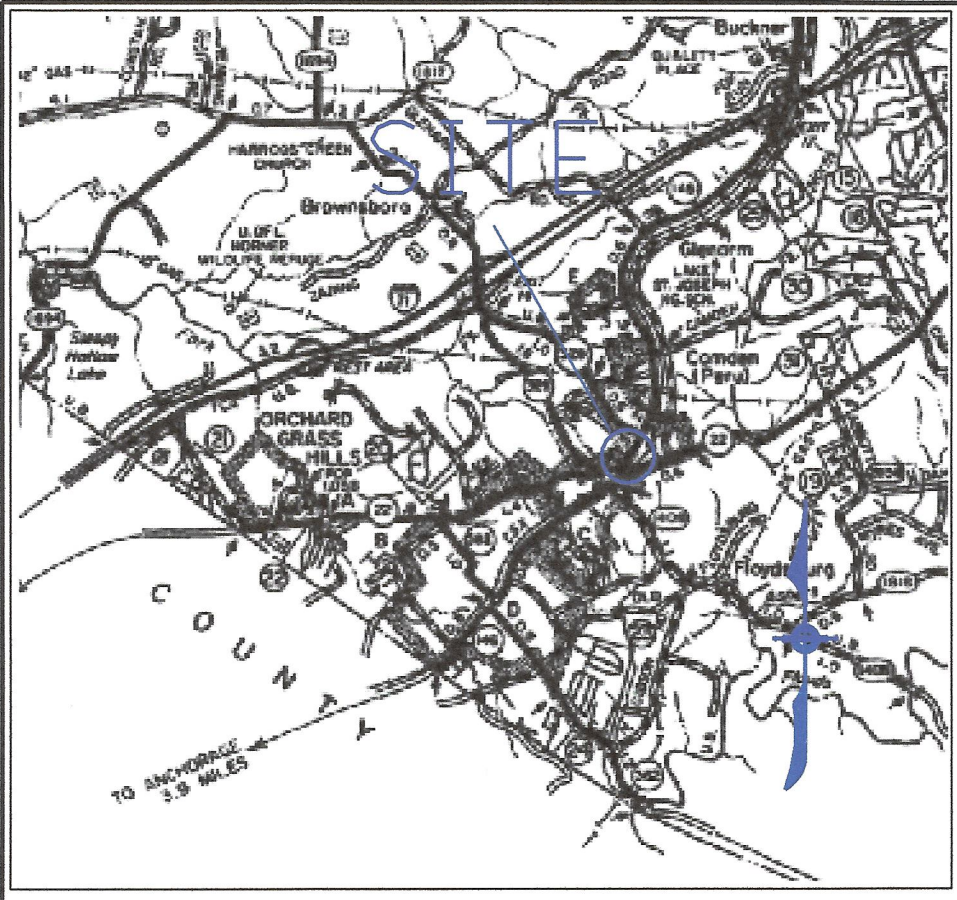




VICINITY MAP
(NOT TO SCALE)

NOTE: BUILDING BEING CONSTRUCTED OVER
AN ASPHALT SURFACE PRODUCING NO ADDITIONAL
RUNOFF FOR STORMWATER.

MONUMENTATION LEGEND

- [A] - SET 1/2" STEEL REBAR, 18" IN LENGTH
WITH CAP STAMPED "SEMONES 3141"
AT LOCATION SHOWN ON PLAT.
- [M] - SET MAG NAIL, 2" IN LENGTH WITH
STAINLESS STEEL WASHER STAMPED
"ROBERT SEMONES 3141"

N=3938506.1025 KENTUCKY SINGLE
E=5171919.5822 ZONE COORDINATES

OU - OVERHEAD UTILITY LINES, ELECTRIC, TELEPHONE
AND TELCOMM LINES

GSL - SERVICE GAS LINE TO THE BUILDING

GL - MAIN GAS LINE

WM - WATER METER

SSMH - SANITARY SEWER LINE

■ - EXISTING UTILITY POLE

ZONING CLASSIFICATION - I-1
LIGHT INDUSTRIAL DISTRICT
BUILDING LINE SETBACKS

REQUESTING VARIANCE FOR FRONT SETBACK
AND SIDE SETBACKS

CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND
DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION
WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION
LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER
OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____ DATE _____

OWNER _____ DATE _____

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED
HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY
OF THE MINIMUM STANDARDS OF PRACTICE AS SET FORTH
BY THE KENTUCKY STATE BOARD OF LICENSURE FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS
DESCRIBED IN STANDARDS OF PRACTICE 201 KAR 18:150
DATED DECEMBER 31, 2010

ROBERT T SEMONES
KY PLS 3141



9/3/2026

DATE

REFERENCE BEARING

FROM GRID COORDINATES DERIVED FROM GPS METHOD
USING A SPECTRA GEOSPATIAL SP85 RECEIVER-
SERIAL NUMBER 5949500198 UTILIZING TRIMBLE ACCESS
AS A VRS NETWORK ROVER - DIRECT GPS OBSERVATION
LINKED TO KY COORS STATION- CORRECTION RECEIVED
VIA AT&T MIFI MODEM AND ARE NAD83 KY SINGLE ZONE

GIS INFORMATION

KENTUCKY SINGLE ZONE STATE PLANE 1983
LOCAL DATUM - NAD 1983 (CONUS) (M01)
GLOBAL REFERENCE DATUM - NAD83 (2011)
GEOID MODEL - GEOID18 (CONUS) FIXED
DISPLACEMENT MODEL - HTDP V3.2.9

RIGHT OF WAY SHOWN FOR KY 22

THE RIGHT OF WAY SHOWN FOR KY 22 WAS ESTABLISHED
BY PAST SURVEY OF THE PROPERTY DATED 1/5/1995.

BEARINGS AND DISTANCES HAVE NOT BEEN
ADJUSTED FOR CLOSURE.

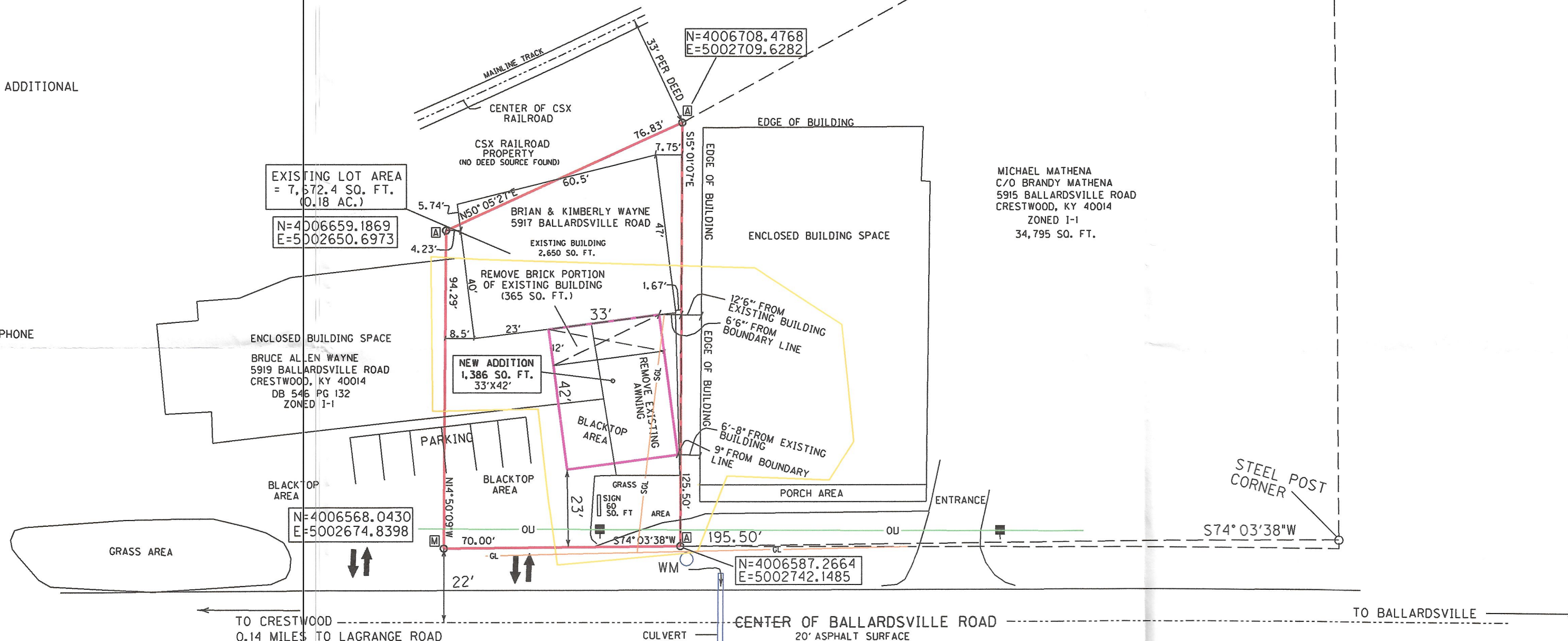
SURVEY CLASSIFICATION

THIS SURVEY AND PLAT MEETS OR EXCEEDS
THE TECHNICAL STANDARDS FOR AN URBAN
SURVEY FOR URBAN LAND IN ACCORDANCE
WITH 201 KAR 18:150.

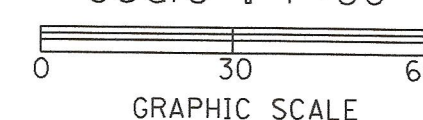
THE RELATIVE POSITIONAL ACCURACY
OF THE MEASUREMENTS EXCEEDS THE
KENTUCKY MINIMUM STANDARDS OF 0.05'
+100 PPM FOR AN URBAN SURVEY.

EXCEPTIONS TO SURVEY

THIS SURVEY IS SUBJECT TO ALL RIGHTS
OF WAYS, EASEMENTS, CONVEYANCES AND
RESTRICTIONS THAT A TITLE EXAMINATION
WOULD REVEAL. NO TITLE REPORT WAS
PROVIDED TO THE SURVEYOR FOR THIS SURVEY.



Scale : 1"=30'



PURPOSE OF PLAN

TO ILLUSTRATE THE EXISTING BOUNDARY LINES AND MONUMENTATION
OF THE PROPERTY OWNED BY BRIAN AND KIMBERLY WAYNE AS DESCRIBED
IN DB 1420, PG 254 AND AS SHOWN BY SURVEY DATED JANUARY 5, 1995
BY JACK L. TARR, KY PLS 2984.

TO ILLUSTRATE THE LOCATION OF THE BUILDING ADDITION IN RELATION
WITH THE BOUNDARY LINES AND ADJOINING BUILDINGS.

PLAT & SURVEY BY:
SEMONES LAND SURVEYING, PLLC
PERMIT #833
ROBERT T. SEMONES
KY PLS 3141
317 WEST FOURTH STREET
FRANKFORT, KY. 40601
502-319-5311
roberttsemones@gmail.com
robert.semones@yahoo.com
FIELD COMPLETION DATE: 09/02/2026
DATE OF PLAT: 09/02/2026

CLIENT AND CONTACT
BRANDY MATHENA
502-667-0579

VARIANCE REQUEST PLOT PLAN

OLDHAM COUNTY, KENTUCKY
W. HWY 22
(BALLARDSVILLE ROAD)

OWNERS
BRIAN AND KIMBERLY WAYNE
5917 W. HWY 22
CRESTWOOD, KY 40014
ADDRESS OF PROPERTY SURVEYED
5917 W. HWY 22

TITLE REFERENCE DEED BOOK 1420, PAGE 254
COUNTY OF OLDHAM, KY
ZONED LIGHT INDUSTRIAL (I-1)
PVA ID: 23-00-00-41D

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY
SURVEY AND COMPLIES WITH 201 KAR 18:150.

PROPERTY LOCATED APPROXIMATELY 0.14 MILES EAST
FROM THE INTERSECTION OF LAGRANGE ROAD
LYING ON THE NORTH SIDE OF BALLARDSVILLE ROAD.

NO CEMETERY FOUND ON SURVEY SITE.