

**LEGAL DESCRIPTION  
FOR  
BURDORF PROPERTIES, LLC  
(ENTIRE SITE)**

Beginning on an 'X' scribed this survey in the concrete sidewalk on the North side of Shelbyville Road, approximately 110 feet West of the original centerline of St. Matthews Avenue, said 'X' being in the North right-of-way line of Shelbyville Road, as widened (Deed Book 1630, Page 578 and Deed Book 1633, Page 454), said 'X' also being in the boundary line common to Lots 11 and 12 as shown on the Plat of St. Matthews Addition, of record in Plat and Subdivision Book 1, Page 140, Office of the Clerk, Jefferson County, Kentucky, said 'X' also being the Southwest boundary corner of the Bardstown Road Plaza, Inc. property as recorded in Deed Book 7942, page 904: thence, with the North right-of-way line of Shelbyville Road, S 89°54'53"W, a distance of 226.00 feet to an 'X' scribed this survey in the concrete sidewalk, said 'X' being the Southeast boundary corner of the Breeland Development Corp. property as recorded in Deed Book 10630, page 384; thence, with the East boundary line of Breeland, N 00°33'00"W, a distance of 193.51 feet to an 'X' scribed this survey in a concrete sidewalk; thence, continuing with the line of Breeland, S 89°57'30"W, a distance of 5.30 feet to a ½" steel re-bar, 18" long, with plastic cap stamped "Talbot 2421" set this survey; thence, continuing with the East line of Breeland, N 00°41'30"E, passing through a railroad spike (found) at 251.40 feet, a total distance of 290.05 feet to a calculated boundary corner point in the centerline of Westport Road (no right-of-way Deed found); thence, with the centerline of Westport Road, N51°36'30"E, a distance of 32.20 feet to a calculated boundary corner point, said point being the Northwest boundary corner of the Wilson and Muir Bank and Trust Company property as recorded in Deed Book 8231, Page 859; thence, with the West boundary line of Wilson and Muir, S 00°41'30"W, passing through a PK nail (found) at 38.65 feet, a total distance of 119.01 feet to a PK nail (found); thence, with the Southern boundary line of the Wilson and Muir property, N 89°53'47"E, a distance of 170.17 feet to a PK nail (found) in the center of a 10 foot alley as shown on the aforesaid Plat of St. Matthews Addition (alley closed per Civil Action 89-CI-06964); thence, with the centerline of the closed alley and with the boundary line of the Wilson and Muir property, N 00°04'58"E, a distance of 7.19 feet to a Magnetic Nail with aluminum washer stamped "Talbot 2421" (set this survey); thence, continuing with the South boundary line of the Wilson and Muir property and with the south side of an existing 15 foot wide alley as referred to in Deed Book 7622, Page 706, N 89°34'31"E, a distance of 122.74 feet to a Magnetic Nail with aluminum washer stamped "Talbot 2421" (set this survey) in the West right-of-way line of St. Matthews Avenue as shown on the Plat of St. Matthews Addition, aforesaid; thence, with the West right-of-way line, S 00°25'00"E, a distance of 234.90 feet to a Magnetic Nail with aluminum washer stamped "Talbot 2421" (set this survey), said nail being the Northeast boundary corner of a 15 foot wide alley as shown on the Plat of St. Matthews Addition, aforesaid; thence, with the North line of the alley, S 89°35'00"W, a distance of 129.79 feet to a Magnetic Nail with aluminum washer stamped "Talbot 2421"

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(set this survey); thence, continuing with the alley, S 00°04'58"W, a distance of 15.00 feet to a Magnetic Nail with aluminum washer stamped "Talbot 2421" (set this survey), thence, continuing with the alley, N 89°35'00"E, a distance of 39.92 feet to a PK nail (found) said nail being the Northwest boundary corner of the Bardstown Road Plaza, Inc. property, aforesaid; thence, with the West boundary line of the Bardstown Road Plaza, Inc. property, S 00°27'00"E, a distance of 142.05 feet to the Point of Beginning, containing 2.552 Acres per survey performed by Morris A. Talbot, PLS # 2421, on June 17, 2016 and revised on July 25, 2016; August 5, 2016; and September 17, 2016.

Being the same land conveyed to Burdorf Properties, LLC by deed from Bacon's St. Matthews Store Co., Inc., said Deed dated the 5<sup>TH</sup> day of April, 2001 and of record in Deed Book 7622, Page 706, Office of the County Clerk, Jefferson County, Kentucky.

This survey is subject to all rights-of-way, off conveyances, easements and restrictions of record that a Title Report would reveal. No Title Report was provided for this survey.

*Legal Description prepared by:*

 12-27-2016

Morris A. Talbot, PLS #2421      Date  
Advanced Engineering and Surveying, LLC  
319 Tucker Station Road  
Louisville, KY 40243  
(502) 244-3876  
[aels@bellsouth.net](mailto:aels@bellsouth.net)

