

**LEGAL DESCRIPTION**  
**(FOR REZONING R4 to C1)**

Being certain tracts of land in Jefferson County, Kentucky, located west of South Hurstbourne Parkway, south and east of Watterson Trail, bound on the south by Bardstown Road and being more particularly described as follows:

Commencing at a point on the North Right-of-Way line of said Bardstown Road approximately 1,900 feet northwest of it's intersection with the west right-of-way line of said South Hurstbourne Parkway; Thence running with the north right-of-way line of said Bardstown Road, N 51°35'56" W, a distance of 670.64 feet to a point, being the southeast corner to a tract of land conveyed to Peggy Sue Uhlman Revocable Trust by deed recorded in Deed Book 8874, Page 639, in the office of the Clerk of Jefferson County, Kentucky, said point also being the **True Point of Beginning**;

Thence with the east line of said Uhlman tract, N 26°57'08" E, a distance of 766.75 feet to a point; Thence leaving said Uhlman tract, S 59°43'56" E, a distance of 317.78 feet to a point in the west line of a tract of land conveyed to Regal Park, LLC, as recorded in Deed Book 12346, Page 244 in the office aforesaid; Thence with the lines of said Regal Park tract, S 26°57'30" W, a distance of 34.88 feet to a point; Thence S 63°03'02" E, a distance of 340.01 feet to a point in the west line of a tract of land conveyed to Sky Farms, LLC, as recorded in Deed Book 10760, Page 773 in the office aforesaid; Thence with the west line of said Sky Farms tract, S 26°56'58" W, a distance of 846.63 feet to a point in the north right-of-way line of said Bardstown Road, said point also being the point of commencement; thence with said right-of-way line, N 51°35'56" W, a distance of 670.64 feet to the True Point of Beginning.

Having an area of 526,693 square feet, 12.09 acres.

Being a portion of the same property conveyed to Regal Park LLC, of record in Deed dated May 4, 2022, as recorded in Deed Book 12346, Page 238 in the Office of the Clerk of Jefferson County, Kentucky.

Being the same property conveyed to the Roman Catholic Bishop of Louisville of record in deed dated July 28, 2016, as recorded in Deed Book 10673, Page 406 in the Office of the Clerk of Jefferson County, Kentucky.

**LEGAL DESCRIPTION**  
**(FOR REZONING R4 to R6)**

Being certain tracts of land in Jefferson County, Kentucky, located west of South Hurstbourne Parkway, south and east of Watterson Trail, north of Bardstown Road and being more particularly described as follows:



Commencing at a point on the North Right-of-Way line of said Bardstown Road approximately 1,900 feet northwest of it's intersection with the west right-of-way line of said South Hurstbourne Parkway; Thence running with the north right-of-way line of said Bardstown Road, N 51°35'56" W, a distance of 670.64 feet to a point, being the southeast corner to a tract of land conveyed to Peggy Sue Uhlman Revocable Trust by deed recorded in Deed Book 8874, Page 639, in the office of the Clerk of Jefferson County, Kentucky; Thence with the east line of said Uhlman tract, N 26°57'08" E a distance of 766.75 feet to a point, being the **True point of Beginning**;

Thence continuing with the east line of said Uhlman tract, N 26°57'08" E a distance of 779.31 feet to a point in the south line of a tract of land conveyed to 4700 South Hurstbourne Parkway, LLC as recorded in Deed Book 12181, Page 779 in the office aforesaid; Thence with said south line, S 85°39'18" E a distance of 343.76 feet to a point, being the northwest corner to a tract of land conveyed to Regal Park LLC, as recorded in Deed Book 12346, Page 244 in the office aforesaid; Thence with the west line of said Regal Park tract, S 26°57'30" W, a distance of 929.83 feet to a point in said line; Thence leaving said line, N 59°43'56" W, a distance of 317.78 feet to the point of beginning.

Having an area of 271,152 square feet, 6.22 acres.

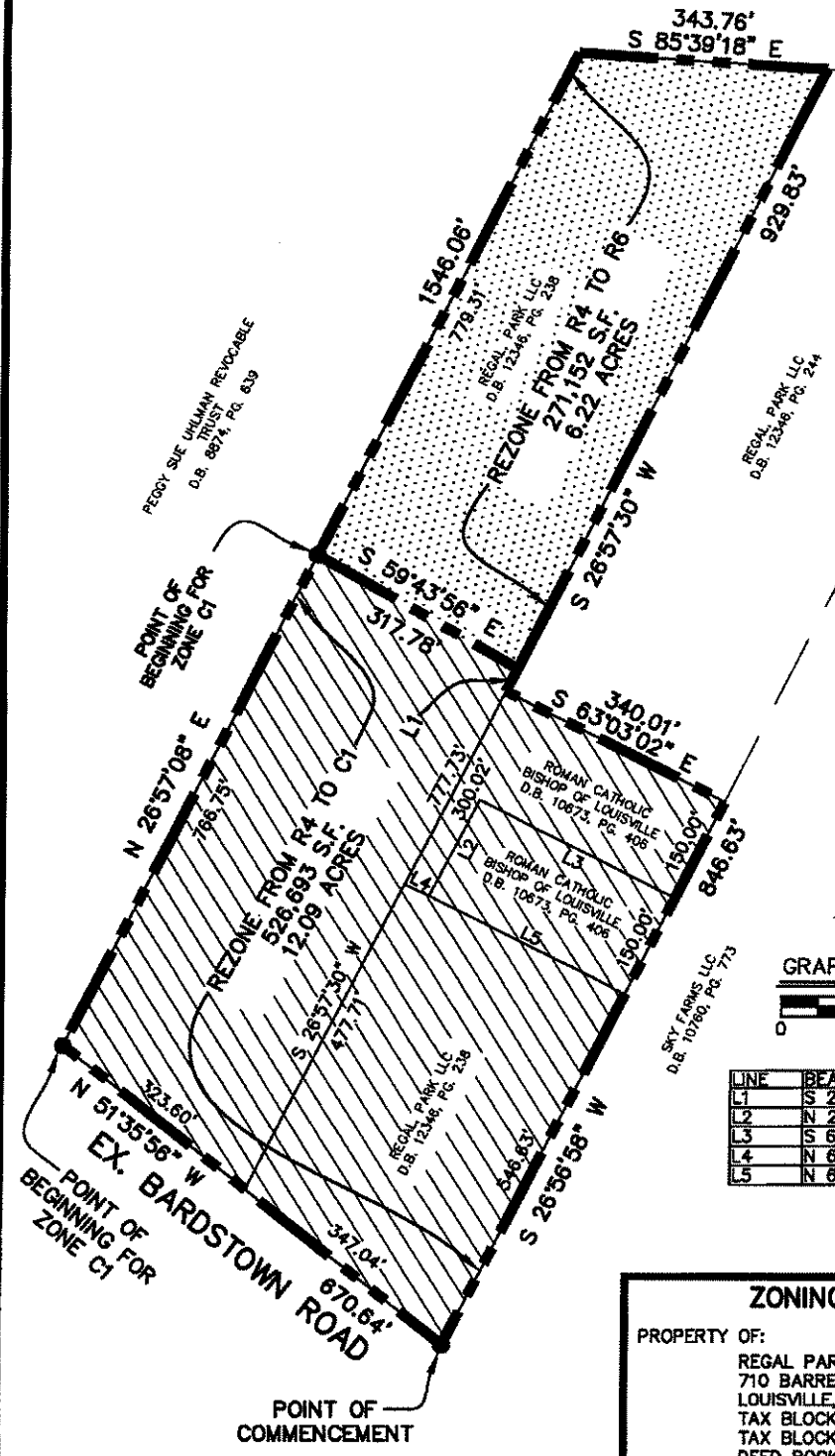
Being a portion of the same property conveyed to Regal Park, LLC, of record in deed dated May 4, 2022, as recorded in Deed Book 12346, Page 238 in the Office of the Clerk of Jefferson County, Kentucky.

**LEGEND**

-  DENOTES REZONING FROM R4 TO C1 = 526,693 SQUARE FEET
-  DENOTES REZONING FROM R4 TO R6 = 271,152 SQUARE FEET

4700 SOUTH HURSTBORNE PARKWAY, LLC.  
D.B. 12181, PG. 779

EX. HURSTBORNE  
PKWY. VAR. R/W



GRAPHIC SCALE 1"=200'



LINE	BEARING	DISTANCE
L1	S 26°57'30" W	34.88'
L2	N 26°56'57" E	150.02'
L3	S 63°03'02" E	302.94'
L4	N 63°03'14" W	37.12'
L5	N 63°03'14" W	302.94'

**ZONING EXHIBIT**

PROPERTY OF:  
 REGAL PARK, LLC.  
 710 BARRET AVE.  
 LOUISVILLE, KY. 40204  
 TAX BLOCK 0050, LOT 0276  
 TAX BLOCK 0050, LOT 0269  
 DEED BOOK 12346, PAGE 238

ROMAN CATHOLIC BISHOP OF LOUISVILLE  
 3940 POPLAR LEVEL ROAD  
 LOUISVILLE, KY. 40213  
 TAX BLOCK 0050, LOT 0270  
 TAX BLOCK 0050, LOT 0072  
 DEED BOOK 10673, PAGE 406  
 LOUISVILLE, KY. 40291

PROPERTY ADDRESS:  
 5119, 5201 BARDSTOWN RD  
 LOUISVILLE, KY 40291

DATE: 05/25/22 SCALE: 1"=200'



**MINDEL SCOTT**  
 ENGINEERING ► SURVEYING ►  
 PLANNING ► LANDSCAPE ARCHITECTURE  
 5151 Jefferson Blvd. Louisville, KY 40219  
 502-485-1508 ► MindelScott.com

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