

# DESCRIPTION FOR TRACT 1

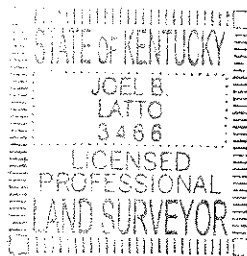
A certain tract of land located in the Crescent Hill neighborhood in Metro Louisville, Kentucky and being a portion of the land conveyed to Ryan A. and Malory K. Fagan as recorded in Deed Book 10926, Page 190, in the Office of the County Clerk, Jefferson County, Kentucky and having an address of 308 Franck Ave, Louisville, KY 40206. An "IPC set" is a 5/8" x 18" iron rebar with a yellow plastic cap stamped "Latto 3466". All deed and plat references herein are of record in the Office of the County Clerk of Jefferson County, Kentucky.

More particularly described as follows:

Beginning at a found iron pin with identifier cap "LATTO 3466" and being the Northeast corner of said Fagan tract and being the Southeast corner of a tract conveyed to Lisa H. Nicholson as recorded in Deed Book 9551, Page 690, in the aforementioned clerk's office and being in the West line of Franck Avenue, a 50 foot right of way, per Plat Book 4, Page 46, and Deed Book 359, Page 637, as recorded in the aforementioned clerk's office; thence with said line of Franck Avenue, **South 15°15'00" East, 40.00 feet** to an existing iron pin with identifier cap "LATTO 3466", and being the Northeast corner of a tract conveyed to Duffy Properties Franck, LLC as recorded in Deed Book 10476, Page 624 in the aforementioned clerk's office; thence leaving Frank with said line of Duffy, **South 74°45'00" West, 95.72 feet** an IPC set at the Northeast corner of a tract conveyed to Leigh S. Cox and Mark E. Cox as recorded in Deed Book 11120, Page 376, in the aforementioned clerk's office; thence with a new division line, **North 15°15'00" West 40.00 feet** to an IPC set in the original north line of said Fagan; thence with said north line **North 74°45'00" East 95.72 feet** to the **Point of Beginning** and containing 3828.9 square feet or 0.087+/- acres, according to a survey by Joel B. Latto of Ops Engineering, LLC, dated 02/10/2020.

Being part of the property conveyed to Ryan A. Fagan and Malory K. Fagan as recorded in Deed Book 10926, Page 190, dated July 5, 2017, recorded in the Office of the County Clerk, Jefferson County, Kentucky.

*Joel B. Latto*  
2-10-2020



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## DESCRIPTION FOR TRACT 2

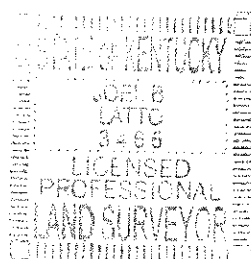
A certain tract of land located in the Crescent Hill neighborhood in Metro Louisville, Kentucky and being a portion of the land conveyed to Ryan A. and Malory K. Fagan as recorded in Deed Book 10926, Page 190, in the Office of the County Clerk, Jefferson County, Kentucky and having an address of 308 Franck Ave, Louisville, KY 40206. An "IPC set" is a 5/8" x 18" iron rebar with a yellow plastic cap stamped "Latto 3466". All deed and plat references herein are of record in the Office of the County Clerk of Jefferson County, Kentucky.

More particularly described as follows:

Beginning at a found iron pin with identifier cap "LATTO 3466" and being the Northeast corner of said Fagan tract and being the Southeast corner of a tract conveyed to Lisa H. Nicholson as recorded in Deed Book 9551, Page 690, in the aforementioned clerk's office and being in the West line of Franck Avenue, a 50 foot right of way, per Plat Book 4, Page 46, and Deed Book 359, Page 637, as recorded in the aforementioned clerk's office; thence with said line of Franck Avenue, **South 15°15'00" East, 40.00 feet** to an existing iron pin with identifier cap "LATTO 3466", and being the Northeast corner of a tract conveyed to Duffy Properties Franck, LLC as recorded in Deed Book 10476, Page 624 in the aforementioned clerk's office; thence leaving Frank with said line of Duffy, **South 74°45'00" West, 95.72 feet** an IPC set at the Northeast corner of a tract conveyed to Leigh S. Cox and Mark E. Cox as recorded in Deed Book 11120, Page 376, in the aforementioned clerk's office and being the **true point of beginning**; thence with said line of Cox, **South 74°45'00" West 71.00 feet** to a "Mag" Nail found with identifier tag "LATTO 3446" in the East line of Galt Avenue, a 60 foot right of way, per Deed Book 828, Page 15, as recorded in the aforementioned clerk's office; thence with said line of Galt Avenue, **North 12°33'00" West, 40.04 feet** to a point being the Southwest corner of a tract conveyed to Sally Ann Brignola in Deed Book 6643, Page 763 as recorded in the aforementioned clerk's office; said point is witnessed by a found iron pin with identifier cap "PLS 717" at South 78°12'24" West, 0.69 feet; thence with said line of Brignola, **North 74°45'00" East, 69.11 feet** to an IPC set ; thence **South 15°15'00" East, 40.00 feet** to the **true point of beginning** and containing 2802.3± square feet or 0.064± acres, according to a survey by Joel B. Latto of Ops Engineering, LLC, dated 02/10/2020.

Being part of the property conveyed to Ryan A. Fagan and Malory K. Fagan as recorded in Deed Book 10926, Page 190, dated July 5, 2017, recorded in the Office of the County Clerk, Jefferson County, Kentucky.

*Joel B. Latto*  
2-10-2020



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