

LOCATION MAP

N.T.S.

BOUNDARY POINT TABLE

Number	Northing	Easting
30000	300908.34	1261677.82
30001	300860.98	1261477.88
30002	300818.60	1261078.36
30003	300797.07	1261021.26
30004	300682.90	1260718.34
30005	300425.32	1259852.23
30006	300413.32	1259774.57
30007	300328.28	1259057.65
30008	300321.28	1258739.05
30009	301361.67	1260671.40
30010	301346.02	1260673.91
30011	301369.84	1260718.83
30012	301737.55	1261412.28
30013	301707.84	1261474.66
30014	301646.35	1261493.63
30015	301649.60	1261504.17
30016	301607.89	1261516.45
30017	301455.98	1261519.98
30018	301175.09	1260849.39

BOUNDARY LINE TABLE

Line	Bearing	Distance
L1	S 09° 06' 31" E	15.85'
L2	N 62° 03' 53" E	50.84'
L3	S 64° 31' 48" E	69.09'
L4	S 17° 08' 47" E	64.35'
L5	N 72° 51' 13" E	11.03'
L6	S 16° 24' 35" E	43.48'

ACCESS EASEMENT CENTERLINE TABLE

Line	Bearing	Distance	Radius
E1	N 89° 55' 56" W	321.22'	675.00'
E2	S 82° 53' 38" W	178.41'	250.00'
E3	S 38° 24' 50" W	200.24'	250.00'
E4	S 46° 16' 52" W	104.43'	100.00'
E5	S 74° 17' 00" W	50.02'	---
E6	S 33° 50' 33" W	38.92'	30.00'
E7	S 06° 35' 54" E	30.93'	---

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID DO HEREBY CERTIFY THE THE FOREGOING PLAT OF CHAMBERLAIN WOODS, LOUISVILLE, KY 40059 WAS THIS DAY PRESENTED TO ME BY _____

KNOWN TO ME, WHO EXECUTED THESE CERTIFICATES IN MY PRESENCE AND ACKNOWLEDGE IT TO BE FREE ACT AND DEED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2021

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____

NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner(s) of all property shown on this plat and hereby acknowledges the same to be the plat of

CHAMBERLAIN WOODS

and does hereby dedicate to public use the LOT 5 AND LOT 6

shown thereon.

Owner: Roy F. McMahan III

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,

INVALID IF NOT RECORDED BEFORE

THIS DATE: _____

LOUISVILLE METRO PLANNING COMMISSION.

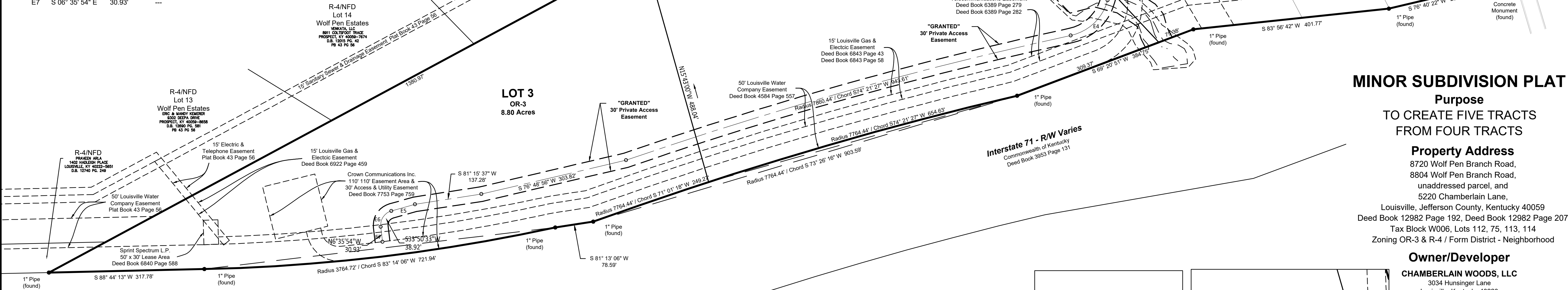
APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

SPECIAL REQUIREMENT(S): _____

DOCKET NO.: _____

LEGEND

- Boundary Line
- Adjacent Property Line
- Existing Easement and/or Lease
- New Property Line
- Property Line Chord
- Right of Way
- Property Line to be Removed



NOTES:

- This survey is subject to all roadways, easements, and rights-of-ways, if any, whether shown hereon, or not.
- Unless otherwise described, (●) denotes a set #5 iron pin w/cap stamped "2227"
- 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.
- North and all bearings shown hereon refer to grid north, Kentucky State Plane Coordinate System, North Zone, NAD 1983.
- This site contains steep slopes. Any subsequent development on site is subject to the requirements of Chapter 4, section 7 of the Land Development Code.
- This site is subject to the binding elements/conditions or approval of Docket/Case 20-ZONE-0078 on file in the Office of the Louisville Metro Planning Commission.
- Access and/or Shared parking provided per crossover access agreement to be recorded with this plat.
- Any land-disturbing activities, including clearing and grading, may be subject to both MSD and DOW floodplain permits.

ZONING CERTIFICATE

I hereby certify all of the lots 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 buildings 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 _____ 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.

Owner: Roy F. McMahan III

CERTIFICATE OF RESERVATION OF SANITARY SEWER & 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. HEREINAFTER REFERRED TO AS APURTENANCES, 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 APURTENANCES 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)

OWNER: Roy F. McMahan III

MINOR SUBDIVISION PLAT Purpose TO CREATE FIVE TRACTS FROM FOUR TRACTS

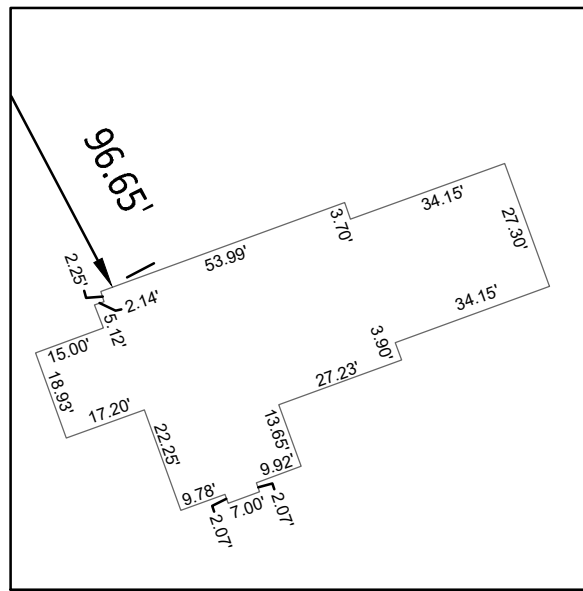
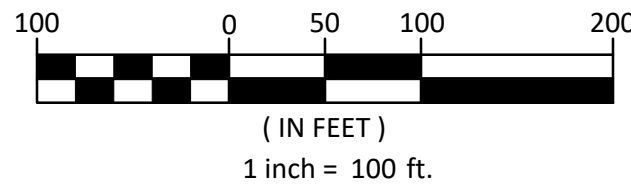
Property Address

8720 Wolf Pen Branch Road,
8804 Wolf Pen Branch Road,
unaddressed parcel, and
5220 Chamberlain Lane,
Louisville, Jefferson County, Kentucky 40059
Deed Book 12982 Page 192, Deed Book 12982 Page 207
Tax Block W006, Lots 112, 75, 113, 114
Zoning OR-3 & R-4 / Form District - Neighborhood

Owner/Developer

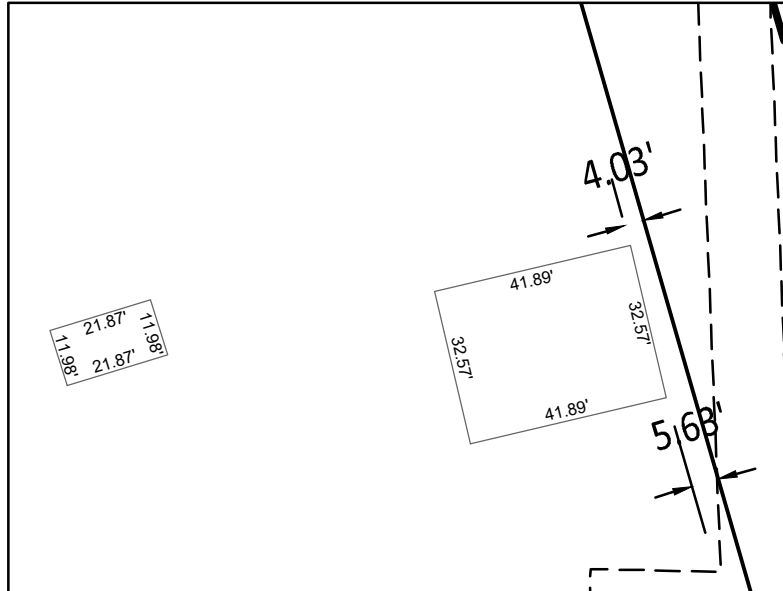
CHAMBERLAIN WOODS, LLC
3034 Hunsinger Lane
Louisville, Kentucky 40220

GRAPHIC SCALE



INSET A

1" = 40'



INSET B

1" = 40'

Bowman

Bowman Consulting Group Ltd
3001 TAYLOR SPRINGS DRIVE
LOUISVILLE, KY 40220
Phone: (502) 459-8402
www.bowman.com

SITE INFORMATION:
D.B. 12982 PG. 192
T.B. W006 LOTS 112-114
D.B. 12982 PG. 207
PARCEL #0W0060750000 © 2021 Bowman Consulting Group Ltd

MINOR SUBDIVISION PLAT
CHAMBERLAIN WOODS

OWNER:
CHAMBERLAIN WOODS, LLC
3034R HUNSINGER LANE
LOUISVILLE, KY 40220-2233

V:240344-01-001 C WOODS
DRAWING

FOR
REVIEW
ONLY

PLAN STATUS

DATE	DESCRIPTION
DHS	DHS JCM
DESIGN	DRAWN CHKD
SCALE	H: 1"=100' V: N/A
JOB No.	240344-01-001
DATE :	DATE
FILE No.	

SHEET 1 OF 2