

CASE #19-ZONE-0075

LEGAL DESCRIPTION

STAR HILL "NORTH"

REZONING FROM PD & R5A TO C1

Being a certain tract of land in Jefferson County, Kentucky, located southwest of Bardstown Road, east of Fegenbush Lane, bound on the northeast by South Watterson Trail and bound on the south by South Hurstbourne Parkway and being more particularly described as follows:

Beginning at a point in the north right-of-way line of said South Hurstbourne Parkway, approximately 1468 feet west of it's intersection with the west right-of-way line of said South Watterson Trail; Thence leaving said right-of-way, N 32°08'58" W, a distance of 80.00 feet to a point; Thence N 05°18'27" E, a distance of 152.48 feet to a point; Thence with a curve turning to the right, with an arc length of 191.74 feet, a radius of 230.00 feet, a chord bearing of N 37°18'40" E, and a chord length of 186.24 feet to a point; Thence N 61°11'38" E, a distance of 513.20 feet to a point; Thence with a curve turning to the right, with an arc length of 443.68 feet, a radius of 750.00 feet, a chord bearing of N 78°08'29" E, and a chord length of 437.24 feet to a point; Thence with a reverse curve turning to the left, with an arc length of 275.80 feet, a radius of 462.00 feet, a chord bearing of N 77°59'12" E, and a chord length of 271.73 feet to a point in the west right-of-way line of said South Watterson Trail; Thence with said right-of-way the following (3) three calls: Thence S 48°56'42" E, a distance of 16.18 feet to a point; Thence S 22°37'25" E, a distance of 133.81 feet to a point; Thence S 13°45'13" E, a distance of 117.52 feet to a point in the north right-of-way line of said South Hurstbourne Parkway; Thence with said right-of-way the following (6) six calls: S 87°15'01" W, a distance of 147.97 feet to a point; Thence S 74°11'50" W, a distance of 133.49 feet to a point; Thence S 86°13'42" W, a distance of 356.08 feet to a point; Thence S 68°49'47" W, a distance of 182.20 feet to a point; Thence S 38°27'55" W, a distance of 139.99 feet to a point; Thence S 57°51'02" W, a distance of 508.91 feet to the point of beginning;

Having an area of 343,206.7 square feet, 7.879 acres.

Being the same property conveyed to Hurstbourne Property Group, LLC as recorded in Deed Book 9268, Page 205 in the office of the Clerk of Jefferson County, Kentucky.

Also being a portion of the property conveyed to Hurstbourne Property Group, LLC as recorded in Deed Book 11431, Page 226 in the office of the Clerk of Jefferson County, Kentucky.

CASE #19-ZONE-0075

LEGAL DESCRIPTION

STAR HILL "NORTH"

REZONING FROM PD & R5A TO R6

Being a certain tract of land in Jefferson County, Kentucky, located southwest of Bardstown Road, east of Fegenbush Lane, bound on the northeast by South Watterson Trail and bound on the south by South Hurstbourne Parkway and being more particularly described as follows:

Commencing at a point in the north right-of-way line of said South Hurstbourne Parkway, approximately 1468 feet west of it's intersection with the west right-of-way line of said South Watterson Trail; Thence leaving said right-of-way, N 32°08'58" W, a distance of 80.00 feet to a point; Thence N 05°18'27" E, a distance of 152.48 feet to a point, **Being the True Point of Beginning;**

Thence N 05°18'27" E, a distance of 614.60 to a point; Thence S 86°20'14" E, a distance of 119.01 to a point; Thence N 04°59'38" E, a distance of 72.20 to a point; Thence S 85°15'12" E, a distance of 309.68 to a point; Thence N 03°15'17" E, a distance of 460.74 to a point in the south right-of-way line of said South Watterson Trail;

Thence running with said right-of-way line the following (6) six calls:

S 51°28'23" E, a distance of 151.22 to a point; Thence S 41°15'37" E, a distance of 148.23 to a point; Thence with a curve turning to the left with an arc length of 276.18', with a radius of 426.54', with a chord bearing of S 59°48'35" E, with a chord length of 271.38 to a point; Thence S 78°21'34" E, a distance of 65.19 to a point; Thence S 10°05'49" W, a distance of 15.42 to a point; Thence S 48°56'42" E, a distance of 302.10 to a point; Thence with a curve turning to the right, with an arc length of 275.80 feet, a radius of 462.00 feet, a chord bearing of S 77°59'12" W, and a chord length of 271.73 feet to a point; Thence with a reverse curve turning to the left, with an arc length of 443.68 feet, a radius of 750.00 feet, a chord bearing of S 78°08'29" W, and a chord length of 437.24 feet to a point; Thence S 61°11'38" W, a distance of 513.20 feet to a point; Thence with a curve turning to the left, with an arc length of 191.74 feet, a radius of 230.00 feet, a chord bearing of S 37°18'40" W, and a chord length of 186.24 feet to the true point of beginning.

Having an area of 462,340.4 square feet, 10.614 acres.

Being the same property conveyed to Hurstbourne Property Group, LLC as recorded in Deed Book 9268, Page 205 in the office of the Clerk of Jefferson County, Kentucky.

Also being a portion of the property conveyed to Hurstbourne Property Group, LLC as recorded in Deed Book 11431, Page 226 in the office of the Clerk of Jefferson County, Kentucky.

CASE #19-ZONE-0075

LEGAL DESCRIPTION - STAR HILL "SOUTH"

REZONING FROM R4 TO C1

Being a certain tract of land in Jefferson County, Kentucky, located southwest of Bardstown Road, east of Fegenbush Lane, south of South Hurstbourne Parkway, bound on the east by South Watterson Trail and being more particularly described as follows:

Commencing at a point in the south right-of-way line of said South Hurstbourne Parkway, approximately 2079 feet west of it's intersection with the west right-of-way line of said South Watterson Trail;

Thence running with the south right-of-way line of said South Hurstbourne Parkway the following (4) four calls:

N 54°32'18" E, a distance of 352.22 feet to a point; Thence N 28°23'37" E, a distance of 129.87 feet to a point; Thence N 62°31'50" E, a distance of 330.06 feet to a point; Thence N 57°22'32" E, a distance of 279.62 feet to a point; Thence leaving said right-of-way, S 03°09'04" W, a distance of 175.09 feet to a point; Thence S 03°09'04" W, a distance of 191.88 feet to a point; Thence S 77°20'57" W, a distance of 173.08 feet to a point; Thence with a curve turning to the right with an arc length of 124.33 feet, a radius of 500.00 feet, a chord bearing of S 03°11'32" E, and a chord length of 124.01 feet to a point; Thence S 03°55'54" W, a distance of 130.84 feet to a point; Thence N 86°54'19" W, a distance of 686.88 feet to the point of beginning.

Having an area of 254,807.5 square feet, 5.850 acres.

Being a portion of the property conveyed to Hurstbourne Property Group, LLC as recorded in Deed Book 9250, Page 784 in the office of the Clerk of Jefferson County, Kentucky.

CASE #19-ZONE-0075

LEGAL DESCRIPTION - STAR HILL "SOUTH"

REZONING FROM R4 TO R6

(Revised 9/4/20)

Being a certain tract of land in Jefferson County, Kentucky, located southwest of Bardstown Road, east of Fegenbush Lane, south of South Hurstbourne Parkway, bound on the east by South Watterson Trail and being more particularly described as follows:

Commencing at a point in the south right-of-way line of said South Hurstbourne Parkway, approximately 2079 feet west of its intersection with the west right-of-way line of said South Watterson Trail;

Thence running with the south right-of-way line of said South Hurstbourne Parkway the following (4) four calls:

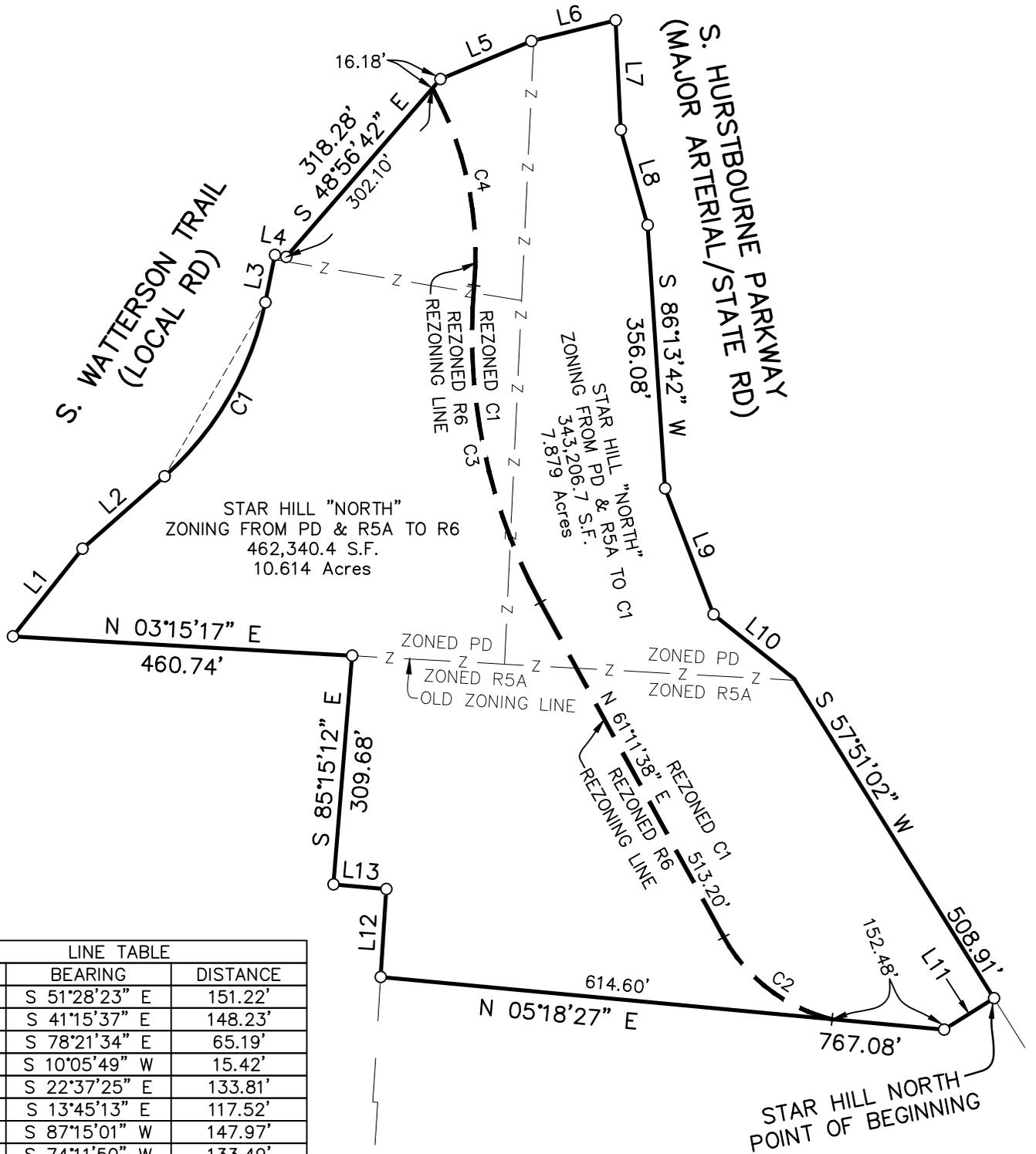
N 54°32'18" E, a distance of 352.22 feet to a point; Thence N 28°23'37" E, a distance of 129.87 feet to a point; Thence N 62°31'50" E, a distance of 330.06 feet to a point; Thence N 57°22'32" E, a distance of 279.62 feet to a point; Thence leaving said right-of-way, S 03°09'04" W, a distance of 175.09 feet to a point, **being the true point of beginning;**

Thence S 86°38'31" E, a distance of 580.14 feet to a point; Thence S 04°55'05" W, a distance of 478.46 feet to a point; Thence S 04°50'29" W, a distance of 30.00 feet to a point; Thence N 85°05'11" W, a distance of 564.76 feet to a point; Thence N 86°54'19" W, a distance of 154.62 feet to a point; Thence N 03°55'54" E, a distance of 130.84 feet to a point; Thence with a curve turning to the left with an arc length of 124.33 feet, a radius of 500.00 feet, a chord bearing of N 03°11'32" W, and a chord length of 124.01 feet to a point; Thence N 77°20'57" E, a distance of 173.08 feet to a point; Thence N 03°09'04" E, a distance of 191.88 feet to the true point of beginning.

Having an area of 329,944.6 square feet, 7.574 acres.

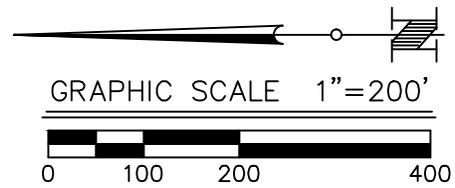
Being a portion of the property conveyed to Hurstbourne Property Group, LLC as recorded in Deed Book 9264, Page 239 in the office of the Clerk of Jefferson County, Kentucky.

Also Being a portion of the property conveyed to Hurstbourne Property Group, LLC as recorded in Deed Book 9250, Page 784 in the office of the Clerk of Jefferson County, Kentucky.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°28'23" E	151.22'
L2	S 41°15'37" E	148.23'
L3	S 78°21'34" E	65.19'
L4	S 10°05'49" W	15.42'
L5	S 22°37'25" E	133.81'
L6	S 13°45'13" E	117.52'
L7	S 87°15'01" W	147.97'
L8	S 74°11'50" W	133.49'
L9	S 68°49'47" W	182.20'
L10	S 38°27'55" W	139.99'
L11	N 32°08'58" W	80.00'
L12	S 86°20'14" E	119.01'
L13	N 04°59'38" E	72.20'
L14	N 28°23'37" E	129.87'
L15	S 03°09'04" W	175.09'
L16	S 04°50'29" W	30.00'
L17	N 03°55'54" E	130.84'
L18	N 77°20'57" E	173.08'
L19	N 03°09'04" E	191.88'

CURVE TABLE			
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 59°48'35" E	271.38'	426.54'
C2	S 37°18'40" W	186.24'	230.00'
C3	S 78°08'29" W	437.24'	750.00'
C4	N 77°59'12" E	271.73'	462.00'
C5	N 03°11'32" W	124.01'	500.00'



**ZONING EXHIBIT
CASE #19-ZONE-0075**

PROPERTY OF:
 HURSTBOURNE PROPERTY GROUP, LLC.
 15510 CHAMPION LAKES PLACE
 LOUISVILLE, KY. 40245
 TAX BLOCK 0628, LOTS 0007, 0081 & 0156
 DEED BOOK 9268, PAGE 205
 TAX BLOCK 0628, LOT 0161
 DEED BOOK 11431, PAGE 226
 TAX BLOCK 0628, LOTS 0139 & 0159
 DEED BOOK 9264, PAGE 239
 TAX BLOCK 0628, LOT 0155
 DEED BOOK 9250, PAGE 784

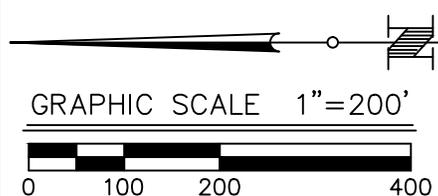
PROPERTY ADDRESS:
 5800, 5802 & 5930 S. WATTERSON TRAIL
 6600 & 6700 S. HURSTBOURNE PARKWAY

DATE: 12/14/20 SCALE: 1"=200'

MINDEL SCOTT
 ENGINEERING ► SURVEYING ►
 PLANNING ► LANDSCAPE ARCHITECTURE
 5151 Jefferson Blvd. Louisville, KY 40219
 502-485-1508 ► MindelScott.com

S. WATTERSON TRAIL
(LOCAL RD)

S. HURSTBOURNE PARKWAY
(MAJOR ARTERIAL/STATE RD)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°28'23" E	151.22'
L2	S 41°15'37" E	148.23'
L3	S 78°21'34" E	65.19'
L4	S 10°05'49" W	15.42'
L5	S 22°37'25" E	133.81'
L6	S 13°45'13" E	117.52'
L7	S 87°15'01" W	147.97'
L8	S 74°11'50" W	133.49'
L9	S 68°49'47" W	182.20'
L10	S 38°27'55" W	139.99'
L11	N 32°08'58" W	80.00'
L12	S 86°20'14" E	119.01'
L13	N 04°59'38" E	72.20'
L14	N 28°23'37" E	129.87'
L15	S 03°09'04" W	175.09'
L16	S 04°50'29" W	30.00'
L17	N 03°55'54" E	130.84'
L18	N 77°20'57" E	173.08'
L19	N 03°09'04" E	191.88'

CURVE TABLE			
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 59°48'35" E	271.38'	426.54'
C2	S 37°18'40" W	186.24'	230.00'
C3	S 78°08'29" W	437.24'	750.00'
C4	N 77°59'12" E	271.73'	462.00'
C5	N 03°11'32" W	124.01'	500.00'

S. HURSTBOURNE PARKWAY
(MAJOR ARTERIAL/STATE RD)

STAR HILL "SOUTH"
ZONING FROM R4 TO R6
329,944.4 S.F.
7.574 Acres

STAR HILL "SOUTH"
ZONING FROM R4 TO C1
254,807.5 S.F.
5.850 Acres

REZONED R6
C5
REZONED C1
REZONING LINE

STAR HILL SOUTH
POINT OF BEGINNING

**ZONING EXHIBIT
CASE #19-ZONE-0075**

PROPERTY OF:
HURSTBOURNE PROPERTY GROUP, LLC.
15510 CHAMPION LAKES PLACE
LOUISVILLE, KY. 40245
TAX BLOCK 0628, LOTS 0007, 0081 & 0156
DEED BOOK 9268, PAGE 205
TAX BLOCK 0628, LOT 0161
DEED BOOK 11431, PAGE 226
TAX BLOCK 0628, LOTS 0139 & 0159
DEED BOOK 9264, PAGE 239
TAX BLOCK 0628, LOT 0155
DEED BOOK 9250, PAGE 784

PROPERTY ADDRESS:
5800, 5802 & 5930 S. WATTERSON TRAIL
6600 & 6700 S. HURSTBOURNE PARKWAY

DATE: 09/04/20

SCALE: 1"=200'



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PLANNING ► LANDSCAPE ARCHITECTURE
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