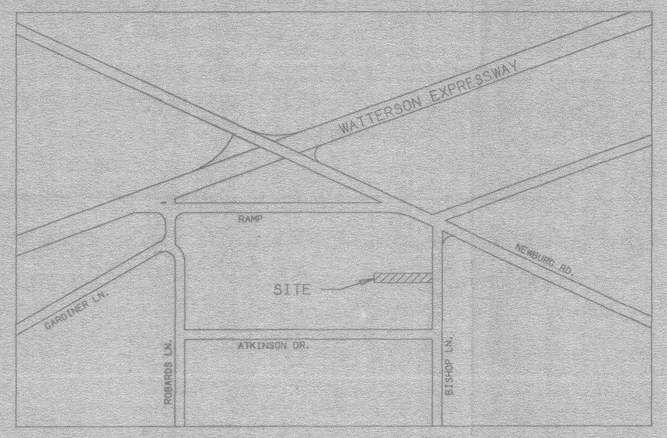
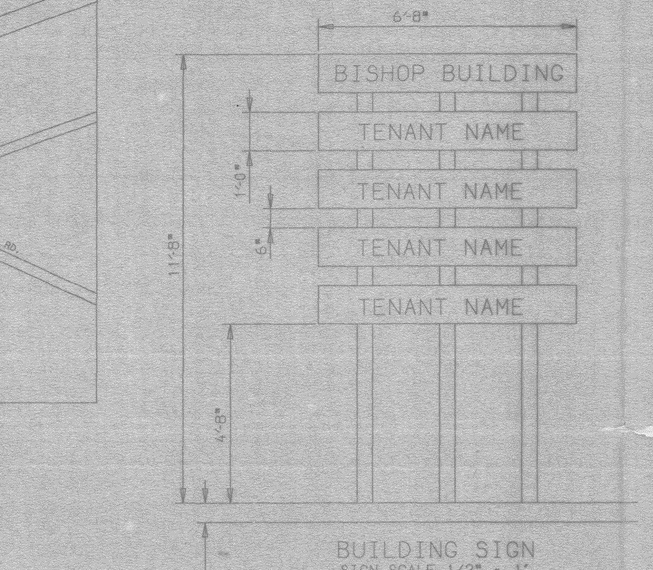
LEGAL DESCRIPTION

BEGINNING AT A POINT IN BISHOP LANE AT THE EAST LINE OF THE PROPERTY CONVEYED TO JOHN C. SWOPE BY DEED DATED OCTOBER 6, 1946, AND OF RECORD IN DEED BOOK 2169, PAGE 561, IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF JEFFERSON COUNTY, KENTUCKY, SAID POINT BEING SOUTH 2° 4' WEST 526.3 FEET FROM THE ORIGINAL CENTER LINE OF NEWBURG ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO CLIFFORD HAYSLEY AND WIFE BY DEED DATED MARCH 15, 1947 AND OF RECORD IN DEED BOOK 2221, PAGE 109, IN THE SAID OFFICE; THENCE WITH THE SOUTH LINE OF THE PROPERTY CONVEYED TO CLIFFORD HAYSLEY AND WIFE NORTH 87° 30' WEST, 516.90 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED TO FRANK RAQUE BY DEED DATED APRIL 2, 1967, AND OF RECORD IN DEED BOOK 131, PAGE 552 IN SAID OFFICE; THENCE WITH THE LAST MENTIONED LINE SOUTH 3° 30' WEST 90.02 FEET; THENCE SOUTH 87° 30' EAST 518.44 FEET TO A POINT IN BISHOP LANE AND IN THE EAST LINE OF THE PROPERTY CONVEYED TO JOHN C. SWOPE BY DEED AFORESAID; THENCE WITH SAID EAST LINE AND WITH BISHOP LANE NORTH 2° 4' EAST 90 FEET TO THE BEGINNING.



VICINITY MAP



BUILDING SIGN
SIGN SCALE 1/2" = 1'

AGREEMENT OF INGRESS & EGRESS

WALTER C. WAGNER JR., TRUSTEE
PARTY OF THE FIRST PARTY AND

BYRON L. COHEN,
PARTY OF THE SECOND PART;

WITNESSETH:

THAT WHEREAS, THE PARTY OF THE FIRST PART HAS PLANNED TO CONSTRUCT A SHOPPING CENTER AT THE SOUTHWEST CORNER OF BISHOP LANE AND NEWBURG ROAD, AS SHOWN ON BOUNDARY AND TOPOGRAPHICAL SURVEY MADE BY BAXTER W. SNAPER, JR. CONSULTING ENGINEER, DATED SEPTEMBER 19, 1967; AND

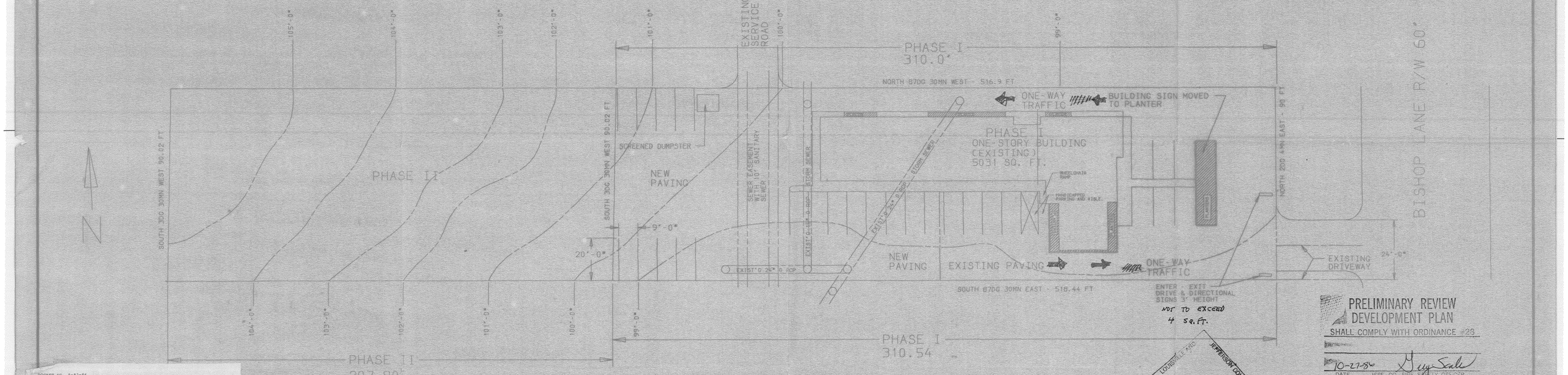
WHEREAS, THE PARTY OF THE FIRST PART IS DESIROUS OF GRANTING TO THE PARTY OF THE SECOND PART AND THE PARTY OF THE SECOND PART, FIRST PARTY HAS AGREED TO GRANT MEANS OF INGRESS AND EGRESS FOR THE PROPERTY OF THE SECOND PARTY;

NOW THEREFORE, THE PARTY OF THE FIRST PART DOES HEREBY GRANT UNTO THE PARTY OF THE SECOND PART, HIS SUCCESSORS, HEIRS, DEVISEES AND ASSIGNS, A NON-EXCLUSIVE AND UNENCUMBERED RIGHT OF INGRESS AND EGRESS ACROSS THE SERVICE ROAD TO BE BUILT ON PROPERTY OF THE PARTY OF THE FIRST PART, WHICH SERVICE ROAD EXTENDS FROM THE NORTHERLY LINE OF SECOND PARTY'S PROPERTY IN A NORTHERLY DIRECTION TO THE SERVICE ROAD JUST SOUTH OF NEWBURG ROAD, ALL AS SHOWN ON THE APPROVED BOUNDARY AND TOPOGRAPHICAL SURVEY MADE BY BAXTER W. SNAPER, JR., CONSULTING ENGINEER, AND ALSO THE RIGHT OF INGRESS AND EGRESS ACROSS THE DRIVEWAYS AND ROADWAYS AND ACROSS THE ENTRANCE WAYS, WHICH HAVE BEEN OR HEREAFTER MAY BE PROVIDED FOR INGRESS AND EGRESS ON BISHOP LANE AND ONTO THE AFORESAID SERVICE ROAD. ALL OF SAID RIGHTS OF INGRESS AND EGRESS BEING APPURTENANT TO AND FOR THE BENEFIT OF THE PROPERTY OF THE SECOND PART AS DESCRIBED IN DEED OF RECORD IN DEED BOOK 2169, PAGE 561, IN THE OFFICE OF THE CLERK OF THE JEFFERSON COUNTY COURT IN LOUISVILLE, JEFFERSON COUNTY, KENTUCKY, AND ANY OTHER TRACTS ADJACENT THERETO WHICH SECOND PARTY MAY HEREAFTER ACQUIRE. THE RIGHTS OF INGRESS AND EGRESS EXTEND TO SECOND PARTY AND HIS GUESTS, AGENTS, EMPLOYEES, CUSTOMERS, SERVANTS, INVITEES AND LICENSEES OF HIS SUCCESSORS, HEIRS, DEVISEES AND ASSIGNS.

THE MAINTENANCE OF THE SERVICE ROAD, DRIVEWAYS AND ROADWAYS ON THE PROPERTY OF THE FIRST PARTY SHALL BE AT THE EXPENSE OF FIRST PARTY, ITS SUCCESSORS AND ASSIGNS.

PROVIDED HOWEVER, THE PARTY OF THE FIRST PART RESERVES THE RIGHT TO RELOCATE THE SERVICE ROAD AND ANY OF THE DRIVEWAYS AND ROADWAYS AND ENTRANCE WAYS ON THE PROPERTY OF THE PARTY OF THE FIRST PART, WITHOUT ANY JOINER OR CONSENT OF THE PARTY OF THE SECOND PART BEING REQUIRED, SO LONG AS WAYS OF INGRESS AND EGRESS ARE PROVIDED EQUALLY IN UTILITY AND ABILITY TO THE SERVICE ROAD, DRIVEWAYS AND ENTRANCE WAYS WHICH ARE REPLACED, WITH THE PROVISO THAT NOTHING IN THIS PARAGRAPH SHALL RELIEVE FIRST PARTY OF THE OBLIGATION TO PROVIDE ANY RELOCATED SERVICE ROAD, DRIVEWAYS, ROADWAYS, OR ENTRANCE WAYS.

THE PARTY OF THE FIRST PART HAVING ACQUIRED TITLE TO THE PROPERTY ACROSS WHICH EASEMENT RIGHTS ARE GRANTED BY DEED DATED JUNE 15, 1949, RECORDED IN DEED BOOK 2202, PAGE 572, AND BY DEED DATED MAY 20, 1960, RECORDED IN DEED BOOK 4218, PAGE 306, BOTH OF RECORD IN THE OFFICE OF THE CLERK AFORESAID.



CHANGE IN PHASE I ZONING ONLY
ZONING R9 - C1

TO BRING EXISTING USE OF BUILDING INTO COMPLIANCE WITH C-1 REGULATIONS, AND INTO CONFORMITY WITH ADJOINING PROPERTIES. THE BUILDING CONSISTS OF 5 RENTAL UNITS WITH 2 CURRENT LESSEES. ALL CURRENT AND FUTURE LESSEES WILL BE IN COMPLIANCE WITH C-1 REGULATIONS.

DESCRIPTION OF PHASE I BOUNDRIES
BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY.
NORTH 87DG 30MN WEST A DISTANCE OF 310'.
SOUTH 3DG 30MN WEST A DISTANCE OF 90.02'.
SOUTH 87DG 30MN EAST A DISTANCE OF 310.54',
AND NORTH 2DG 4MN EAST TO THE BEGINNING.

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

DOCKET NO: 9-82-86
Change in zoning from R-9 Apartment/Office to C-1 Commercial at 4310 Bishop Lane. Property is located on the west side of Bishops Lane 512 feet more or less north of Atkinson Drive and 440 feet more or less south of Newburg Road, fronting on Bishops Lane 90 feet and extending west to a maximum depth of 514 feet more or less and being in the City of Watterson Park.

Owner and Developer: Byron L. Cohen
3300 Sikes Lane 40218

Existing Use: Business Machines/Sales and Service

Proposed Use: Business Machines/Sales and Service

1. The development will be in accordance with the approved district development plan. No further development will occur.
2. The development shall not exceed 5,031 square feet of gross floor area for Phase I.
3. A detailed district development plan for Phase II must be submitted for approval by the Planning Commission. Additional binding elements may be added.
4. Before a certificate of occupancy is issued:
   a) The entrance must be reapproved by the Jefferson County Department of Public Works and Transportation.
   b) The property owner must obtain approval of a plan for screening (buffering/landscaping). Such plan shall be implemented prior to occupancy and maintained thereafter.
5. The only permitted freestanding identification sign shall be located as shown on the approved district development plan. The size of the sign shall not exceed 48 square feet in area and 12 feet in height. The directional signs shall not exceed four square feet in area and three feet in height.
6. The entire off-street parking and maneuvering area shall be paved with a hard an durable material; Asphalt or concrete.
7. If a certificate of occupancy is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
8. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure of land for the proposed use, and all binding elements must be implemented prior to requesting issuance of the certificate.
9. The above binding elements may be amended as provided for in the Zoning District Regulations.

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-82-86
APPROVAL DATE Nov. 16 1986
EXPIRATION DATE Nov. 16th 87
SIGNATURE OF PLANNING COMMISSION
Theresa A. Swick
Administrative Recorder
PLANNING COMMISSION

LOUISVILLE AND JEFFERSON COUNTY

RECEIVED
OCT 7 1986
COUNTY PLANNING COMMISSION
COUNTY PLANNING COMMISSION

PRELIMINARY REVIEW
DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #29
10-27-86 Guy Sale
DATE JEFF. CTY. FIRE SAFETY OFFICER

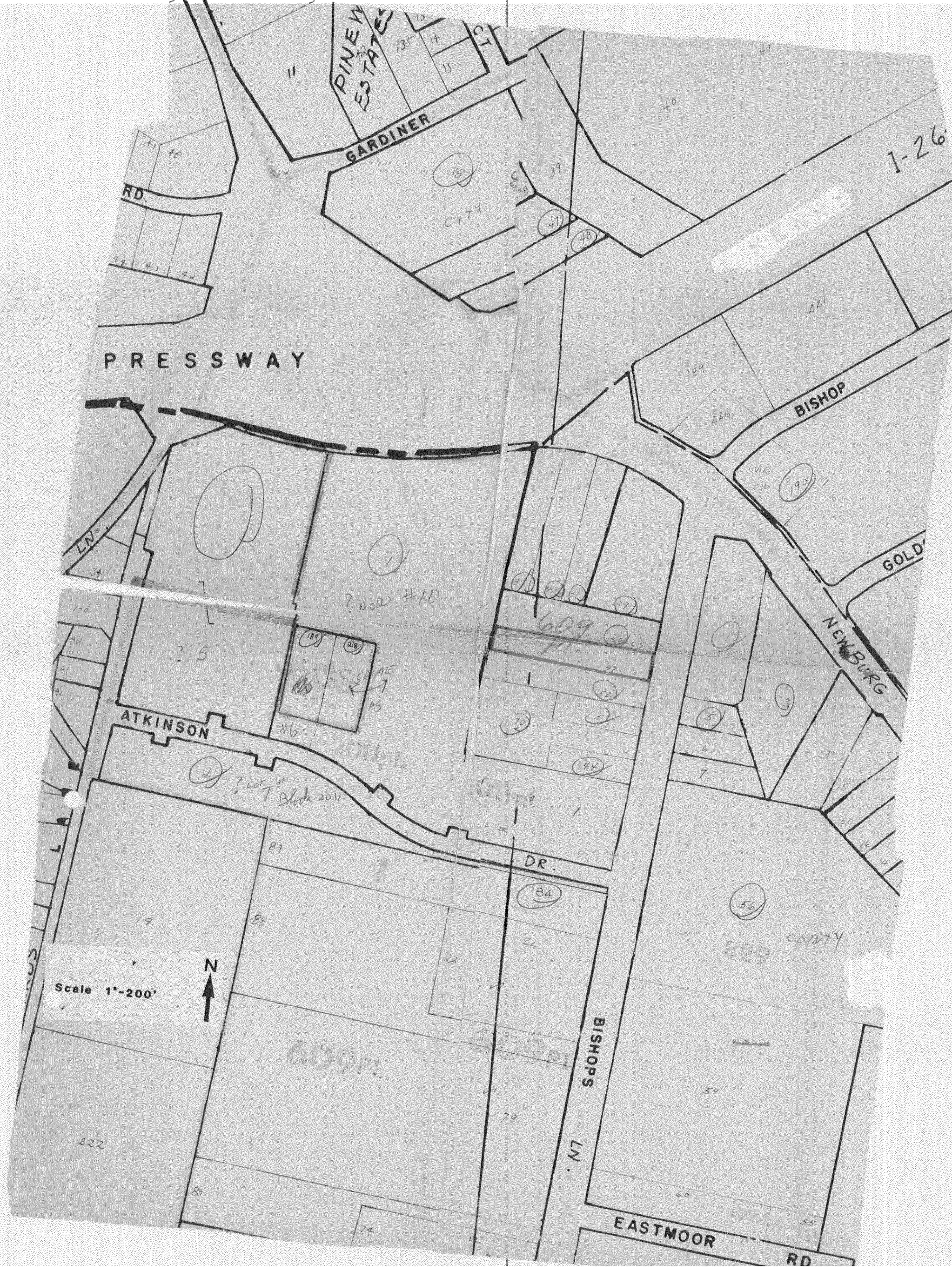
PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Guy Sale
DATE: 10-27-86
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS

SUBJECT:
BISHOP BUILDING
4310 BISHOP LANE
OWNED BY: BYRON COHEN
TO BE LEASED

DATE: 7/22/86 DR. BY: D. AYERS
SCALE: 1" = 20' CK. BY:
JOB NO. BYRON COHEN
SHEET NO. 1 OF 1
REV. 7

CAD LEVELS: 58-64, 100

9-82-86


PINE
ESTATES
GARDINER
PRESSWAY
I-26
BISHOP
ATKINSON
DR.
NEWBERG
BISHOPS
LN.
EASTMOOR
RD.
COUNTY
Scale 1"-200'
N