

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
(502) 426-9374 FAX (502)426-9375

Zone Change Descriptions
8702 Peeble Lane, 8820 & 8816 W. Manslick Road
(March 2, 2020)

RECEIVED

JUL 13 2020

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R-4 to R-5A

8820 W. Manslick Road:

BEGINNING at a set mag nail with washer stamped "LD&D SURVEYING PLS 3492" in the centerline of Manslick Road, said point being S81°31'14"E, 34.71' from the northeast corner of Tract 2 of the Minor Subdivision Plat approved by Louisville and Jefferson County Planning Commission under Docket Number 286-99, and as recorded by Warranty Deed of record in Deed Book 7376, Page 973, in the Office of the Clerk of Jefferson County, Kentucky; thence leaving said centerline N81°31'14"W, 435.89' to an existing iron pin, said point being a common corner with the most northerly corner of Tract 6 of said Minor Subdivision Plat; thence N37°08'21"E, 68.35' to an existing 1/2" iron pin, said point being a common corner with the southwest corner of Tract 1 of the Minor Subdivision Plat approved by Louisville and Jefferson County Planning Commission under Docket Number 18-84, and as recorded by Warranty Deed of record in Deed Book 5417, Page 788, in the aforesaid Clerks Office; thence S81°31'14"E, 388.08' to a set mag nail with washer stamped "LD&D SURVEYING PLS 3492" in the aforementioned centerline of Manslick Road; thence with said centerline S05°35'08"E, 61.83' to the point of BEGINNING, containing 24,709.45 square feet.

8702 Peeble Way:

BEGINNING at a set 1/2" by 18" iron pin with cap stamped "WINK 3492" along the south right-of-way line of L&N Railroad, said point being a common corner with the most northerly corner of Tract 3 of the Minor Subdivision Plat approved by Louisville and Jefferson County Planning Commission under Docket Number 221-83, and as recorded by Deed of record in Deed Book 5384, Page 982, in the Office of the Clerk of Jefferson County, Kentucky; thence with said south right-of-way line N46°53'49"E, 596.51' to a set 1/2" by 18" iron pin with cap stamped "WINK 3492", said point being a common corner with the most westerly corner of the property conveyed to Orvil Joe Cox of record in Deed Book 7390, Page 592, in the aforesaid Clerks Office; thence leaving said south right-of-way line S53°07'10"E, 562.47' to an existing 1/2" iron pin, said point being a common corner with the most northerly corner of the property conveyed to Bart T. and Jacqueline L. Matthews of record in Deed Book 8292, Page 533, in the aforesaid Clerks Office; thence S01°21'55"W, 152.75' to an existing 1/2" iron pin; thence S21°36'00"W, 293.71' to an existing 1/2" iron pin, said point being a common corner with the southwest corner of Tract 1 of the Minor Subdivision Plat approved by Louisville and Jefferson County Planning Commission under Docket Number 18-84, and as recorded by Warranty Deed of record in Deed Book 5417, Page 788, in the aforesaid Clerks Office; thence S37°08'21"W, 179.95' to an existing 2" pipe, said point being a common corner with the most easterly corner of Tract 2 of the aforementioned Minor Subdivision Plat approved by Louisville and Jefferson County Planning Commission under Docket Number 221-83, and as recorded by Deed of record in Deed Book 5384, Page 982, in the aforesaid Clerks Office; thence N53°06'21"W, 831.56' to the point of BEGINNING, containing 9.93 acres.

8816 W Manslick Rd:

BEGINNING at a point in the West right-of-way line of Manslick Road, as now improved, said point being S00°36'49"W, 117' to a point; thence line N82°15'00"W, 376.80' to a point; thence line N20°38'51"E, 60.00' to a point; thence line N82°11'13"E, 175.47' to a point; thence line S85°46'36"E, 171.16' to the point of beginning and containing 0.78 acres, more or less, being also known as Tract 1 as shown on Minor Plat made by H.B. Sedoris, Jr/ dated January 17, 1983 in D.B. 5417 PG.788

19006-Zone Change Written Description - alta

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