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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 10920 Page 949, and being a portion of the property previously recorded in Deed Book 8663 Page 623, and being more particularly described as follows:

The basis of the bearings for this legal description is 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 "B. Hester PLS 4147".

Beginning at a 1/2" iron pin with a 1" plastic cap stamped "J. Bailey PLS 3678" found in the south right of way of S. Hurstbourne Parkway (r/w varies per Deed Book 8028 Page 238, KYTC Item No. 5-322.00), said pin being a common corner to Hull Street Condominiums Development, Inc. (Deed Book 8660 Page 396) and being located S 41°25'42" E a distance of 93.38' from a concrete right of way monument found at the northwestern most property corner of same.

Thence, leaving the right of way of S. Hurstbourne Parkway and with the line of Hull Street Condominiums Development, Inc. the following two calls, S 40°43'58" E a distance of 120.34' to a 1/2" iron pin with a 1" plastic cap stamped "J. Bailey PLS 3678" found.

Thence, S 38°16'54" E a distance of 65.60' to a point (not set) near the north edge of Fern Creek, passing through a witness pin set on line at a distance of 60.60', said point being a common corner to Byron & Mary Pendleton (Deed Book 7346 Page 341) and being the southeastern most property corner of the parent tract.

Thence, leaving the line of Hull Street Condominiums Development, Inc. and with the line of Pendleton and running generally in and with said Fern Creek the following three calls, S 35°08'44" W a distance of 197.99' to a meander point (not set).

Thence, S 28°38'02" W a distance of 198.00' to a meander point (not set) in the northeast right of way of Fegenbush Lane (r/w varies per Deed Book 8457 Page 399, KYTC Project No. 056 864 006-007) and near the center of said Fern Creek.

(1) Thence, leaving the line of Pendleton and with the right of way of Fegenbush Lane the following four calls, S 12°08'02" W a distance of 38.66' to a concrete right of way monument found, passing through a witness pin set on line at a distance of 22.00'.

(2) Thence, N 69°22'04" W a distance of 32.34' to a concrete right of way monument found.

Thence, N 73°43'15" W a distance of 145.49' to a concrete right of way monument found.

Thence, N 33°11'49" W a distance of 258.14' to a concrete right of way monument found.

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Thence, N 00°13'17" E a distance of 66.36' to an iron pin set at the intersection of the south right of way of the aforementioned S. Hurstbourne Parkway with the northeast right of way of the aforementioned right of way of Fegenbush Lane, said pin being located approximately S 13°28'12" E a distance of 0.90' from a concrete right of way monument found destroyed & laid over.

Thence, leaving the right of way of Fegenbush Lane and with the right of way of S. Hurstbourne Parkway the following four calls, N 43°41'14" E a distance of 102.50' to an iron pin set.

Thence, N 65°15'01" E a distance of 201.28' to an iron pin set.

Thence, N 79°08'41" E a distance of 107.36' to a concrete right of way monument found.

Thence, N 86°33'11" E a distance of 49.88' to the point of **Beginning**, containing 168,056 +/- square feet (3.86 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Charles B. Hester, PLS 4147 on June 9, 2016.

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