

ZONING DESCRIPTION
PAVILLION PARK CASE #14ZONE1053
CHANGE OF ZONING FROM RSA TO PRD

BEING A CERTAIN TRACT OF LAND IN JEFFERSON COUNTY, KENTUCKY,
BOUND ON THE SOUTHWEST BY PARKRIDGE PARKWAY (50' RIGHT-OF-WAY),
APPROXIMATELY 450 FEET EAST OF IT'S INTERSECTION WITH MANSLICK ROAD
(VARIABLE RIGHT-OF-WAY) AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF MANSLICK ROAD
(VARIABLE RIGHT-OF-WAY) WHERE IT INTERSECTS THE NORTH RIGHT-OF-WAY
LINE OF SAID PARKRIDGE PARKWAY; THENCE LEAVING SAID MANSLICK ROAD
AND RUNNING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PARKRIDGE
PARKWAY THE FOLLOWING (7) SEVEN CALLS: WITH A CURVE TURNING TO THE
LEFT WITH AN ARC LENGTH OF 38.83 FEET, A RADIUS OF 25.00 FEET, A CHORD
BEARING OF S 25°44'41" E, AND A CHORD LENGTH OF 35.04 FEET TO A POINT;
THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH
OF 54.93 FEET, A RADIUS OF 281.00 FEET, A CHORD BEARING OF S 64°38'21" E, AND
A CHORD LENGTH OF 54.85 FEET TO A POINT; THENCE WITH A REVERSE CURVE
TURNING TO THE LEFT, AN ARC LENGTH OF 87.98 FEET, A RADIUS OF 587.00 FEET,
A CHORD BEARING OF S 63°19'56" E, AND A CHORD LENGTH OF 87.89 FEET TO A
POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT, WITH AN ARC
LENGTH OF 121.55 FEET, A RADIUS OF 100.00 FEET, A CHORD BEARING OF N
77°33'13" E, AND A CHORD LENGTH OF 114.20 FEET TO A POINT; THENCE S 52°41'42"
E, 50.23 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT, WITH
AN ARC LENGTH OF 149.22 FEET, A RADIUS OF 110.00 FEET, A CHORD BEARING OF
S 03°52'14" W, AND A CHORD LENGTH OF 138.04 FEET TO A POINT; THENCE WITH A
REVERSE CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 53.98 FEET, A
RADIUS OF 525.00 FEET, A CHORD BEARING OF S 32°02'47" E, AND A CHORD
LENGTH OF 53.96 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF
BEGINNING;

THENCE LEAVING SAID PARKRIDGE PARKWAY AND RUNNING THROUGH THE
LAND CONVEYED TO PAVILLION PARK DEVELOPMENT, LLC, AS RECORDED IN DEED
BOOK 9735, PAGE 981 IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY,
KENTUCKY, N 37°33'01" E, 246.01 FEET TO A POINT; THENCE S 52°26'59" E, 100.66
FEET TO A POINT; THENCE N 78°36'54" E, 52.18 FEET TO A POINT; THENCE S
52°26'20" E, 137.74 FEET TO A POINT; THENCE S 37°33'01" W, 257.99 FEET TO A
POINT IN LYING IN THE NORTH RIGHT-OF-WAY LINE OF SAID PARKRIDGE
PARKWAY; THENCE RUNNING WITH SAID NORTH LINE THE FOLLOWING (3)
THREE CALLS: N 66°00'36" W, 163.35 FEET TO A POINT; THENCE WITH A CURVE
TURNING TO THE RIGHT WITH AN ARC LENGTH OF 113.68 FEET, A RADIUS OF
175.00 FEET, A CHORD BEARING OF N 47°23'59" W, AND A CHORD LENGTH OF
111.70 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT, WITH
AN ARC LENGTH OF 2.85 FEET, A RADIUS OF 525.00 FEET, A CHORD BEARING OF
N 28°56'42" W, AND A CHORD LENGTH OF 2.85 FEET TO THE POINT OF
BEGINNING.

HAVING AN AREA OF 73,234 SQUARE FEET OR 1.681 ACRES

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PAVILLION PARK
DEVELOPMENT, LLC, AS RECORDED IN DEED BOOK 9735, PAGE 981 IN THE OFFICE
OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

RECEIVED

APR 03 2015

TRAINING &
DESIGN SERVICES

14ZONE1053

ZONING DESCRIPTION
PAVILLION PARK CASE #14ZONE1053
CHANGE OF ZONING FROM R5A TO PRD

BEING A CERTAIN TRACT OF LAND IN JEFFERSON COUNTY, KENTUCKY, BOUND ON THE SOUTHWEST BY PARKRIDGE PARKWAY (50' RIGHT-OF-WAY), APPROXIMATELY 450 FEET EAST OF ITS INTERSECTION WITH MANSLICK ROAD (VARIABLE RIGHT-OF-WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF MANSLICK ROAD (VARIABLE RIGHT-OF-WAY) WHERE IT INTERSECTS THE NORTH RIGHT-OF-WAY LINE OF SAID PARKRIDGE PARKWAY; THENCE LEAVING SAID MANSLICK ROAD AND RUNNING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PARKRIDGE PARKWAY THE FOLLOWING (7) SEVEN CALLS: WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 38.83 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 25°44'41" E, AND A CHORD LENGTH OF 35.04 FEET TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 54.93 FEET, A RADIUS OF 281.00 FEET, A CHORD BEARING OF S 64°38'21" E, AND A CHORD LENGTH OF 54.85 FEET TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT, AN ARC LENGTH OF 87.98 FEET, A RADIUS OF 587.00 FEET, A CHORD BEARING OF S 63°19'56" E, AND A CHORD LENGTH OF 87.89 FEET TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 121.55 FEET, A RADIUS OF 100.00 FEET, A CHORD BEARING OF N 77°33'13" E, AND A CHORD LENGTH OF 114.20 FEET TO A POINT; THENCE S 52°41'42" E, 50.23 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 149.22 FEET, A RADIUS OF 110.00 FEET, A CHORD BEARING OF S 03°52'14" W, AND A CHORD LENGTH OF 138.04 FEET TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 53.98 FEET, A RADIUS OF 525.00 FEET, A CHORD BEARING OF S 32°02'47" E, AND A CHORD LENGTH OF 53.96 FEET TO A POINT, SAID POINT **BEING THE TRUE POINT OF BEGINNING;**

THENCE LEAVING SAID PARKRIDGE PARKWAY AND RUNNING THROUGH THE LAND CONVEYED TO PAVILLION PARK DEVELOPMENT, LLC, AS RECORDED IN DEED BOOK 9735, PAGE 981 IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY, N 37°33'01" E, 246.01 FEET TO A POINT; THENCE S 52°26'59" E, 100.66 FEET TO A POINT; THENCE N 78°36'54" E, 52.18 FEET TO A POINT; THENCE S 52°26'20" E, 137.74 FEET TO A POINT; THENCE S 37°33'01" W, 257.99 FEET TO A POINT IN LYING IN THE NORTH RIGHT-OF-WAY LINE OF SAID PARKRIDGE PARKWAY; THENCE RUNNING WITH SAID NORTH LINE THE FOLLOWING (3) THREE CALLS: N 66°00'36" W, 163.35 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 113.68 FEET, A RADIUS OF 175.00 FEET, A CHORD BEARING OF N 47°23'59" W, AND A CHORD LENGTH OF 111.70 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 2.85 FEET, A RADIUS OF 525.00 FEET, A CHORD BEARING OF N 28°56'42" W, AND A CHORD LENGTH OF 2.85 FEET TO THE POINT OF BEGINNING.

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