



Arnold Consulting Engineering Services, Inc.

P.O. Box 1338
Bowling Green, KY 42101

1136 South Park Drive, Suite 201
Bowling Green, KY 42103

Phone (270)780-9445
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Legal Description

A certain tract of land lying in Jefferson County, Kentucky, being located in the city of Louisville; being the property previously recorded in Deed Book 10003 Page 558, and being a portion of an existing unnamed 12' alley for which no source of title was found, and being more particularly described as follows:

The basis of the bearings for this legal description is based on grid north as established by Kentucky State Plane Coordinates, North Zone 1601. All iron pins set are 1/2"x18" iron pins with 1" yellow plastic cap stamped "J. Arnold PLS 2934".

Beginning at an iron pin set at the intersection of the east right of way of Dixie Hwy (60' r/w) with the south right of way of W. Oak Street (50' r/w), said pin being the northwestern most property corner of Tract 1 of the parent tract.

Thence, leaving the right of way of Dixie Hwy and with the right of way of W. Oak Street, S 82°19'01" E a distance of 124.00' to an iron pin set in the west right of way of the aforementioned unnamed 12' alley, said pin being the northeastern most property corner of Tract 1 of the parent tract.

Thence, continuing with the right of way of W. Oak Street, S 82°19'01" E a distance of 12.22' to a 5/8" iron pin with 1 1/4" plastic cap stamped "JFC PLS 3139" found in the east right of way of the aforementioned unnamed 12' alley, said pin being the northwestern most property corner of Tract 2 of the parent tract and being located N 72°02'56" E a distance of 0.22' from a 1/2" iron pin with 1" plastic cap stamped "Sanders PLS 2558" found.

Thence, continuing with the right of way of W. Oak Street, S 81°55'59" E a distance of 24.79' to a 5/8" iron pin with 1 1/4" plastic cap stamped "JFC PLS 3139" found, said pin being the northeastern most property corner of Tract 2 of the parent tract, and being a common corner to Hoagland Real Estate, LLC (Deed Book 8789 Page 193) and being located S 60°12'05" E a distance of 0.25' from a 1/2" iron pin with 1 1/4" plastic cap stamped "Sanders PLS 2558" found.

Thence, leaving the right of way of W. Oak Street and with the line of Hoagland Real Estate, LLC, S 07°52'23" W a distance of 156.19' to a drilled hole found in concrete in the north right of way of an unnamed 20' alley, said drilled hole being the southeastern most property corner of Tract 2 of the parent tract.

Thence, leaving the line of Hoagland Real Estate, LLC and with the right of way of the aforementioned 20' alley, N 81°58'29" W a distance of 54.67' to an iron pin set in the east right of way of the aforementioned unnamed 12' alley, said pin being the southwestern most property corner of Tract 2 of the parent tract.

Thence, leaving the right of way of the unnamed 20' alley and with the right of way of the unnamed 12' alley, N 18°42'24" E a distance of 3.28' to an iron pin set.

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Thence, leaving the line of Tract 2 of the parent tract and bisecting the unnamed 12' alley, N 83°08'09" W a distance of 12.09' to an iron pin set in line of Tract 1 of the parent tract and being in the west right of way of the aforementioned unnamed 12' alley.

Thence, with the right of way of the unnamed 12' alley, S 18°38'41" W a distance of 1.00' to a 1" iron pipe found, said pipe being a common corner to Mercy Seat Baptist Church (Deed Book 5174 Page 848) and being the southeastern most property corner of Tract 1 of the parent tract.

Thence, leaving the right of way of the unnamed 12' alley and with the line of Mercy Seat Baptist Church, N 83°08'09" W a distance of 124.99' to a 5/8" iron pin with 1 1/4" plastic cap stamped "JFC PLS 3139" found in the east right of way of Dixie Hwy.

Thence, leaving the line of Mercy Seat Baptist Church and with the right of way of Dixie Hwy, N 18°51'57" E a distance of 158.76' to the point of **Beginning**, containing 27,312 +/- square feet (0.63 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Jeff Arnold PLS 2934 on April 10, 2014.



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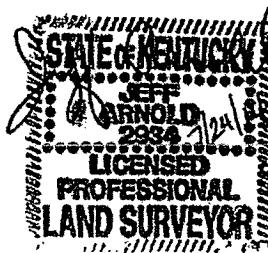
Beginning at an iron pin set at the intersection of the west right of way of aforementioned unnamed 12' alley with the with the south right of way of W. Oak Street (50' r/w), said pin being a common corner to and the northeastern most property corner of Tract 1 of the Harold & Sue Smith Living Trust property (Deed Book 10003 Page 558).

Thence, leaving the line of Tract 1 and with the right of way of W. Oak Street, S 82°19'01" E a distance of 12.22' to a 5/8" iron pin with 1 1/4" plastic cap stamped "JFC PLS 3139" found in the east right of way of the aforementioned unnamed 12' alley, said pin being a common corner to Tract 2 of the aforementioned Harold & Sue Smith Living Trust property and being located N 72°02'56" E a distance of 0.22' from a 1/2" iron pin with 1" plastic cap stamped "Sanders PLS 2558" found.

Thence, leaving the right of way of W. Oak Street and with the line of Tract 2, S 18°42'24" W a distance of 155.68' to an iron pin set in the east right of way of the aforementioned unnamed 12' alley.

Thence, leaving the line of Tract 2 and bisecting the lands of the unnamed 12' alley, N 83°08'09" W a distance of 12.09' to an iron pin set in the west right of way of the aforementioned unnamed 12' alley, said pin being a common corner to aforementioned Tract 1 of the Harold & Sue Smith Living Trust property.

Thence, with the line of Tract 1, N 18°38'41" E a distance of 155.82' to the point of **Beginning**, containing 1,856 +/- square feet (0.04 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Jeff Arnold PLS 2934 on April 10, 2014.



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