

ORDINANCE NO. 012, SERIES 2021

**AN ORDINANCE OF THE LOUISVILLE METRO COUNCIL TO APPROVE
THE ANNEXATION BY THE CITY OF INDIAN HILLS OF PHOENIX HILL
COURT**

SPONSORED BY: COUNCIL MEMBERS REED AND MCCRANEY

WHEREAS, on November 19, 2020 the City Council of the City of Indian Hills, Kentucky voted in favor of an ordinance to annex the property known as Phoenix Hill Court and identified by the Jefferson County Clerk at Plat and Subdivision Book 36, Page 52; and

WHEREAS, Phoenix Hill Court is a group of 8 lots with street access through the City of Indian Hills; and

WHEREAS, the City Council of the City of Indian Hills stated in its Ordinance No. 1, Series 2020, that 100% of the property owners of the territory sought to be annexed executed written consents in favor of annexation by the City of Indian Hills (a copy of the signatures is attached hereto on Exhibit B from the City of Indian Hills); and

WHEREAS, the City of Indian Hills believes it is in a position to provide municipal services to the area proposed for annexation; and

WHEREAS, the written consent forms signed by the property owners acknowledged the annexation would result in property tax increase as well as additional city services to be provided by the City of Indian Hills; and

WHEREAS, the City of Indian Hills is not required to hold a public meeting regarding the proposed annexation because it has 100% consent of affected property owners; and

WHEREAS, the City of Indian Hills filed a request on December 31, 2020 with the Office of the Metro Council Clerk requesting that the Louisville Metro Council approve the annexation of the property described above (a copy of which is attached hereto); and

WHEREAS, KRS 67C.111(3) requires the City of Indian Hills obtain approval of the annexation from Louisville Metro Council prior to the City of Indian Hills proceeding with the annexation requirements under KRS Chapter 81A; and

WHEREAS, KRS 67C.111(3) gives Louisville Metro Council the authority to approve or deny annexation requests “by ordinance and within sixty (60) days of the receipt of the request” and if Louisville Metro Council does not act within “sixty (60) days, the request for a city to proceed with an annexation proposal shall be deemed to be approved”; and

WHEREAS, for the reasons stated above Louisville Metro Council wishes to proceed with approval of the City of Indian Hills’ annexation ordinance to become effective upon passage and approval.

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT (THE COUNCIL) AS FOLLOWS:

SECTION I: Metro Council hereby approves the annexation of the property known as the Phoenix Hill Court proposed by the City of Indian Hills in its Ordinance No. 1, Series 2020 on November 19, 2020 (attached hereto) pursuant to its authority under KRS 67C.111(3).

SECTION II: This ordinance shall take effect on passage and approval.



Sonya Harward
Metro Council Clerk



David James
President of the Council

February 11, 2021

Approval Date

APPROVED AS TO FORM:

Michael J. O'Connell
Jefferson County Attorney

**LOUISVILLE METRO COUNCIL
READ AND PASSED**
February 11, 2021

By: *Raina M. Ferguson*

O-019-21 Ordinance approving Phoenix Hill Court Annexation Proposal from Indian Hills (TF)

WALTER L. CATO, JR.*
FINN CATO†

CATO & CATO
ATTORNEYS AT LAW
2950 Breckenridge Lane Suite 3
Louisville, Kentucky 40220
Office (502) 456-2100 • Fax (502) 456-2175 • Cell (502) 333-0848
walterlcatojr@gmail.com, finncato@catolawoffice.com

Licensed in:
*†Kentucky
†New York
†Washington DC

December 31, 2020

Honorable Sonya Harward
Louisville Metro Council Clerk
601 West Jefferson Street
Louisville, Kentucky 40202

Sent via email to metrocouncilclerk@louisvilleky.gov

RE: City of Indian Hills Annexation Request – Phoenix Hill Court

Dear Ms. Harward,

I represent the City of Indian Hills, Kentucky. The owners of eight properties adjacent and contiguous to the City of Indian Hills, fully comprising Phoenix Hill Court, have unanimously asked to become annexed into the City of Indian Hills. The City of Indian Hills has obtained detailed, written consents from each of the property owners, and the City of Indian Hills has passed and enacted an ordinance approving annexation subject to Louisville Metro Council approval.

I am enclosing a certified copy of the ordinance, the survey plat, land description and consent forms reflecting the unanimous consent of the property owners. The City of Indian Hills respectfully requests approval of the annexation by the Louisville Metro Council.

Please let me know at your convenience when this annexation approval will come up for discussion and if I may provide any additional information or assistance. I am also copying the Chair of the Government Oversight and Audit Committee and the Louisville Metro Council representatives for Indian Hills.

Sincerely,



Finn Cato
Counsel, City of Indian Hills

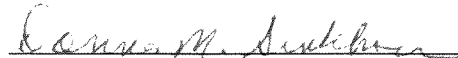
cc: Brent Ackerson, Metro Council District 26, Chair, Government Oversight and Audit Committee
Scott Reed, Metro Council District 16
Paula McCraney, Metro Council District 7
Chip Hancock, Mayor, City of Indian Hills

Enclosure

DOCUMENT CERTIFICATION, CITY OF INDIAN HILLS


Comes the affiant, Donna M. Sinkhorn, City Clerk of the City of Indian Hills, Kentucky,
and after first being duly sworn, states as follows:

- (1) I am the City Clerk for the City of Indian Hills, Kentucky and, as such, I am the
official records custodian for the City of Indian Hills.
- (2) I hereby certify that attached to this affidavit is a true and complete copy of City of
Indian Hills, Ordinance No. 1, Series 2020 with exhibits, which is an ordinance
annexing Phoenix Hill Court into the City of Indian Hills.


Donna M. Sinkhorn, Affiant

Commonwealth of Kentucky)
) SS
County of Jefferson)

I, a Notary Public, in and for the state and county aforesaid, do hereby certify that on the
22nd day of December 2020, the following instrument was signed and acknowledged before me
by Donna M. Sinkhorn, City Clerk, City of Indian Hills, to be her free act and deed.



Notary Public, State at Large

My Commission Expires: January 13, 2022
My Notary ID is: 592490

**CITY OF INDIAN HILLS
ORDINANCE NO. 1, SERIES 2020**

AN ORDINANCE RELATING TO THE APPROVAL OF THE ANNEXATION BY THE CITY OF INDIAN HILLS, KENTUCKY OF A TRACT OF LAND KNOWN AS PHOENIX HILL COURT, CONTIGUOUS TO THE BOUNDARY OF THE CITY OF INDIAN HILLS, KENTUCKY AND REQUEST FOR APPROVAL OF THE ANNEXATION BY THE LOUISVILLE/JEFFERSON COUNTY METRO CITY COUNCIL

WHEREAS, the City of Indian Hills, Kentucky seeks to annex the following described tracts of land in Jefferson County, Kentucky, lots 236, 237, 238, 239, 240, 241, 242 and 243, inclusively, (with improvements), along with the right of way of Phoenix Hill Road and Fallsview Road, known as Phoenix Hill Court, which territory is contiguous with the boundary of the City of Indian Hills, Kentucky, pursuant to KRS 81A.410(1)(a) and Louisville Metro Resolution 056, Series 2014, and

WHEREAS, the territory proposed to be annexed is urban in character and suitable in nature to the City of Indian Hills pursuant to KRS 81A.410(1)(b) and Louisville Metro Resolution 056, Series 2014, and

WHEREAS, the territory to be annexed is not an agricultural district as prohibited by KRS 262.850(10), and

WHEREAS, the territory to be annexed is not included within the boundary of another incorporated city pursuant to KRS 81A.410(2) and Louisville Metro Resolution 056, Series 2014, and

WHEREAS, the City of Indian Hills, Kentucky hereby finds that it serves the public interest of the citizens of the City of Indian Hills to annex the territory known as Phoenix Hill Court because 100% of the property owners of record of the land to be annexed have signed consents asking to be annexed in order to receive city services and have been made aware of anticipated additional taxes pursuant to KRS 87A.412 and Louisville Metro Resolution 056, Series 2014, §I, and

WHEREAS, because 100% of the property owners have given prior consent to the proposed annexation, Louisville/Jefferson County Metro Council shall consider the annexation proposal without asking the City of Indian Hills to hold a public meeting pursuant to KRS 81A.412 and Louisville/Jefferson County Metro Resolution 056, Series 2014, §II, and

WHEREAS, the City of Indian Hills, Kentucky is immediately capable of adequately providing municipal services to the area to the territory to be annexed pursuant to Louisville/Jefferson County Metro Resolution 056, Series 2014, §III, and

WHEREAS, the proposed annexation will not result in a substantial burden to the property owners and/or residents to the newly annexed territory pursuant to Louisville/Jefferson County Metro Resolution 056, Series 2014, §III, and

WHEREAS, no enactment of a notification ordinance is required pursuant to KRS 81A.420(1) because 100% of the property owners in the area to be annexed have signed consents agreeing to the annexation, and

WHEREAS, no notice is required pursuant to KRS 81A.425 because 100% of those property owners in the area to be annexed have signed consents agreeing to the annexation, and

WHEREAS, the City of Indian Hills is not required to wait the sixty (60) day period provided for in KRS 81A.420(2), and

WHEREAS, the City of Indian Hills has received no petition in opposition to the proposed annexation, and

WHEREAS, KRS 67C.111(3) requires that the annexation receive the approval of the Louisville/Jefferson County Metro City Council, now therefore,

BE IT ORDAINED BY THE CITY OF INDIAN HILLS, KENTUCKY:

SECTION 1. It is hereby found, determined, and declared that:

- (a) The territory to be annexed, Phoenix Hill Court, namely lots 236, 237, 238, 239, 240, 241, 242 and 243, inclusively, (with improvements), along with the right of way of Phoenix Hill Road and Fallsview Road, is contiguous to the current boundaries of the City of Indian Hills, Kentucky.
- (b) The territory to be annexed is urban in character, completely residential, and the City of Indian Hills can provide the territory needed city services including garbage collection, road maintenance, police protection, snow removal and street lighting.
- (c) The territory proposed to be annexed is not an agricultural district.
- (d) The territory proposed to be annexed is not included within the boundary of another incorporated city.
- (e) 100% of the property owners in the area to be annexed have signed a consent form asking the City of Indian Hills to annex their properties to receive city services and have been made aware of anticipated additional taxes. **(Exhibit A)**
- (f) The annexation is a normal extension of residential municipal services which the City of Indian Hills is immediately capable of adequately providing and which is further in keeping with the city's mission.
- (g) The proposed annexation will not result in a substantial burden to the property owners and/or residents to the newly annexed territory.
- (h) The City of Indian Hills has received no petition in opposition to the proposed annexation.
- (i) The area to be annexed is subject to KRS 67C.111(3) which requires the approval Louisville/Jefferson County Metro City Council at the request of the City of Indian Hills, Kentucky by ordinance.

SECTION 2. The City of Indian Hills, Kentucky hereby approves the annexation of the certain territory in Jefferson County, Kentucky, known as Phoenix Hill Court, namely lots 236, 237, 238, 239, 240, 241, 242 and 243, inclusively, (with improvements), along with the right of way of Phoenix Hill Road and Fallsview Road, and is more particularly described as follows:

- (a) BEING, the property described in a certain Annexation Plat of same, prepared and stamped by Licensed Professional Land Surveyor Mark Willmoth, Willmoth

International, PSC, Professional Land Surveying, along with a Metes and Bounds description of the annexation area and attached hereto. (Exhibit B)

SECTION 3. The City of Indian Hills, Kentucky further requests the approval of the annexation by the Louisville/Jefferson County Metro Council pursuant to KRS 67C.111(3).

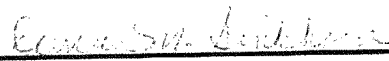
SECTION 4. This Ordinance is adopted pursuant to KRS 81A.410, KRS 81A.412 and KRS 67C.111.

SECTION 5. This ordinance shall take effect from and after passage, approval and publication as required by law.

First Reading DECEMBER 15, 2020
Second Reading NOVEMBER 19, 2020
Passed and Approved NOV 19, 2020

Introduced by: LAURA DUNBAR


Chip Hancock, Mayor

Attest: 
Donna M. Sinkhorn, City Clerk

<u>Council</u>	<u>Yea</u>	<u>Nay</u>
<u>Mr. Doheny</u>	___	___
<u>Ms. Dreisbach</u>	___	___
<u>Ms. Dunbar</u>	___	___
<u>Mr. Garlove</u>	___	___
<u>Mr. Giesel</u>	___	___
<u>Ms. George</u>	___	___
<u>Ms. Matton</u>	___	___
<u>Mr. Ulmer</u>	___	___
<u>Ms. Zinniel</u>	___	___

EXHIBIT A

CONSENT TO ANNEXATION
PHOENIX HILL COURT
(LOTS 236, 237, 238, 239, 240, 241, 242, 243)

My name is MIKEAL PINKARD and JOSEPHINE THOMAS-PINKARD
(**print names**), and I am a property owner near the City of Indian Hills, Kentucky. My address is
5508 Phoenix Hill Court, Louisville, Kentucky 40207, and my lot number is 236.

I am aware of a proposal to the City of Indian Hills, Kentucky to annex certain areas into the
boundaries of the City of Indian Hills, Kentucky, including my home address and lot number
described above. As a property owner in the area to be annexed, I hereby support the annexation
proposal, and I fully consent to be annexed by the City of Indian Hills, Kentucky. I understand
that if the annexation proposal is approved, I will have to pay City of Indian Hills, Kentucky
taxes, in addition to Louisville Metro taxes, but I would also receive City of Indian Hills,
Kentucky services including, but not limited to, police protection and trash pickup.

Signature(s):

Mikeal Pinkard

Date: 10/31/2019

Josephine Thomas-Pinkard

CONSENT TO ANNEXATION
PHOENIX HILL COURT
(LOTS 236, 237, 238, 239, 240, 241, 242, 243)

Our names are: DAVID M. WELSH, ROBERTA J. WELSH, TRUSTEE,
TRUSTEE, WELSH FAMILY WELSH FAMILY LIVING TRUST
~~My name is~~ LIVING TRUST and _____
we are _____ Our

(~~print names~~), and ~~I am~~ property owners near the City of Indian Hills, Kentucky. My address is
our
5506 Phoenix Hill Court, Louisville, Kentucky 40207, and ~~my~~ lot number is 237.

We are

~~I am~~ aware of a proposal to the City of Indian Hills, Kentucky to annex certain areas into the
our
boundaries of the City of Indian Hills, Kentucky, including ~~my~~ home address and lot number
owners we
described above. As a property owner in the area to be annexed, I hereby support the annexation
we we
proposal, and I fully consent to be annexed by the City of Indian Hills, Kentucky. I understand
we
that if the annexation proposal is approved, I will have to pay City of Indian Hills, Kentucky
we
taxes, in addition to Louisville Metro taxes, but I would also receive City of Indian Hills,

Kentucky services including, but not limited to, police protection and trash pickup.

Signature(s):

David M. Welsh, Trustee
Welsh Family Living Trust

Roberta J. Welsh
Trustee,
Welsh Family Living Trust

Date: 31 Oct 2019

CONSENT TO ANNEXATION
PHOENIX HILL COURT
(LOTS 236, 237, 238, 239, 240, 241, 242, 243)

My name is Anita Diebold and PAUL DIEBOLD

(**print names**), and I am a property owner near the City of Indian Hills, Kentucky. My address is 5504 Phoenix Hill Court, Louisville, Kentucky 40207, and my lot number is 238.

I am aware of a proposal to the City of Indian Hills, Kentucky to annex certain areas into the boundaries of the City of Indian Hills, Kentucky, including my home address and lot number described above. As a property owner in the area to be annexed, I hereby support the annexation proposal, and I fully consent to be annexed by the City of Indian Hills, Kentucky. I understand that if the annexation proposal is approved, I will have to pay City of Indian Hills, Kentucky taxes, in addition to Louisville Metro taxes, but I would also receive City of Indian Hills, Kentucky services including, but not limited to, police protection and trash pickup.

Signature(s):

Anita Diebold

Paul Diebold

Date: 11-1-19

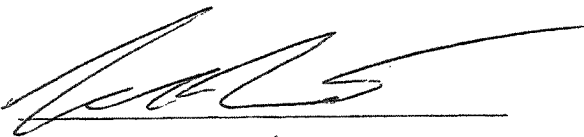
CONSENT TO ANNEXATION
PHOENIX HILL COURT
(LOTS 236, 237, 238, 239, 240, 241, 242, 243)

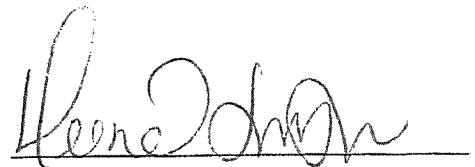
My name is Charles Barrett Jr. and Heend Sheth

(print names), and I am a property owner near the City of Indian Hills, Kentucky. My address is 5509 Phoenix Hill Court, Louisville, Kentucky 40207, and my lot number is 239.

I am aware of a proposal to the City of Indian Hills, Kentucky to annex certain areas into the boundaries of the City of Indian Hills, Kentucky, including my home address and lot number described above. As a property owner in the area to be annexed, I hereby support the annexation proposal, and I fully consent to be annexed by the City of Indian Hills, Kentucky. I understand that if the annexation proposal is approved, I will have to pay City of Indian Hills, Kentucky taxes, in addition to Louisville Metro taxes, but I would also receive City of Indian Hills, Kentucky services including, but not limited to, police protection and trash pickup.

Signature(s):





Date: 11/13/19

CONSENT TO ANNEXATION
PHOENIX HILL COURT
(LOTS 236, 237, 238, 239, 240, 241, 242, 243)

My name is Raphael Whitford and Mara Whitford
(**print names**), and I am a property owner near the City of Indian Hills, Kentucky. My address is
5507 Phoenix Hill Court, Louisville, Kentucky 40207, and my lot number is 240.

I am aware of a proposal to the City of Indian Hills, Kentucky to annex certain areas into the
boundaries of the City of Indian Hills, Kentucky, including my home address and lot number
described above. As a property owner in the area to be annexed, I hereby support the annexation
proposal, and I fully consent to be annexed by the City of Indian Hills, Kentucky. I understand
that if the annexation proposal is approved, I will have to pay City of Indian Hills, Kentucky
taxes, in addition to Louisville Metro taxes, but I would also receive City of Indian Hills,
Kentucky services including, but not limited to, police protection and trash pickup.

Signature(s):

Raphael Whitford

Mara Whitford

Date: 8/30/20

CONSENT TO ANNEXATION
PHOENIX HILL COURT
(LOTS 236, 237, 238, 239, 240, 241, 242, 243)

My name is Gregory W. Keimig and Shawn P. Keimig
(**print names**), and I am a property owner near the City of Indian Hills, Kentucky. My address is
5505 Phoenix Hill Court, Louisville, Kentucky 40207, and my lot number is 241.

I am aware of a proposal to the City of Indian Hills, Kentucky to annex certain areas into the
boundaries of the City of Indian Hills, Kentucky, including my home address and lot number
described above. As a property owner in the area to be annexed, I hereby support the annexation
proposal, and I fully consent to be annexed by the City of Indian Hills, Kentucky. I understand
that if the annexation proposal is approved, I will have to pay City of Indian Hills, Kentucky
taxes, in addition to Louisville Metro taxes. but I would also receive City of Indian Hills,
Kentucky services including, but not limited to, police protection and trash pickup.

Signature(s):

Gregory W. Keimig

Shawn P. Keimig

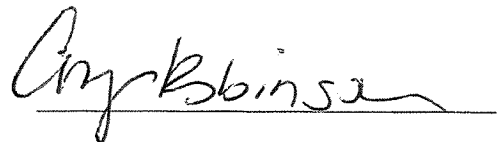
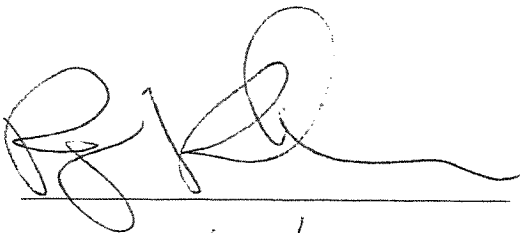
Date: 03/02/2019

CONSENT TO ANNEXATION
PHOENIX HILL COURT
(LOTS 236, 237, 238, 239, 240, 241, 242, 243)

My name is Roy Robinson and Amy Robinson
(**print names**), and I am a property owner near the City of Indian Hills, Kentucky. My address is
5503 Phoenix Hill Court, Louisville, Kentucky 40207, and my lot number is 242.

I am aware of a proposal to the City of Indian Hills, Kentucky to annex certain areas into the
boundaries of the City of Indian Hills, Kentucky, including my home address and lot number
described above. As a property owner in the area to be annexed, I hereby support the annexation
proposal, and I fully consent to be annexed by the City of Indian Hills, Kentucky. I understand
that if the annexation proposal is approved, I will have to pay City of Indian Hills, Kentucky
taxes, in addition to Louisville Metro taxes, but I would also receive City of Indian Hills,
Kentucky services including, but not limited to, police protection and trash pickup.

Signature(s):



Date: 10/31/19

CONSENT TO ANNEXATION
PHOENIX HILL COURT
(LOTS 236, 237, 238, 239, 240, 241, 242, 243)

My name is Greg Williams and _____

(**print names**), and I am a property owner near the City of Indian Hills, Kentucky. My address is 5501 Phoenix Hill Court, Louisville, Kentucky 40207, and my lot number is 243.

I am aware of a proposal to the City of Indian Hills, Kentucky to annex certain areas into the boundaries of the City of Indian Hills, Kentucky, including my home address and lot number described above. As a property owner in the area to be annexed, I hereby support the annexation proposal, and I fully consent to be annexed by the City of Indian Hills, Kentucky. I understand that if the annexation proposal is approved, I will have to pay City of Indian Hills, Kentucky taxes, in addition to Louisville Metro taxes, but I would also receive City of Indian Hills, Kentucky services including, but not limited to, police protection and trash pickup.

Signature(s):

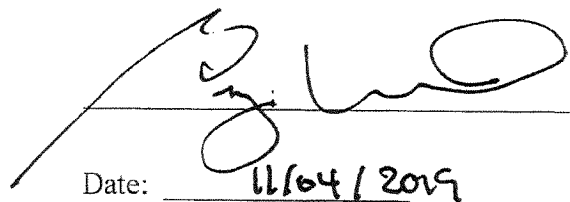
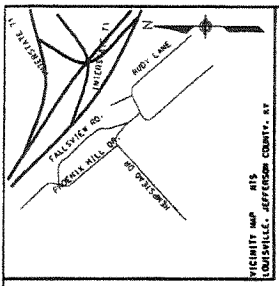

Date: 11/04/2019

EXHIBIT B



LOT NO.	OWNER	DEED BOOK	PAGE NO.	PARCEL ID
236	MIKEL PINKARD & JOSEPHINE THOMAS PINKARD	7060	514	2469-0246-0000
237	WELSH FAMILY LIVING TRUST	7077	475	2469-0237-0000
238	THE DIEBOLD FAMILY LIVING TRUST	10598	195	2469-0238-0000
239	CHARLES B. BARRETT, JR.	10230	600	2469-0239-0000
240	RAPHAEL WHITFORD & MARA WHITE RONEY WHITFORD	11591	731	2469-0240-0000
241	GREGORY J. MEIMAN & SHAWN R. MEIMAN	6508	179	2469-0241-0000
242	AMY C. ROBINSON & ROY ROBINSON	10591	203	2469-0242-0000
243	GREG WILLIAMS, SR.	7148	546	2469-0243-0000

SURVEYOR'S CERTIFICATE

THIS PLAT IS FOR ANNEXATION PURPOSES ONLY. IT DEPICTS THE BOUNDARY OF WINDING FALLS ESTATES, AS RECORDED IN THE CLERK OF JEFFERSON COUNTY, THAT BEARINGS HAVE BEEN ROTATED TO GRID NORTH AND KENTUCKY SINGLE ZONE FOR ANNEXATION PURPOSES. THIS PLAT DOES NOT MEET THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS.

WILLMOTH INTERNATIONAL, P.S.C.
PRESIDENT

FEBRUARY 12, 2020
DATE

BASIS OF BEARINGS

BASIS OF BEARINGS IS BASED UPON KENTUCKY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE, (FIPS CODE 6800), BASED ON THE KENTUCKY TRANSPORTATION CABINET REAL TIME NETWORK.

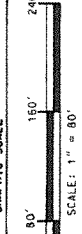
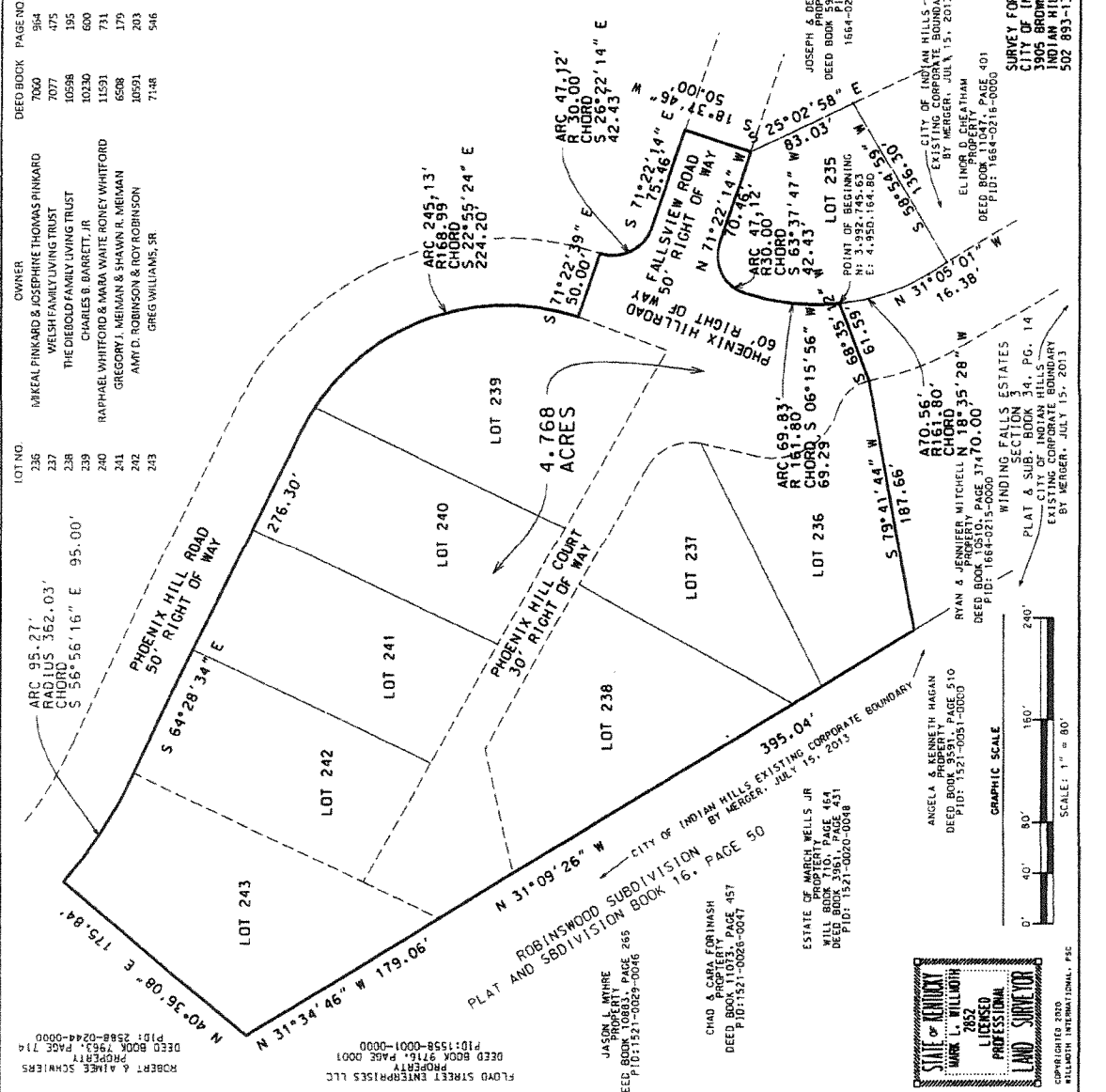
ANNEXATION PLAT

WILLMOTH INTERNATIONAL, P.S.C.
PROFESSIONAL LAND SURVEYING

MARK L. WILLMOTH, P.L.S., PRES.
205 S. BIRCHWOOD AVE., LOUISVILLE, KY 40206
WILLMOTH@WILLMOTH-SOUTH.NET

ANNEXATION PLAT
WINDING FALLS ESTATES
LOTS 236, 237, 238, 239, 240, 241, 242, & 243
PLAT AND SUBDIVISION BOOK 36, PAGE 52
PHOENIX HILL COURT
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY

DATE: 02/12/2020 SCALE: 1"=60'
PROJECT NO.: WI 2018D13 SHEET 1 OF 1



STATE OF KENTUCKY

MARK L. WILLMOTH
2852
LICENSED PROFESSIONAL
LAND SURVEYOR

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WILLMOTH INTERNATIONAL, PSC
PROFESSIONAL LAND SURVEYING
KENTUCKY – INDIANA - TENNESSEE – OHIO – WEST VIRGINIA LICENSURE
205 S. BIRCHWOOD AVE., LOUISVILLE, KENTUCKY 40206
PHONE (502) 494-4654
EMAIL: WILLMOTH@BELLSOUTH.NET

A certain parcel of land located in Louisville Metro, Jefferson County, Kentucky, at the intersection of Phoenix Hill Road and Phoenix Hill Court, and more particularly described as follows;

(The basis of bearings for the following legal description is based upon the Grid North, Kentucky State Plane Coordinate System, Single Zone, (FIPS Code 1600), North American Datum of 1983, from a real time network kinematic observation utilizing the Kentucky Transportation Cabinet network. Records referenced herein are recorded in the Office of the Clerk of Jefferson County, Kentucky.)

Beginning at a point in the westerly line of Lot 235 of the Winding Falls Estates, Section 4A, as recorded in Plat and Subdivision Book 36, Page 52, having Kentucky State Plane, Single Zone coordinates of North: 3,992,745.63, East: 4,950,164.80, thence crossing Phoenix Hill Road, 60' right of way, South 68 degrees 35 minutes 12 seconds West a distance of 61.59 feet to the southeast corner of Lot 236 of aforesaid subdivision; thence with said lot and Lot 237, Lot 238, and the terminus of Phoenix Hill Court for two calls, South 79 degrees 41 minutes 44 seconds West a distance of 187.66 feet; thence North 31 degrees 09 minutes 26 seconds West a distance of 395.04 feet; thence continuing with Lot 243 for two calls, North 31 degrees 34 minutes 46 seconds West a distance of 179.06 feet; thence North 40 degrees 36 minutes 08 seconds East a distance of 175.84 feet to a point in the south right of way of Phoenix Hill Road; thence with said right of way, with a curve to the left an arc length of 95.27', and a radius of 362.03', with a chord bearing of South 56 degrees 56 minutes 16 seconds East, and a chord length of 95.00'; thence South 64 degrees 28 minutes 34 seconds East a distance of 276.30 feet; thence with a curve to the right an arc length of 245.13', and a radius of 168.99', with a chord bearing of South 22 degrees 55 minutes 24 seconds East, and a chord length of 224.20';

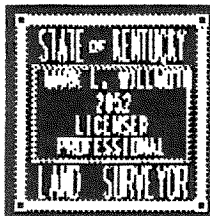
thence crossing the aforesaid Phoenix Hill Road, 50' right of way, South 71 degrees 22 minutes 39 seconds East a distance of 50.00 feet; thence with a curve to the left an arc length of 47.12', and a radius of 30.00', with a chord bearing of South 26 degrees 22 minutes 14 seconds East, and a chord length of 42.43'; thence South 71 degrees 22 minutes 14 seconds East a distance of

WILLMOTH INTERNATIONAL, PSC
PROFESSIONAL LAND SURVEYING
KENTUCKY - INDIANA - TENNESSEE - OHIO - WEST VIRGINIA LICENSURE
205 S. BIRCHWOOD AVE., LOUISVILLE, KENTUCKY 40206
PHONE (502) 494-4654
EMAIL: WILLMOTH@BELLSOUTH.NET

75.46 feet; thence crossing Fallsview Road, 50' right of way, South 18 degrees 37 minutes 46 seconds West a distance of 50.00 feet to the northeast corner of the aforesaid Lot 235; thence with Lot 235 and the southeast right of way of Fallsview Road and Phoenix Hill Road for three calls, thence North 71 degrees 22 minutes 14 seconds West a distance of 70.46 feet; thence with a curve to the left an arc length of 47.12', and a radius of 30.00', with a chord bearing of South 63 degrees 37 minutes 47 seconds West, and a chord length of 42.43'; thence with a compound curve to the left an arc length of 69.83', and a radius of 161.80', with a chord bearing of South 06 degrees 15 minutes 56 seconds West, and a chord length of 69.29'; which is the point of beginning, having an area of 4.768 acres.

And being, Lots Nos. 236-243 inclusively, along with the adjoining right of way of Phoenix Hill Court, and a portion of the right of way of Phoenix Hill Road and Fallsview Road, as shown on the plat of Winding Falls Estates, Section 4A, as recorded in Plat and Subdivision Book 36, Page 52.

February 12, 2020



A handwritten signature in cursive script, appearing to read "Willmoth".