



20-ZONE-0025
 8523 Terry Rd

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 PLANNING &
 DESIGN SERVICES

21 - ZONE - 0025

Legal Descriptions for Rezoning 20-ZONE 0025 8523 Terry Road

Beginning at the point of intersection of the North line of Manse Drive and the East line of Terry Road as shown on the plat of Westchester Village, Section 2A and recorded in Plat and Subdivision Book 16, Page 97, in the Office of the Clerk of the County Court of Jefferson County, Kentucky; thence with the East line of the Terry Road, North 03 Degrees 24 Minutes 14 Seconds East 355.83 feet to a point; thence continuing with the East line of Terry Road North 03 Degree 24 Minutes 14 seconds East 186.34 feet to a point; thence leaving the East line of Terry Road South 86 Degrees 32 Minutes 10 Seconds East 144.07 feet to a point; thence North 03 Degree 27 Minutes 50 Seconds East 140.00 feet to a point in the South line of West Pages Lane as shown on the Plat of Pleasure Manor Section NO. 1 recorded in Plat and Subdivision Book 17, Page 13, in the aforementioned Clerk's Office; thence with the South line of West Pages Lane South 86 Degrees 40 Minutes 57 Second East 379.55 feet to a point in the west right of way of Seaforth Drive; thence South 03 Degree 25 Minutes 18 Seconds West 415.40 feet to a point; thence continuing along the same line South 03 Degree 25 Minutes 18 Seconds West 114.22 feet to the point of curve of a curve to the right having a radius of 30 feet; thence with the long chord of said curve, South 39 Degrees 22 Minutes 16 Seconds West 35.23 feet to a point in the North line of Manse Drive as shown on the abovementioned Plat of Westchester Village, Section No. 2A, said point also being the point of curve of a curve to the left having a radius of 30 feet; thence with the North and West lines of Manse Drive and the chords of said curve, South 72 Degrees 00 Minutes 42 Seconds West 41.70 feet; South 60 Degrees 27 Minutes 44 Seconds West 103.04 feet; South 41 Degrees 56 Minutes 51 Seconds West 128.57 feet, and South 29 Degrees 35 Minutes 07 Seconds West 26.08 feet to the point of curve of a curve to the right having a radius of 30 feet; thence with the long chord of said curve South 60 Degrees 27 Minutes 36 Seconds West 32.63 feet to the point of tangent of said curve; thence with the North line of Manse Drive, North 86 Degrees 35 Minutes 24 Seconds West 259.27 feet to the point of beginning.

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LEGAL DESCRIPTION PER TITLE COMMITMENT

Tract 1: 8523 Terry Road; Parcel No. 25-1047-0915-0000:

Beginning at the point of intersection of the North line of Manse Drive and the East line of Terry Road as shown on the plat of Westchester Village, Section 2A and recorded in Plat and Subdivision Book 16, Page 97, in the Office of the Clerk of the County Court of Jefferson County, Kentucky; thence with the East line of the above mentioned Terry Road, North 01 degree 32 minutes 40 seconds East 355.42 feet to a point; thence leaving the East line of Terry Road, South 88 degrees 27 minutes 20 seconds East 524.17 feet to a point in the West line of Seaforth Drive; thence with the West line of Seaforth Drive, South 01 degree 32 minutes 40 seconds West 113.93 feet to the point of curve of a curve to the right having a radius of 30 feet; thence with the long chord of said curve, South 37 degrees 30 minutes 20 seconds West 35.23 feet to a point in the North line of Manse Drive as shown on the abovementioned Plat of Westchester Village, Section No. 2A, said point also being the point of curve of a curve to the left having a radius of 360 feet; thence with the North and West lines of Manse Drive and the chords of said curve, South 70 degrees 08 minutes 46 seconds West 41.70 feet; South 58 degrees 35 minutes 48 seconds West 103.94 feet; South 40 degrees 04 minutes 55 seconds West 128.57 feet, and South 27 degrees 43 minutes 11 seconds West 26.08 feet to the point of curve of a curve to the right having a radius of 30 feet; thence with the long chord of said curve South 58 degrees 35 minutes 40 seconds West 32.63 feet to the point of tangent of said curve; thence with the North line of Manse Drive, North 88 degrees 27 minutes 20 seconds West 259.20 feet to the point of beginning, and containing 3.467 acres, more or less.

Tract 2: 6300 W. Pages Lane; Parcel No. 25-1047-0100-0000:

Beginning at the point of intersection of the South line of West Pages Lane and the West line of Seaforth Drive as shown on the plat of Westchester Village, Section 2C, and recorded in Plat and Subdivision Book 17, Page 82, in the Office of the Clerk of the County Court of Jefferson County, Kentucky; thence with the West line of the above mentioned Seaforth Drive South 1 degree 32 minutes 40 seconds West 415.25 feet; thence North 88 degrees 27 minutes 20 seconds West 524.17 feet to a point in the East line of Terry Road per Deed Book 3247, Page 488, in the aforementioned Clerk's Office; thence with the East line of Terry Road North 1 degree 32 minutes 40 seconds East 187.34 feet to the point of curve of a curve to the right having a radius of 5689.58 feet; thence with a chord of said curve North 1 degree 57 minutes 35 seconds East 87.66 feet to a point; thence leaving the East line of the above mentioned Terry Road South 88 degrees 30 minutes East 143.98 feet to a point; thence North 1 degree 30 minutes East 140 feet to a point in the South line of West Pages Lane as shown on the Plat of Pleasure Manor Section NO. 1 recorded in Plat and Subdivision Book 17, Page 13, in the aforementioned Clerk's Office; thence with the South line of West Pages Lane South 88 degrees 30 minutes East 379.71 feet to the point of beginning, and containing 4.530 acres, more or less.

Being the same property conveyed to Herlu Associates Limited Partnership, a Delaware Limited Partnership, in fee simple, together with the Leasehold interest on subject properties, by General Warranty Deed dated May 26, 1994 and recorded June 1, 1994, of record in Deed Book 6460, Page 616; and to Herlu Associates Limited Partnership, a Delaware limited partnership, as to the fee simple interest in and to the buildings and improvements thereon, by General Warranty Deed dated May 27, 1994 and recorded June 1, 1994, of record in Deed Book 6460, Page 620, in the Office of the Clerk of Jefferson County, Kentucky.

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