

# CANE RUN MULTI-USE DEVELOPMENT

CASE #15ZONE1012

## ZONING DESCRIPTION

FROM R-4 & R-5 TO C-1

Being a certain tract of land in Jefferson County, Kentucky, located north of Teakwood Circle, south of Donald Drive and east of Veneto Drive, being bound on the east by Cane Run Road and being more particularly described as follows:

Beginning at a point in the west right-of-way line of said Cane Run Road, approximately 180 feet south of its intersection with said Donald Drive, said point being the southeast corner of lot 49 as created on the plat of Melody Manor Subdivision as recorded in Plat and Subdivision Book 18, Page 57 and conveyed to Anthony & Karen Glover as recorded in Deed Book 8777, Page 191 in the office of the Clerk of Jefferson County, Kentucky;

Thence with the west right-of-way line of said Cane Run Road the following (4) four calls:

S 46°27'28" W, a distance of 7.75 feet to a point;

Thence with a curve turning to the left, having an arc length of 611.10 feet, a radius of 3869.72 feet, a chord bearing of S 41°55'44" W, and a chord length of 610.47 feet to a point;

Thence with a compound curve turning to the left, having an arc length of 214.86 feet, a radius of 3869.72 feet, a chord bearing of S 35°48'51" W, and a chord length of 214.83 feet to a point;

Thence S 34°13'25" W, a distance of 709.81 feet to a point, said point lying in the north line of lot 72 as created on the plat of Teakwood Manor as recorded in Plat and Subdivision Book 24, Page 91 as conveyed to Terry & Eugene Rice as recorded in Deed Book 8453, Page 539 in the office aforesaid;

Thence with the north line of said Teakwood Manor Subdivision, N 54°26'18" W, a distance of 236.07 feet to a point;

Thence leaving the north line of said Teakwood Manor and running through the properties conveyed to The Salvation Army as recorded in Deed Book 8643, Page 703 and Louisville/Jefferson County Metro Government as recorded in Deed Book 8723, Page 168, both in the office aforesaid, the following (12) twelve calls:

N 34°13'25" E, a distance of 473.22 feet to a point;

Thence N 27°59'31" W, a distance of 61.31 feet to a point;

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Thence with a curve turning to the right, having an arc length of 107.72 feet, a radius of 125.00 feet, a chord bearing of N 79°32'25" E, and a chord length of 104.42 feet to a point;

Thence N 34°13'25" E, a distance of 371.83 feet to a point;

Thence N 56°19'16" E, a distance of 25.00 feet to a point;

Thence with a curve turning to the left, having an arc length of 26.17 feet, a radius of 475.00 feet, a chord bearing of N 35°15'25" W, and a chord length of 26.16 feet to a point;

Thence N 53°09'54" E, a distance of 50.02 feet to a point;

Thence with a curve turning to the left, having an arc length of 16.38 feet, a radius of 100.00 feet, a chord bearing of N 48°28'17" E, and a chord length of 16.37 feet to a point;

Thence S 60°52'34" E, a distance of 20.25 feet to a point;

Thence N 29°07'26" E, a distance of 333.39 feet to a point;

Thence N 61°05'54" W, a distance of 25.00 feet to a point;

Thence N 29°07'26" E, a distance of 150.00 feet to a point in the south line of said Melody Manor Subdivision;

Thence with the said south line the following (4) four calls:

S 61°05'54" E, a distance of 132.81 feet to a point;

Thence S 61°05'54" E, a distance of 119.87 feet to a point;

Thence S 28°54'14" W, a distance of 23.88 feet to a point;

Thence S 60°52'35" E, a distance of 94.55 feet to the point of beginning.

Having an area of 373,237.6 square feet or 8.568 acres.

Being a portion of the same property conveyed to the Louisville/Jefferson County Metro Government by deed dated October 27, 2005 of record in Deed Book 8723, Page 168 on file in the office of the County Clerk of Jefferson County, Kentucky.

Also being a portion of the same property conveyed to The Salvation Army, a Georgia Corporation by deed dated June 21, 2005 of record in Deed Book 8643, Page 703 on file in the office of the County Clerk of Jefferson County, Kentucky.

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# CANE RUN MULTI-USE DEVELOPMENT

CASE #15ZONE1012

## ZONING DESCRIPTION

FROM R-4 & R-5 TO R-7

Being a certain tract of land in Jefferson County, Kentucky, located north of Teakwood Circle, south of Donald Drive and east of Veneto Drive, being bound on the east by Cane Run Road and being more particularly described as follows:

Commencing at a point in the west right-of-way line of said Cane Run Road, approximately 180 feet south of its intersection with said Donald Drive, said point being the southeast corner of lot 49 as created on the plat of Melody Manor Subdivision as recorded in Plat and Subdivision Book 18, Page 57 and conveyed to Anthony & Karen Glover as recorded in Deed Book 8777, Page 191 in the office of the Clerk of Jefferson County, Kentucky;

Thence with the west right-of-way line of said Cane Run Road the following (4) four calls:

S 46°27'28" W, a distance of 7.75 feet to a point;

Thence with a curve turning to the left, having an arc length of 611.10 feet, a radius of 3869.72 feet, a chord bearing of S 41°55'44" W, and a chord length of 610.47 feet to a point;

Thence with a compound curve turning to the left, having an arc length of 214.86 feet, a radius of 3869.72 feet, a chord bearing of S 35°48'51" W, and a chord length of 214.83 feet to a point;

Thence S 34°13'25" W, a distance of 709.81 feet to a point, said point lying in the north line of lot 72 as created on the plat of Teakwood Manor as recorded in Plat and Subdivision Book 24, Page 91 as conveyed to Terry & Eugene Rice as recorded in Deed Book 8453, Page 539 in the office aforesaid;

Thence with the north line of said Teakwood Manor Subdivision, N 54°26'18" W, a distance of 236.07 feet to a point, said point, said point being the true point of beginning;

Thence with the said north line, N 54°26'18" W, a distance of 439.51 feet to a point;

Thence with the east line of said Teakwood Subdivision, N 12°39'04" E, a distance of 9.20 feet to a point;

Thence N 09°07'13" E, a distance of 961.82 feet to a point;

Thence N 09°07'13" E, a distance of 568.92 feet to a point, said point being the southwest corner to said Melody Manor Subdivision;

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Thence with the south line of said Melody Manor Subdivision the following (3) three calls:

S 60°52'34" E, a distance of 289.97 feet to a point, said point being the southeast terminus point of Trumpet Way;

Thence with the east line of said Trumpet Way, N 09°00'08" E, a distance of 21.21 feet to a point;

Thence S 61°05'54" E, a distance of 793.30 feet to a point;

Thence leaving the south line of said Melody Manor and running through the properties conveyed to The Salvation Army as recorded in Deed Book 8643, Page 703 and Louisville/Jefferson County Metro Government as recorded in Deed Book 8723, Page 168, both in the office aforesaid, the following (12) twelve calls:

S 29°07'26" W, a distance of 150.00 feet to a point;

Thence S 61°05'54" E, a distance of 25.00 feet to a point;

Thence S 29°07'26" W, a distance of 333.39 feet to a point;

Thence N 60°52'34" W, a distance of 20.25 feet to a point;

Thence with a curve turning to the right, having an arc length of 16.38 feet,

a radius of 100.00 feet, a chord bearing of S 48°28'17" W, and a chord length of 16.37 feet to a point;

Thence S 53°09'54" W, a distance of 50.02 feet to a point;

Thence with a curve turning to the right, having an arc length of 26.17 feet, a radius of 475.00 feet, a chord bearing of S 35°15'25" E, and a chord length of 26.16 feet to a point;

Thence S 56°19'16" W, a distance of 25.00 feet to a point;

Thence S 34°13'25" W, a distance of 371.83 feet to a point;

Thence with a curve turning to the left, having an arc length of 107.72 feet, a radius of 125.00 feet, a chord bearing of S 79°32'25" W, and a chord length of 104.42 feet to a point;

Thence S 27°59'31" E, a distance of 61.31 feet to a point;

Thence S 34°13'25" W, a distance of 473.22 feet to the true point of beginning;

Having an area of 1,154,663.8 square feet or 26.507 acres.

Being a portion of the same property conveyed to the Louisville/Jefferson County Metro Government by deed dated October 27, 2005 of record in Deed Book 8723, Page 168 on file in the office of the County Clerk of Jefferson County, Kentucky.

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Also being a portion of the same property conveyed to The Salvation Army, a Georgia Corporation by deed dated June 21, 2005 of record in Deed Book 8643, Page 703 on file in the office of the County Clerk of Jefferson County, Kentucky.

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