

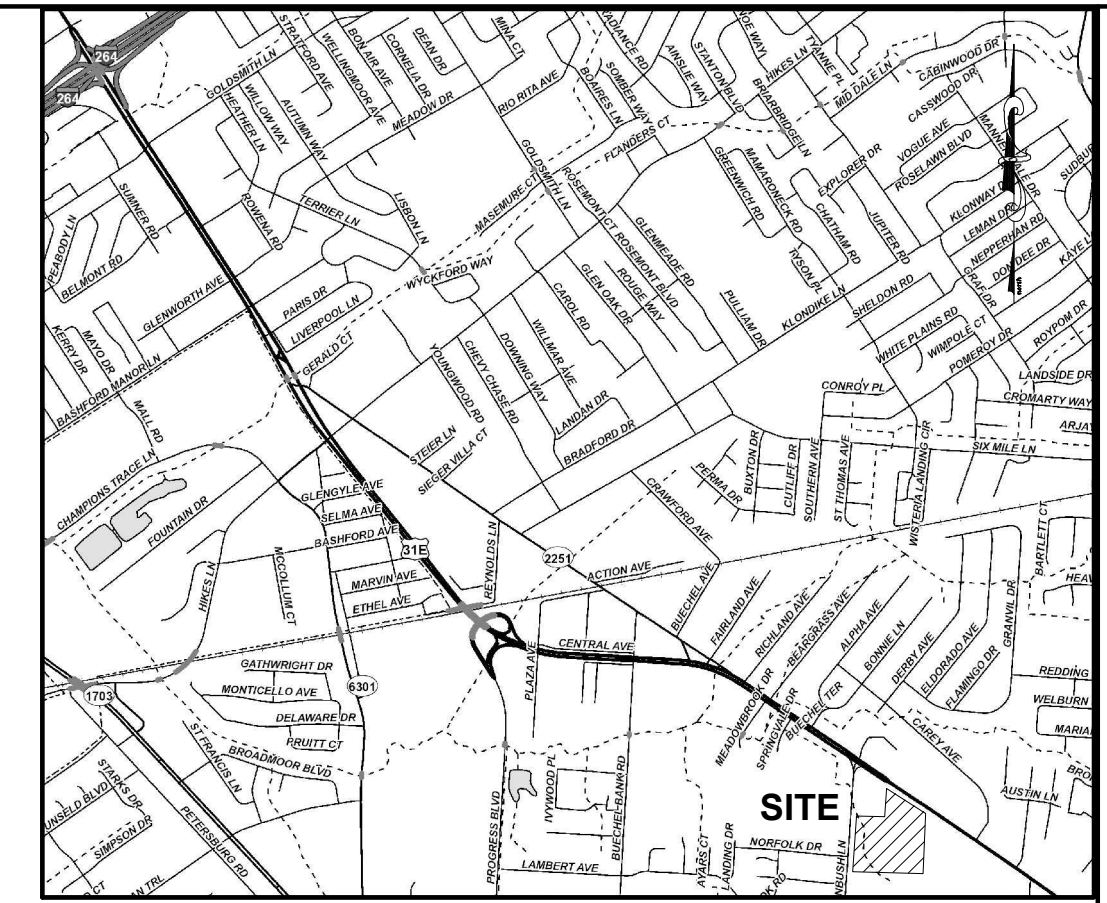
MINOR SUBDIVISION PLAT OF PROPERTIES LOCATED AT 4310, 4314 & 4318 BARDSTOWN RD. & 4401, 4403 & 4405 FEGENBUSH LN. LYING IN LOUISVILLE / JEFFERSON COUNTY, KENTUCKY

OWNERS:
JOHN & MICHAEL VOGT
20 LAKEVIEW DR S
HAINES CITY, FL 33844

CRYSTAL CLEAN CAR WASH INC.
4401 FEGENBUSH LN
LOUISVILLE, KY 40228

STERLING TRUST CO FBO OF JOHN VOGT
4500 BLAKEMORE LN
LA GRANGE, KY 40031

- REFERENCES**
JOHN P. VOGT ET AL
1. D.B. 6896 PG. 274, JEFFERSON COUNTY CLERK LAND RECORDS
2. D.B. 6852 PG. 416, JEFFERSON COUNTY CLERK LAND RECORDS
3. D.B. 8171 PG. 908, JEFFERSON COUNTY CLERK LAND RECORDS
4. D.B. 8476 PG. 739, JEFFERSON COUNTY CLERK LAND RECORDS
- CRYSTAL CLEAN CARWASH, INC.
1. D.B. 10830 PG. 139, JEFFERSON COUNTY CLERK LAND RECORDS
- STERLING TRUST CO.
1. D.B. 8697 PG. 138, JEFFERSON COUNTY CLERK LAND RECORDS



CURVE TABLE

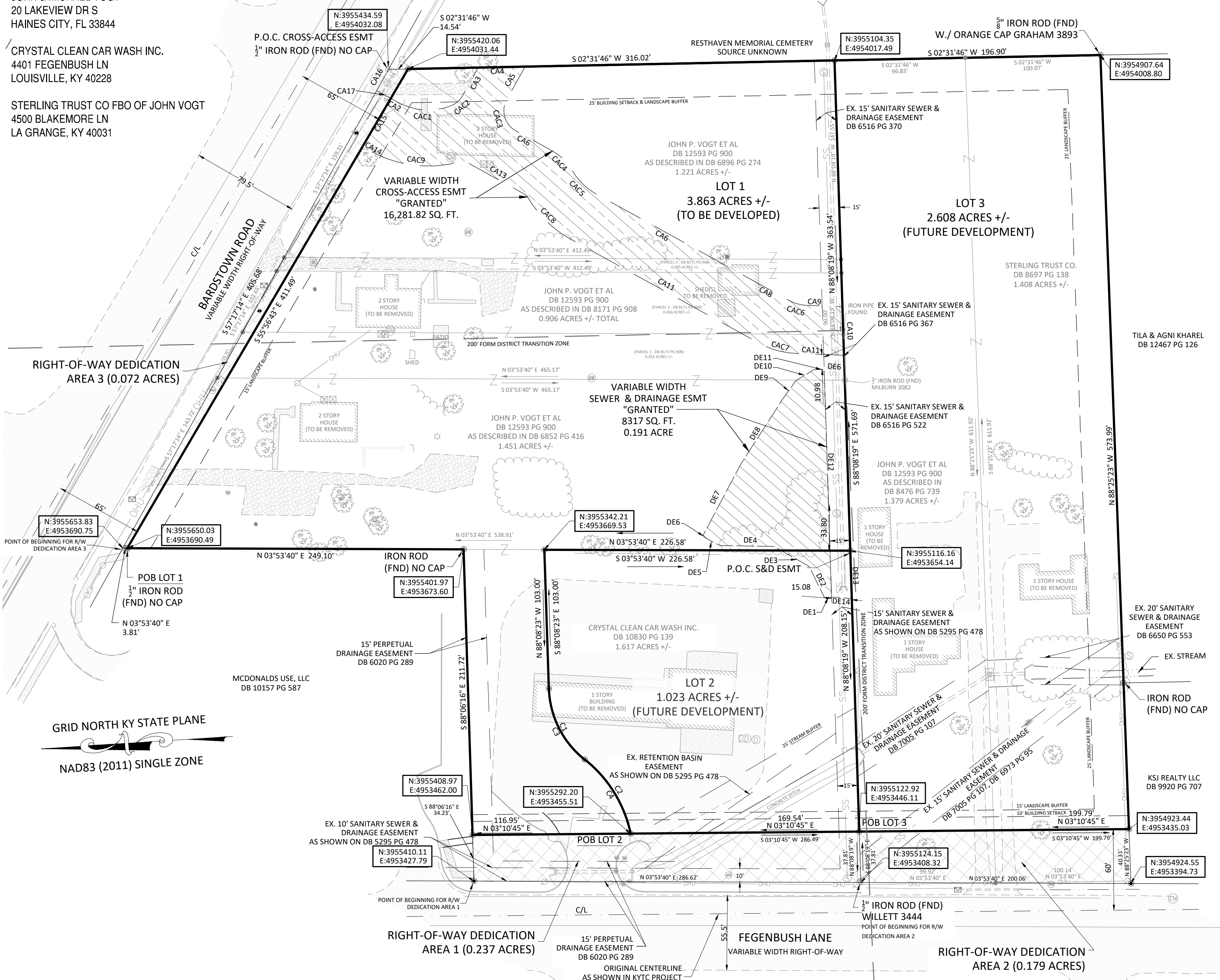
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	105.72'	64.50'	N 29° 55' 04" E	39° 39' 20"
C2	150.00'	105.72'	64.50'	S 61° 55' 51" W	39° 39' 20"

S&D ESMT LINE & CURVE TABLE

LINE	BEARING	DISTANCE
DE1	N 03° 53' 40" W	11.73
DE2	N 03° 53' 40" W	11.73
DE3	N 03° 53' 40" W	11.73
DE4	N 03° 53' 40" W	11.73
DE5	N 03° 53' 40" W	11.73
DE6	N 03° 53' 40" W	11.73
DE7	N 03° 53' 40" W	11.73
DE8	N 03° 53' 40" W	11.73
DE9	N 03° 53' 40" W	11.73
DE10	N 03° 53' 40" W	11.73
DE11	N 03° 53' 40" W	11.73
DE12	N 03° 53' 40" W	11.73
DE13	N 03° 53' 40" W	11.73
DE14	N 03° 53' 40" W	11.73
DE15	N 03° 53' 40" W	11.73
DE16	N 03° 53' 40" W	11.73
DE17	N 03° 53' 40" W	11.73
DE18	N 03° 53' 40" W	11.73
DE19	N 03° 53' 40" W	11.73
DE20	N 03° 53' 40" W	11.73
DE21	N 03° 53' 40" W	11.73
DE22	N 03° 53' 40" W	11.73
DE23	N 03° 53' 40" W	11.73
DE24	N 03° 53' 40" W	11.73
DE25	N 03° 53' 40" W	11.73
DE26	N 03° 53' 40" W	11.73
DE27	N 03° 53' 40" W	11.73
DE28	N 03° 53' 40" W	11.73
DE29	N 03° 53' 40" W	11.73
DE30	N 03° 53' 40" W	11.73
DE31	N 03° 53' 40" W	11.73
DE32	N 03° 53' 40" W	11.73
DE33	N 03° 53' 40" W	11.73
DE34	N 03° 53' 40" W	11.73
DE35	N 03° 53' 40" W	11.73
DE36	N 03° 53' 40" W	11.73
DE37	N 03° 53' 40" W	11.73
DE38	N 03° 53' 40" W	11.73
DE39	N 03° 53' 40" W	11.73
DE40	N 03° 53' 40" W	11.73
DE41	N 03° 53' 40" W	11.73
DE42	N 03° 53' 40" W	11.73
DE43	N 03° 53' 40" W	11.73
DE44	N 03° 53' 40" W	11.73
DE45	N 03° 53' 40" W	11.73
DE46	N 03° 53' 40" W	11.73
DE47	N 03° 53' 40" W	11.73
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DE49	N 03° 53' 40" W	11.73
DE50	N 03° 53' 40" W	11.73
DE51	N 03° 53' 40" W	11.73
DE52	N 03° 53' 40" W	11.73
DE53	N 03° 53' 40" W	11.73
DE54	N 03° 53' 40" W	11.73
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DE61	N 03° 53' 40" W	11.73
DE62	N 03° 53' 40" W	11.73
DE63	N 03° 53' 40" W	11.73
DE64	N 03° 53' 40" W	11.73
DE65	N 03° 53' 40" W	11.73
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DE78	N 03° 53' 40" W	11.73
DE79	N 03° 53' 40" W	11.73
DE80	N 03° 53' 40" W	11.73
DE81	N 03° 53' 40" W	11.73
DE82	N 03° 53' 40" W	11.73
DE83	N 03° 53' 40" W	11.73
DE84	N 03° 53' 40" W	11.73
DE85	N 03° 53' 40" W	11.73
DE86	N 03° 53' 40" W	11.73
DE87	N 03° 53' 40" W	11.73
DE88	N 03° 53' 40" W	11.73
DE89	N 03° 53' 40" W	11.73
DE90	N 03° 53' 40" W	11.73
DE91	N 03° 53' 40" W	11.73
DE92	N 03° 53' 40" W	11.73
DE93	N 03° 53' 40" W	11.73
DE94	N 03° 53' 40" W	11.73
DE95	N 03° 53' 40" W	11.73
DE96	N 03° 53' 40" W	11.73
DE97	N 03° 53' 40" W	11.73
DE98	N 03° 53' 40" W	11.73
DE99	N 03° 53' 40" W	11.73
DE100	N 03° 53' 40" W	11.73

CROSS ACCESS ESMT LINE & CURVE TABLE

LINE	BEARING	DISTANCE
CA1	N 03° 53' 40" W	11.73
CA2	N 03° 53' 40" W	11.73
CA3	N 03° 53' 40" W	11.73
CA4	N 03° 53' 40" W	11.73
CA5	N 03° 53' 40" W	11.73
CA6	N 03° 53' 40" W	11.73
CA7	N 03° 53' 40" W	11.73
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CA12	N 03° 53' 40" W	11.73
CA13	N 03° 53' 40" W	11.73
CA14	N 03° 53' 40" W	11.73
CA15	N 03° 53' 40" W	11.73
CA16	N 03° 53' 40" W	11.73
CA17	N 03° 53' 40" W	11.73



- LEGEND**
- BOUNDARY W/ MONUMENTS
 - ADJACENT PROPERTY
 - PROPERTY BOUNDARY LINES REMOVED BY THIS PLAT
 - SETBACK
 - EASEMENT
 - RIGHT OF WAY DEDICATION AREA(S)
 - CROSS ACCESS EASEMENT
 - SEWER AND DRAINAGE EASEMENT
 - PROPERTY CORNER MONUMENTATION FOUND (FND) AS NOTED
 - PROPERTY CORNER MONUMENTATION 5/8" IRON ROD W/ "HALE 4156" CAP (TO BE SET PRIOR TO PLAT APPROVAL)
 - RECORD PROPERTY CORNER LOCATION (NO MONUMENTATION FND OR SET)

- GENERAL SURVEY NOTES**
- THE PURPOSE OF THIS SURVEY AND PLAT IS TO RE-CONFIGURE THE SUBJECT PROPERTIES AS SHOWN AND FURTHER EXPLAINED HERETO. THE PROPERTIES OWNED BY JOHN P. VOGT ET AL AND DESCRIBED IN THE FOLLOWING DEED BOOK (D.B.) PAGE (PG.) NUMBERS D.B. 6852 PG. 416; D.B. 8171 PG. 908 (PARCELS L 2 & 3); D.B. 6896 PG. 274 WILL BE CONSOLIDATED WITH A PORTION OF THE PROPERTY CURRENTLY OWNED BY CRYSTAL CLEAN CARWASH INC. AND DESCRIBED IN D.B. 10830 PG. 139 SHOWN HEREON AS LOT 1. THE REMAINDER OF THE CRYSTAL CLEAN CARWASH PROPERTY DESCRIBED IN D.B. 10830 PG. 139 IS SHOWN HEREON AS LOT 2. ADDITIONALLY THE PROPERTIES CURRENTLY OWNED BY JOHN P. VOGT ET AL DESCRIBED IN D.B. 8476 PG. 739 AND STERLING TRUST CO. DESCRIBED IN D.B. 8697 PG. 138 WILL BE CONSOLIDATED AND KNOWN AS LOT 3 SHOWN HEREON. ALSO A CROSS ACCESS EASEMENT, SEWER & DRAINAGE EASEMENT & RIGHT OF DEDICATION AREAS ARE SHOWN ON THIS PLAT.
 - THIS SURVEY WAS MADE ON THE GROUND, AS PER THE FIELD NOTES SHOWN ON THIS SURVEY, AND CORRECTLY SHOWS (I) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY, THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON, (II) THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER MATTERS OF RECORD AFFECTING OR BENEFITING THE SUBJECT PROPERTY (OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) (III) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY, TOGETHER WITH THE WIDTH AND NAME THEREOF, AND (IV) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY.
 - TOTAL NET AREA OF THE SUBJECT PROPERTY IS: 7.982 ACRES +/-.
 - THERE WAS NO OBSERVED EVIDENCE OF A) RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OR B) RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY BARDSTOWN ROAD AND FEGENBUSH LANE, BEING PAVED, DEDICATED, PUBLIC RIGHTS-OF-WAY.
 - ITEMS REFERRED TO BY BOOK AND PAGE ARE RECORDS OF THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.
 - EVIDENCE OF AN ADJACENT CEMETERY WERE OBSERVED DURING THE SURVEY.
 - NO ENCROACHMENTS WERE OBSERVED DURING THE SURVEY.
 - ALL TRACTS ARE CONTIGUOUS ALONG THEIR EDGES, WITH NO GAPS OR GORES.
 - ZONING: C1 (COMMERCIAL) PER LOUISVILLE/JEFFERSON COUNTY INFORMATION CONSORTIUM (LOIC) ONLINE ZONING MAP SERVICE. THE DISTRICT IS SUBURBAN MARKETPLACE CORRIDOR.
 - NORTH AND ALL BEARINGS HEREON ARE BASED ON GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE NAD83 (2011), AS OBSERVED BY G.N.S.S. OBSERVATIONS TAKEN AT FOUND RECORD PROPERTY BOUNDARY MONUMENTATION OF THE SUBJECT PROPERTY.
 - DISTANCE SHOWN HEREON ARE US SURVEY FEET (GRID) AND DECIMAL PARTS THEREOF.
 - EVIDENCE OF AN UNDERGROUND STRUCTURE EXIST ON THE 4314 BARDSTOWN RD. PROPERTY. EXTENTS AND EXACT LOCATION WAS OUT OF THE SCOPE OF THIS SURVEY.
 - ACCESS/SHARED PARKING PROVIDED PER CROSSOVER ACCESS AGREEMENT TO BE RECORDED WITH THIS PLAT.
 - BEARING DATUM FOR THIS PLAT IS BASED ON KENTUCKY COORDINATE SYSTEM (SINGLE ZONE) NORTH AMERICAN DATUM OF 1983.
 - THIS SITE IS SUBJECT TO THE BINDING ELEMENTS OF CASE 23-DDP-0045 ON FILE IN THE OFFICES OF THE LOUISVILLE PLANNING COMMISSION.
 - THIS SITE LIES WITHIN THE KARST TERRAIN AREA. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4 SECTION 9 OF THE LAND DEVELOPMENT CODE.

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY
COUNTY OF JEFFERSON

I, _____

A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID DO HEREBY CERTIFY THAT THE FORGOING PLAT OF 4310, 4314 & 4318 BARDSTOWN RD. & 4401, 4403 & 4405 FEGENBUSH LN. WAS THIS DAY PRESENTED TO ME BY _____ KNOWN TO ME, WHO EXECUTED THE CERTIFICATES IN MY PRESENCE AND ACKNOWLEDGE IT TO BE _____ FREE ACT AND DEED, WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____

MY COMMISSION EXPIRES: _____ DAY OF _____ 20____

NOTARY PUBLIC _____

I.D.# _____

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____

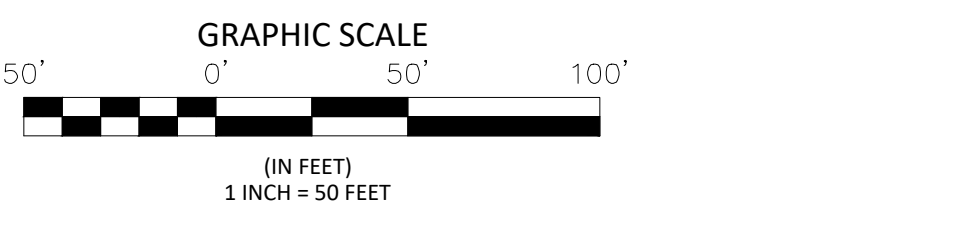
Invalid if not recorded before this date: _____

Louisville Metro Planning Commission _____

Approval subject to attached certificates.

Special requirements(s): _____

Docket No. _____



FLOOD CERTIFICATION

AS SHOWN ON FLOOD INSURANCE RATE MAP (FEMA) COMMUNITY PANEL NO. 21111C0078F, EFFECTIVE FEBRUARY, 2021, THE SUBJECT PROPERTY IS SITUATED IN FLOOD HAZARD AREA X, NOT SUBJECT TO THE 1% ANNUAL FLOOD CHANCE. FLOOD HAZARD DETERMINATION WAS BASED ON A REVIEW OF THE FIRM MAP. IT SHALL NOT BE CONSTRUED AS CONFIRMATION OR DENIAL OF FLOODING POTENTIAL OR HAZARDS.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PROPERTY PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION, COURSES, AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. THE CLOSED LOOP CLOSURE PRECISION IS 1:407306.10' AND HAS NOT BEEN ADJUSTED

Daniel Hale
DANIEL HALE
KENTUCKY PROFESSIONAL LAND SURVEYOR NO. PLS-4156
05/20/2024
DATE

ZONING CERTIFICATE

THIS CERTIFICATE MUST BE SIGNED BY THE OWNER(S) OF ALL PROPERTY SHOWN ON THE PLAT.

WITH THE EXCEPTION OF THOSE EXISTING ENCROACHMENTS WHICH ARE NOT AFFECTED BY THE ACTIONS OF THIS PLAT AND ARE NOTED HEREON, I, WE 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 SHALL BE IN COMPLIANCE WITH ALL THE PROVISIONS OF THE FORM DISTRICT REGULATIONS. WITH THE EXCEPTION OF THOSE ENCROACHMENTS NOTED ON THE FACE OF THE PLAT, ANY SUCH BUILDINGS OR IMPROVEMENTS NOT IN COMPLIANCE WITH THE FORM DISTRICT REGULATIONS HAVE BEEN GRANTED ALL NECESSARY VARIANCES BY THE BOARD OF ZONING ADJUSTMENT AS DESCRIBED IN DOCKET NO. 23-DDP-0045 OR DOCUMENTATION OF THE EXISTENCE OF THE BUILDINGS OR IMPROVEMENTS PRIOR TO THE ADOPTION OF THE APPLICABLE REGULATIONS HAS BEEN SUBMITTED TO PLANNING COMMISSION STAFF.

ORIGINAL CENTERLINE ARCHIVES (PROJ.# RS-56-8-1)

OWNER(S) SIGNATURE _____

OWNER(S) SIGNATURE _____

OWNER(S) SIGNATURE _____

CERTIFICATE OF SANITARY SEWER AND DRAINAGE EASEMENT

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 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)

CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THE SAME TO BE THE PLAT OF 4310, 4314 & 4318 BARDSTOWN RD / 4403 FEGENBUSH LN. AND DOES HEREBY DEDICATE TO PUBLIC USE _____ R/W DEDICATION AREA #2 & R/W DEDICATION AREA #3 SHOWN THEREON.

HUTTON LOUISVILLE BARDSTOWN KY ST, LLC

CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THE SAME TO BE THE PLAT OF 4401 FEGENBUSH LN. AND DOES HEREBY DEDICATE TO PUBLIC USE _____ R/W DEDICATION AREA #2 SHOWN THEREON.

HUTTON LOUISVILLE BARDSTOWN KY ST, LLC

CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THE SAME TO BE THE PLAT OF 4401 FEGENBUSH LN. AND DOES HEREBY DEDICATE TO PUBLIC USE _____ R/W DEDICATION AREA #1 SHOWN THEREON.

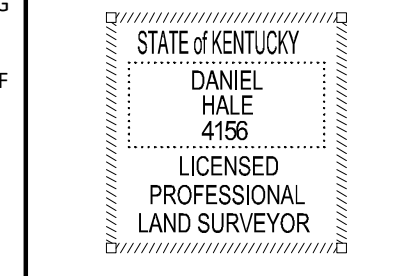
HUTTON LOUISVILLE BARDSTOWN KY ST, LLC

MINOR SUBDIVISION PLAT
FOR THE PROPERTIES LOCATED AT
4310, 4314 & 4318 BARDSTOWN ROAD
&
4401, 4403 & 4405 FEGENBUSH LANE
LOUISVILLE / JEFFERSON / KY / 40220

Bowman

Bowman Consulting Group Ltd
3001 TAYLOR SPRINGS DRIVE
LOUISVILLE, KY 40220
Phone: (502) 459-8402
www.bowman.com
© 2021 Bowman Consulting Group Ltd

SITE INFORMATION:
TAX BLOCK 618
LOIS 8 - 10, 52, 56, 121, 125-128



REVISION LOG

DATE	REVISION	PER
2/9/24	REVISE PER P&Z	
2/15/24	FIX ERROR	
4/4/24	REVISE PER P&Z	
4/26/24	REVISE PER P&Z	
5/20/24	REVISE PER P&Z	

DATE	DESCRIPTION
SS	JRE DNH
FIELD	DRAWN CHKD
SCALE	1"=50'
JOB No.	011235-01-002
DATE	5/20/2024
DRAWING:	
P:\2025\011235-01-002 - Wawa(SV) - Bardstown Rd - Fegenbush Ln, Louisville, KY - LCO\Drawings Models\Survey\Work\011235-01-002 - Wawa Bardstown Rd - Consolidation, rev. 5, 20240520.dwg	
SHEET	1 OF 1