

ZONING DESCRIPTION
SPRING VILLA – CASE #13ZONE1015
CHANGE OF ZONING FROM R-5A TO PRD

THE FOLLOWING LEGAL DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED FOR TRANSFER OR CONVEYANCE PURPOSES. THIS DESCRIPTION REPRESENTS INFORMATION ATTAINED BY DEEDS OF RECORD, AND IN NO WAY IMPLIES AN ACTUAL OR REPRESENTATION OF SUCH.

BEING A CERTAIN TRACT OF LAND IN JEFFERSON COUNTY, KENTUCKY, BOUND ON THE EAST BY SOUTH WATTERSON TRAIL (VARIABLE R/W) AND BEING APPROXIMATELY 880 FEET SOUTH OF ITS INTERSECTION WITH FERNDALE ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH PLASTIC IDENTIFICATION CAP STAMPED MINDEL "2843" (IPC #2843 HENCEFORTH), IN THE WEST RIGHT OF WAY LINE OF SOUTH WATTERSON TRAIL, SAID IPC "2843" ALSO BEING THE SOUTHEAST CORNER TO A TRACT OF LAND CONVEYED TO EDDIE NAPIER & PAMELA M. TISSUCHY AS RECORDED IN DEED BOOK 8726, PAGE 677 IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY; THENCE RUNNING WITH THE WEST RIGHT OF WAY LINE OF SAID SOUTH WATTERSON TRAIL THE FOLLOWING THREE CALLS: S 04°12'05" W, 300.46 FEET TO AN IPC #2843; THENCE S 04°27'27" W, 786.45 FEET TO AN IPC #2843; THENCE S 05°44'04" W, 343.23 FEET TO AN IPC #2843, LYING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO SCOTT NASH AS RECORDED IN DEED BOOK 4381, PAGE 426; THENCE LEAVING SAID ROAD RIGHT-OF-WAY AND RUNNING WITH THE NORTH LINE OF SAID NASH TRACT AND THE NORTH LINE OF A TRACT OF LAND CONVEYED TO RONALD J. & RUTH BILLINGS AS RECORDED IN DEED BOOK 4839, PAGE 532, AND A TRACT OF LAND CONVEYED TO DAVID & LOLA BILLINGS AS RECORDED IN DEED BOOK 4839, PAGE 528 AND A TRACT OF LAND CONVEYED TO ROBERT B. & DONNA M. MATTINGLY AS RECORDED IN DEED BOOK 8269, PAGE 585, ALL IN THE OFFICE AFORESAID, N 62°45'34" W, 1345.78 FEET TO A FOUND 1/2" REBAR WITH PLASTIC IDENTIFICATION CAP STAMPED "3082", BEING THE NORTHWEST CORNER TO SAID MATTINGLY TRACT; THENCE LEAVING SAID MATTINGLY TRACT AND RUNNING WITH THE EAST LINE OF A TRACT OF LAND CONVEYED TO LISA M. CALDWELL AS RECORDED IN DEED BOOK 7144, PAGE 156 AND A TRACT OF LAND CONVEYED TO CHARLES V. & LEIGH ANNE CRAVEN AS RECORDED IN DEED BOOK 6447, PAGE 542, BOTH IN THE OFFICE AFORESAID, N 29°07'08" E, 364.68 FEET TO AN IPC #2843, BEING THE SOUTHWEST CORNER TO A TRACT OF LAND CONVEYED TO SHELBY W. & KAY SANDEFER AS RECORDED IN DEED BOOK 5514, PAGE 346 IN THE OFFICE AFORESAID; THENCE RUNNING WITH THE EAST LINE OF SAID SANDEFER TRACT AND ANOTHER TRACT OF LAND CONVEYED TO SHELBY W. & KAY SANDEFER AS RECORDED IN DEED BOOK 5202, PAGE 503 IN THE OFFICE AFORESAID, N 30°01'23" E, 409.67 FEET TO A FOUND STONE, BEING THE NORTHEAST CORNER OF SAID SANDEFER TRACT; THENCE RUNNING WITH THE NORTH LINE OF SAID SECOND MENTIONED SANDEFER TRACT AND A TRACT OF LAND

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(CONTINUED)

CONVEYED TO ROBERT Q. SUFFRIDGE AS RECORDED IN DEED BOOK 6838, PAGE 107 AND A TRACT OF LAND CONVEYED TO MICHAEL J. & DIANA S. MURPHY AS RECORDED IN DEED BOOK 8449, PAGE 412, BOTH IN THE OFFICE AFORESAID, N 48°03'06" W, 208.28 FEET TO A FOUND STONE, BEING THE SOUTHEAST CORNER TO A TRACT OF LAND CONVEYED TO CLARENCE EDWARD & LUCILLE MARIE SCHMITT AS RECORDED IN DEED BOOK 8337, PAGE 518 IN THE OFFICE AFORESAID; THENCE WITH THE EAST LINE OF SAID SCHMITT TRACT, N 04°23'31" E, 691.36 FEET TO A FOUND STONE, BEING THE SOUTHWEST CORNER TO A TRACT OF LAND CONVEYED TO PHILLIP W. & RITA EICHER AS RECORDED IN DEED BOOK 3986, PAGE 378 IN THE OFFICE AFORESAID; THENCE WITH THE SOUTH LINE OF SAID EICHER TRACT, S 85°40'19" E, 501.73 FEET TO A POINT IN SAID SOUTH LINE, SAID POINT ALSO BEING THE NORTHWEST CORNER TO A TRACT OF LAND CONVEYED TO GARY A. & BETTY MUDD AS RECORDED IN DEED BOOK 8496, PAGE 133 IN THE OFFICE AFORESAID; THENCE WITH THE WEST LINE OF SAID MUDD TRACT, S 05°11'25" W, 161.82 FEET TO A FOUND PINCH PIPE, BEING THE NORTHWEST CORNER TO A TRACT OF LAND CONVEYED TO KEITH & TERESA MCCARTHY AS RECORDED IN DEED BOOK 6386, PAGE 351; THENCE RUNNING WITH THE WEST LINE OF SAID MCCARTHY TRACT AND A SECOND TRACT OF LAND CONVEYED TO KEITH & TERESA MCCARTHY AS RECORDED IN DEED BOOK 6386, PAGE 351 AND A TRACT OF LAND CONVEYED TO EDDIE NAPIER & PAMELA M. TISSYCHY AS RECORDED IN DEED BOOK 8726, PAGE 677, ALL IN THE OFFICE AFORESAID, S 04°02'38" W, 450.10 FEET TO A FOUND 1/2" PIPE, BEING THE SOUTHWEST CORNER TO SAID NAPIER & TISSYCHY TRACT; THENCE WITH THE SOUTH LINE OF SAID NAPIER & TISSYCHY TRACT, S 85°35'52" E, 581.27 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 1,607,557 SQUARE FEET OR 36.904 ACRES.

BEING THE SAME PROPERTY CONVEYED TO CITIZENS UNION BANK, A KENTUCKY BANKING CORPORATION IN DEED DATED NOVEMBER 05, 2012, AS RECORDED IN DEED BOOK 9978, PAGE 36 IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.