINAGE EASEMENT". MSD OR OTHERS AUTHORIZED BY MSD HAVE THE RIGHT OF INGRESS AND EGRESS OVER WITHIN THESE EASEMENTS AT ALL TIMES FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING AND RECONSTRUCTING SANITARY SEWERS, DRAINS, AND RELATED EQUIPMENT, STRUCTURES OR MATERIALS, HEREAFTER REFERRED TO AS APPURTENANCES, UNDER MSD'S JURISDICTION, CONTROL, AND SUPERVISION. NOTHING SHALL BE PLACED IN, ON, OVER OR UNDER THE SANITARY SEWER AND DRAINAGE EASEMENT WHICH WILL OBSTRUCT OR INTERFERE WITH THE PURPOSES OF SAID EASEMENT. THE EASEMENT DOES NOT IMPLY RELEASE OR WAIVER BY MSD OF RIGHTS TO LAND OWNERS AND THEIR PROPERTY TO SEWER RATES, DRAINAGE FEES, RENTALS AND OTHER CHARGES, INCLUDING SPECIAL ASSESSMENTS, AS MAY BE AUTHORIZED BY LAW. MSD COVENANTS THAT IT WILL ASSUME FULL RESPONSIBILITY FOR CLAIMS RESULTING FROM DAMAGE TO ANY LAND, IMPROVEMENT, OR THE ENVIRONMENT WITHIN OR OUTSIDE THE SANITARY SEWER AND DRAINAGE EASEMENT GRANTED HEREIN, OR TO ANY LAND OR IMPROVEMENTS USED FOR INGRESS AND EGRESS TO SUCH EASEMENT, CAUSED BY MSD DURING CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID SANITARY SEWERS, DRAINS, AND APPURTENANCES UNLESS DAMAGE IS CAUSED BY THE PLACING OF ANY STRUCTURE WITHIN OR OUTSIDE THE EASEMENT IN VIOLATION OF THIS CERTIFICATE, IN SUCH CASE NO LIABILITY WILL BE ASSUMED BY MSD.
(MSD CERT ESMT 8/17/20)

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 WAS 1:34,998. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR AN URBAN CLASS SURVEY AS ESTABLISHED BY THE STATE OF KENTUCKY PER 201 KAR 18:150.

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