



ADJOINER  
MONTICELLO PLACE  
COMMUNITY ASSOC., INC.  
D.B. 8519, PG. 86  
(LOT 177-A OF P.B.39, PG.23)

NOTES:  
1. DESIGNATED MERIDIAN IS BASED ON DIRECT GPS OBSERVATIONS AND ARE RELATIVE TO KY STATE PLANE COORDINATES, KY NORTH ZONE 1601. NAD '83. CONUS 12B. ALL FIELD MEASUREMENTS WERE GPS MEASUREMENTS.  
2. A FULL TITLE SEARCH WAS NOT REQUESTED OR PERFORMED FOR THIS BOUNDARY RETRACEMENT. 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.  
3. BOLD DIMENSIONS ARE RECORD DISTANCES. INTERIOR ANGLES MATCH THOSE OF RECORD AS SHOWN HEREON. EASEMENTS, B/L LINE AND LOT #'S ARE FROM THE RECORD PLAT OF MONTICELLO PLACE, SEC. 3A-2 IN P.B.39, PG.23.

THIS EXHIBIT PLAT IS INTENDED TO ILLUSTRATE THE IMPROVEMENTS NEAR THE EAST BOUNDARY OF LOT 177 ONLY, IS NOT A BOUNDARY SURVEY AND IS NOT FOR LAND TRANSFER.

AND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS EXHIBIT PLAT WAS DONE BY ME AND PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF DIRECT GPS OBSERVATIONS AND DIRECT RADIAL OBSERVATIONS FROM A GPS DERIVED TWO POINT CONTROL NETWORK AND WAS NOT ADJUSTED. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT DOES NOT MEET THE STANDARDS OF 201.KAR.18:150 FOR AN URBAN SURVEY.

Joel B. Latto 02-23-2023  
JOEL B. LATTO, KY PLS #3466 DATE

<b>PARTIAL EXISTING CONDITIONS EXHIBIT FOR</b>	
<b>MONTICELLO PLACE COMMUNITY ASSOCIATION, INC.</b> c/o D.E. STEITZ	
PROPERTY OWNER: DANE & AMANDA J. WOLZ 9911 COLONNADES PL. PROPERTY LOCATED AT: 9911 COLONNADES PL. JEFFERSON CO., LOUISVILLE, KY 40299	
PREPARED BY	SCALE: 1" = 30'
<b>Ops</b> Engineering LLC	DRAWN BY: JBL
DATE: 02/23/2023	DATE: 02/22/2023
DATE: 02/22/2023	JOB: 23-3170

STATE OF KENTUCKY  
JOEL B. LATTO  
3466  
LICENSED PROFESSIONAL  
LAND SURVEYOR

4530 BISHOP LANE, STE. 109  
LOUISVILLE, KY 40218  
PHONE (502) 451-1855  
WWW.OPSPPLUS.NET  
THIS DOCUMENT COMPLYS WITH 201.KAR.18:150