



**STREET VACATION OF 0.021 ACRES  
LOCATED ON DERBY AVENUE DRIVE  
CITY OF LOUISVILLE, JEFFERSON COUNTY,  
COMMONWEALTH OF KENTUCKY**

Situated in the Commonwealth of Kentucky, County of Jefferson, City of Louisville being part of Derby Avenue, a 60' wide right-of-way, in Buechel Terrace Subdivision Section No. 3 as shown on Plat Book 11 Page 70, in the Office of the Clerk of Jefferson County, Kentucky and more particularly described as follows:

**COMMENCING**, at a found 1-inch iron pin located at the intersection of the extension of the eastern and southern lines of Lot 42 as conveyed to Karen & Mark Roberson by Deed Book 7811, Page 979 (Northing=256103.99' Easting=1242838.16');

Thence, with said extended southern lot line, South 80° 13' 46" West, a distance of 40.00 feet at the southern corner of said Lot 42, said point also being the intersection of the northerly 60' right-of-way line of Granvil Drive and the westerly right-of-way of Derby Avenue;

Thence, with the southeast line of said Lot 42, and the westerly right-of-way of Derby Avenue, with a curve to the left having a radius of 40.00 feet, chord bearing of North 35° 13' 46" East, a distance of 56.57 feet, and arc length of 62.83 feet to a point in the eastern line of said Lot 42, and the westerly right-of-way of Derby Avenue;

Thence, continuing with said east line of Lot 42 and said westerly right-of-way line, North 09° 46' 14" West, 95.00' feet, to a set iron pin, and the **POINT OF BEGINNING** for the herein described tract of land;

Thence, continuing with said east line of Lot 42, and said westerly right-of-way line, North 09° 46' 14" West, 15.00 feet, to the northeast corner of Lot 42, and a point in the southern line of a 50' right-of-way for Norfolk & Southern Railway Company;

Thence, leaving the westerly right-of-way of Derby Avenue, along the southern right-of-way of the Norfolk & Southern Railway Company, North 80° 13' 46" East, a distance of 60.00' to a set iron pin at the northwest corner of Lot 41 as conveyed to Gregor V. Kruse III by Deed Book 5358, Page 825, said iron pin also being in the easterly right-of-way of Derby Avenue (Northing=256262.00' Easting=1242871.83');

Thence, with the west line of said Lot 41 and the easterly right-of-way of Derby Avenue, South 09° 46' 14" East, 15.00 feet to a set iron pin;

Thence, leaving said west line and the easterly right-of-way of Derby Avenue, with a new severance line, South 80° 13' 46" West, 60.00 feet to the **POINT OF BEGINNING** containing 0.021 acres more or less;

All iron pins set are 5/8 inch rebar with "Norfolk Southern Corp Property Corner RLS# 4074" cap. The above legal description and bearings are based on a land survey performed by Civil & Environmental Consultants, Inc. on October 21, 2016 and State Plane Kentucky North, NAD83.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

*Michael Jay Wilson* 4/20/2017  
\_\_\_\_\_  
Michael Jay Wilson Date  
Kentucky Land Surveyor No. 4074



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**COMMENCING**, at a found 1-inch iron pin located at the intersection of the extension of the eastern and southern lines of Lot 42 as conveyed to Karen & Mark Roberson by Deed Book 7811, Page 979 (Northing=256103.99' Easting=1242838.16');

Thence, with said extended southern lot line, North 80° 13' 46" East, a distance of 30.00 feet to a set iron pin in the centerline of Derby Avenue, and the **POINT OF BEGINNING** for the for the herein described tract of land;

Thence along said centerline of Derby Avenue, North 09°46'14" West for a distance of 135.00 feet to a set iron pin;

Thence leaving said centerline of Derby Avenue, North 80°13'46" East for a distance of 30.00 feet to a set iron pin in the west line of Lot 41 as conveyed to Gregor V. Kruse III by Deed Book 5358, Page 825, said pin also being in the easterly right-of-way of Derby Avenue;

Thence, with the west line of said Lot 41 and the easterly right-of-way of Derby Avenue, South 09° 46' 14" East, for a distance of 95.00 feet;

Thence, continuing with the westerly line of said Lot 41 and the easterly right-of-way of Derby Avenue, with a curve to the left having a radius of 40.00 feet, chord bearing South 54° 46' 14" East, 56.57 feet, and arc length of 62.83 feet to the southern corner of said Lot 41, said point being located in the northerly right-of-way of Granvil Drive;

Thence, leaving said Lot 41, with said northerly right-of-way, South 80° 13' 46" West, passing a found 1-inch pinched iron pipe at 40.04 feet, a total distance of 70.00 feet to the **POINT OF BEGINNING** containing 0.101 acres more or less;

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**BEGINNING**, at a found 1-inch iron pin located at the intersection of the extension of the eastern and southern lines of Lot 42 as conveyed to Karen & Mark Roberson by Deed Book 7811, Page 979 (Northing=256103.99' Easting=1242838.16');

Thence, with said extended southern lot line, South 80° 13' 46" West, a distance of 40.00 feet at the southern corner of said Lot 42, said point also being the intersection of the northerly 60' right-of-way line of Granvil Drive and the westerly right-of-way of Derby Avenue;

Thence, with the southeast line of said Lot 42, and the westerly right-of-way of Derby Avenue, with a curve to the left having a radius of 40.00 feet, chord bearing of North 35° 13' 46" East, a distance of 56.57 feet, and arc length of 62.83 feet to a point in the eastern line of said lot, said point also being located in the westerly right-of-way of Derby Avenue;

Thence, continuing with said east line of Lot 42 and said westerly right-of-way line, North 09° 46' 14" West, 95.00' feet, to a set iron pin;

Thence leaving said east line of Lot 42, and said westerly right-of-way, along a new severance line, North 80° 13' 46" East for a distance of 30.00 feet to a set iron pin at the centerline of Derby Avenue;

Thence along said centerline of Derby Avenue, South 09°46'14" East for a distance of 135.00 feet to a set iron pin;

Thence South 80°13'46" West for a distance of 30.00 feet to the **POINT OF BEGINNING** containing 0.101 acres more or less;

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