



LOT 161 OF
P.B.36, PG.77

OWNER
MONTICELLO PLACE
COMMUNITY ASSOC., INC.
D.B.10609, PG.444
(TR. A OF P.B.36, PG.77)

OWNER
KEVIN T. CRISP
JESSICA THRASHER
D.B.10612, PG.537
(LOT 160 OF P.B.36, PG.77)

OWNER
MONTICELLO PLACE
COMMUNITY ASSOC., INC.
D.B.10609, PG.444
(TR. A OF P.B.36, PG.77)

OWNER
MEGAN L. COFFEY
ZACHARY A. COFFEY
D.B.12409, PG.706
(LOT 159 OF P.B.36, PG.77)

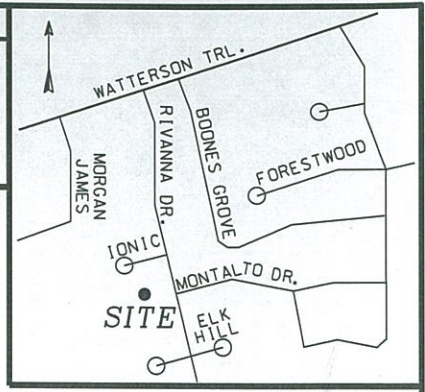
OWNER
CHRISTOPHER L. TEMPLE
D.B.9894, PG.811
(LOT 157 OF
P.B.36, PG.77)

PROPOSED 10' X 14'
MAINTAINENCE SHED

DRAWING SCALE: 1" = 20'



LEGEND	
	FOUND MONUMENT (AS NOTED)
	IPC PIN & CAP
	(F) FIELD MEASURED
	R/W RIGHT OF WAY
	P/L PROPERTY LINE



LOCATION MAP
(N.T.S.)

THIS SIMPLE SITE PLAN DOES NOT CONFORM TO THE SURVEY STANDARDS OF 201.KAR.18:150, IS NOT A BOUNDARY SURVEY AND IS NOT FOR LAND TRANSFER.

NOTES:

- DESIGNATED MERIDIAN IS RELATIVE US STATE PLANE COORDINATES, KENTUCKY NORTH ZONE 1601, NAD '83 AND THE TWO PROPERTY CORNERS NOTED HEREON AS "D.M.".
- FIELD MEASUREMENTS WERE MADE VIA GPS OBSERVATIONS. GPS ACCURACY DID NOT EXCEED 0.04' ON ANY GIVEN OBSERVATION. PROPOSED BUILDING LOCATION WAS DETERMINED BY CLIENT.
- BOUNDARY DIMENSIONS, EASEMENTS SHOWN (UNLESS NOTED OTHERWISE) AND ROAD R/W PER THE PLAT OF MONTICELLO PLACE, SEC. 1, OF RECORD IN P.B.36, PGS.77-78.
- A FULL TITLE SEARCH WAS NOT REQUESTED OR PERFORMED FOR THIS SITE PLAN. PROPERTIES SHOWN HEREON ARE 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.

5/8" REBAR FOUND
D.M., HELD
E: 1257600.90
N: 251189.60

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SITE PLAN WAS DONE BY ME OR PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF DIRECT GPS OBSERVATIONS AND WAS NOT ADJUSTED. THE RELATIVE POSITIONAL ACCURACY OF SAID GPS OBSERVATIONS DID NOT EXCEED 0.04'. THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAN DOES NOT MEET THE STANDARDS OF 201.KAR.18:150 FOR AN URBAN SURVEY.

Joel B. Latto 03-06-2024
JOEL B. LATTO, KY PLS #3466 DATE

SIMPLE SITE PLAN FOR		
MONTICELLO PLACE COMMUNITY ASSOC., INC. P.O. BOX 991081 LOUISVILLE, KY 40269-1081		
PROPERTY OWNER: MONTICELLO PLACE COMMUNITY ASSOC., INC. PROPERTY LOCATED AT: REAR OF 4304 RIVANNA DR. JEFFERSON CO. LOUISVILLE, KY 40299		
	PREPARED BY	SCALE: 1" = 20'
	Ops Engineering LLC	DRAWN BY: JBL
	4530 BISHOP LANE, STE. 109 LOUISVILLE, KY 40218 PHONE (502) 451-1855 WWW.OPSPPLUS.NET THIS DOCUMENT DOES NOT COMPLY WITH 201.KAR.18:150	DATE: 03/06/2024
		FIELD SURVEY DATE: 02/28/2024
	JOB: 23-3274	