

ZONING - LEGAL DESCRIPTION

Being a certain tract of land in Jefferson County, Kentucky, located east of Evergreen Road, west of N. English Station Road, bound on the south by Avoca Road, bound on the north by Heafer Road and being more particularly described as follows:

Beginning at a point in the south right-of-way line of Heafer Road, located approximately 625 feet west of its intersection with N. English Station Road, said point being the northwest corner to a tract of land conveyed to Middletown Fire Protection District as recorded in Deed Book 6121, Page 255 in the office of the Clerk of Jefferson County, Kentucky;

Thence running with the west line of said Middletown Fire District tract the following (4) four calls: S 13°30'14" E, a distance of 336.06 feet to a point;

Thence N 77°17'09" E, a distance of 26.43 feet to a point;

Thence S 13°31'06" E, a distance of 112.08 feet to a point;

Thence N 77°23'31" E, a distance of 271.60 feet to a point, said point being the northwest corner to a tract of land conveyed to Parker Hollow, LLC as recoded in Deed Book 9719, Page 274 in the office aforesaid;

Thence with the west line of said Parker Hollow tract the following (6) six calls:

S 30°55'57" E, a distance of 349.94 feet to a point;

Thence S 14°28'25" E, a distance of 107.95 feet to a point;

Thence S 64°02'59" W, a distance of 24.21 feet to a point;

Thence S 26°22'05" E, a distance of 109.82 feet to a point;

Thence S 68°32'25" E, a distance of 1.35 feet to a point;

Thence S 15°09'32" W, a distance of 503.51 feet to a point lying in the north right-of-way line of Avoca Road;

Thence running with the north right-of-way line of said Avoca Road the following (5) five calls:

N 79°17'43" W, a distance of 294.71 feet to a point;

Thence N 78°46'29" W, a distance of 192.20 feet to a point;

Thence N 27°05'32" W, a distance of 54.39 feet to a point;

Thence N 83°40'37" W, a distance of 138.43 feet to a point;

Thence N 85°46'37" W, a distance of 416.56 feet to a point lying in the east line of a tract of land conveyed to Louisville/Jefferson County Metro Government, Deed unknown;

Thence with said east line the following (3) three calls:

N 07°32'56" W, a distance of 943.66 feet to a point;

Thence N 74°01'00" E, a distance of 52.72 feet to a point;

RECEIVED

FEB 27 2017

DESIGN SERVICES

*Survey
& legal match
3/7/17
MSW*

Thence N 17°57'48" W, a distance of 88.81 feet to a point, lying in the south right-of-way line of Heafer Road;

Thence with the south right-of-way line of said Heafer Road, N 77°09'53" E, a distance of 674.47 to the point of beginning.

Having an area of 1,237,239.10 square feet or 28.403 acres.

Being the same property conveyed to Fetter Properties, LLC. as recorded in Deed Book 10156, Page 178 in the office of the Clerk of Jefferson County, Kentucky.

Also being the same property conveyed to Joseph R. & Karoll M. Foreman as recorded in Deed Book 8644, Page 370 in the office of the Clerk of Jefferson County, Kentucky.

RECEIVED

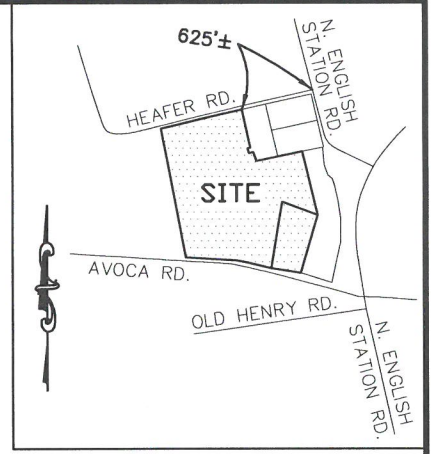
FEB 27 2017

**PLANNING
DESIGN SERVICES**

NOTES:

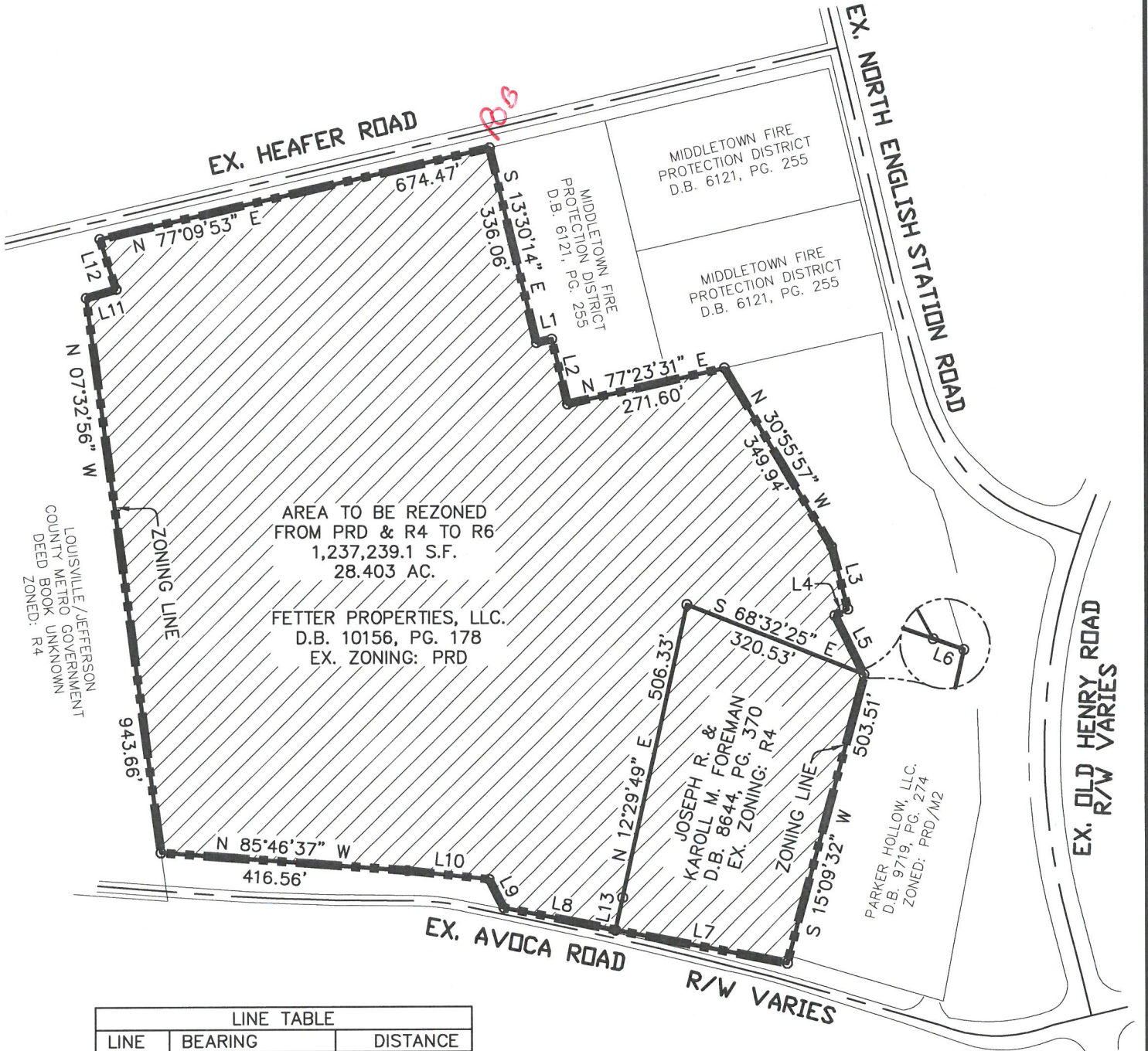
1. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.
2. THE BOUNDARY LINES SHOWN HEREON WERE DETERMINED FROM DEEDS OF RECORD AND HAVE NOT BEEN VERIFIED.
3. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.

NORTH AND ALL BEARINGS ARE BASED ON DEED BOOK 8696, PAGE 706 THEN ROTATED CLOCKWISE 00°43'29". REFERENCE BEARING (N 74°50'52" E)



LOCATION MAP

NO SCALE



AREA TO BE REZONED FROM PRD & R4 TO R6
1,237,239.1 S.F.
28.403 AC.

FETTER PROPERTIES, LLC.
D.B. 10156, PG. 178
EX. ZONING: PRD

MIDDLETOWN FIRE PROTECTION DISTRICT
D.B. 6121, PG. 255

MIDDLETOWN FIRE PROTECTION DISTRICT
D.B. 6121, PG. 255

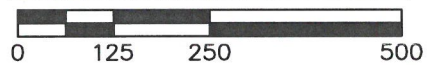
JOSEPH R. & KAROLL M. FOREMAN
D.B. 8644, PG. 370
EX. ZONING: R4

PARKER HOLLOW, LLC.
D.B. 9719, PG. 274
ZONED: PRD/M2

LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT
DEED BOOK UNKNOWN
ZONED: R4

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°17'09" E	26.43'
L2	S 13°31'06" E	112.08'
L3	S 14°28'25" E	107.95'
L4	S 64°02'59" W	24.21'
L5	S 26°22'05" E	109.82'
L6	S 68°32'25" E	1.35'
L7	N 79°17'43" W	294.71'
L8	N 78°46'29" W	192.20'
L9	N 27°05'32" W	54.39'
L10	N 83°40'37" W	138.43'
L11	N 74°01'00" E	52.72'
L12	N 17°57'48" W	88.81'
L13	N 12°29'49" E	56.00'

GRAPHIC SCALE 1"=250'



ZONING EXHIBIT

OWNER: FETTER PROPERTIES, LLC.
8500 WOLF PEN BRANCH ROAD, SUITE A
PROSPECT, KENTUCKY 40059
DEED BOOK 10156, PAGE 178
TAX BLOCK 0023, LOT 0036

OWNER: JOSEPH R. & KAROLL M. FOREMAN
12207 AVOCA ROAD
LOUISVILLE, KENTUCKY 40223
DEED BOOK 8644, PAGE 370
TAX BLOCK 0023, LOT 0397

LOCATION: 12201 & 12207 AVOCA ROAD
LOUISVILLE, KENTUCKY 40223

DATE: 02/27/17

SCALE: 1"=250'

MINDEL, SCOTT & ASSOCIATES, INC.

PLANNING • ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE

5151 JEFFERSON BOULEVARD

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