

LAND DESCRIPTION

BEING LAND LOCATED IN THE CITY OF LOUISVILLE, JEFFERSON COUNTY, KENTUCKY AND BEING A PORTION OF BLOCK 43 OF VANCE LAND COMPANY'S SUBDIVISION OF HIGHLAND PARK AS SHOWN IN PLAT BOOK 1 PAGE 91 OF RECORD IN THE CLERK'S OFFICE OF JEFFERSON COUNTY, KENTUCKY AND BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTHERLY RIGHT OF WAY LINE OF WOODLAWN AVENUE, FORMERLY POCAHONTAS AVENUE (50' R.O.W.); ON THE EAST BY THE WESTERLY RIGHT OF WAY LINE OF THE FIRST ALLEY (15' R.O.W.) WEST OF PARK BOULEVARD (60' R.O.W.); ON THE SOUTH BY THE NORTHERLY RIGHT OF WAY LINE OF WABASSO AVENUE (50' R.O.W.); AND ON THE WEST BY THE EASTERLY RIGHT OF WAY LINE OF LOUISVILLE AVENUE (146' R.O.W.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN SET, THE NORTHWESTERLY CORNER OF BLOCK 43 OF SAID SUBDIVISION, AND ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY CORNER OF LOUISVILLE AVENUE AND WOODLAWN AVENUE AFORESAID, AND BEING FURTHER DESCRIBED AS THE NORTHWESTERLY CORNER OF A TRACT CONVEYED TO ARROW ELECTRIC CO., INC. IN DEED BOOK 5311 PAGE 504 OF RECORD IN THE CLERK'S OFFICE AFORESAID; THENCE WITH THE SOUTHERLY RIGHT OF WAY LINE OF WOODLAWN AVENUE AFORESAID NORTH 77 DEGREES 31 MINUTES 22 SECONDS EAST, 465 FEET TO A POINT BEING REFERENCED BY AN EXISTING PIPE (0.05' SOUTH AND 0.15' WEST), AND BEING THE NORTHEASTERLY CORNER OF A TRACT CONVEYED TO ARROW ELECTRIC CO. INC. IN DEED BOOK 5096 PAGE 235 OF RECORD IN THE CLERK'S OFFICE AFORESAID. SAID POINT ALSO BEING THE SOUTHWESTERLY RIGHT OF WAY CORNER OF SAID AVENUE AND AN ALLEY (15' R.O.W.); THENCE WITH THE WESTERLY RIGHT OR WAY LINE OR SAID ALLEY SOUTH 12 DEGREES 30 MINUTES 00 SECONDS EAST. 265 FEET TO AN IRON PIN SET, THE NORTHWESTERLY RIGHT OF WAY CORNER OF SAID ALLEY AND WABASSO AVENUE (50' R.O.W.), SAID IRON PIN BEING THE SOUTHEASTERLY CORNER OF A TRACT CONVEYED TO ARROW ELECTRIC CO., INC. IN DEED BOOK 5363 PAGE 506 OF RECORD IN THE CLERK'S OFFICE AFORESAID; THENCE WITH THE NORTHERLY RIGHT OF WAY LINE OF WABASSO AVENUE AFORESAID SOUTH 77 DEGREES 31 MINUTES 22 SECONDS WEST, 465 FEET TO AN IRON PIN SET, THE SOUTHWESTERLY CORNER OF BLOCK 43 OF SAID SUBDIVISION, AND BEING THE NORTHEASTERLY RIGHT OF WAY CORNER OF LOUISVILLE AVENUE AND WABASSO AVENUE AFORESAID, SAID IRON PIN BEING FURTHER DESCRIBED AS THE SOUTHWESTERLY CORNER OR A TRACT CONVEYED TO ARROW ELECTRIC CO., INC. IN DEED BOOK 4775 PAGE 747 OF RECORD IN THE CLERK'S OFFICE AFORESAID: THENCE WITH THE EASTERLY RIGHT OF WAY LINE OF LOUISVILLE AVENUE NORTH 12 DEGREES 30 MINUTES 00 SECONDS WEST, 265 FEET TO THE POINT OF BEGINNING, CONTAINING 2.829 ACRES AS SHOWN ON MINOR PLAT BY DESIGN ENGINEERING, INC. DATED JULY 24, 1991.

MAY 03 2021
PLANNING & DESIGN
SERVICES

21 - ZONE - - 0051