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Legal Description

A certain tract of land lying in Jefferson County, Kentucky, being located in the city of Louisville, point of beginning being located at the northeast corner of the intersection of the Paducah & Louisville Railroad and Stonestreet Road and being located approximately 244' southeast of the centerline of US Hwy 31W (Dixie Hwy); being all of Tract 1 of the Dorothy L. Lynn & T.E. Lynn Minor Subdivision as previously recorded in Deed Book 8509 Page 863 and being the property previously recorded in Deed Book 9860 Page 804, 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 1602. All iron pins set are ½"x18" iron pins with 1" yellow plastic cap stamped "B. Hester PLS 4147".

Beginning at an iron pin set at the intersection of the east right of way of the Paducah & Louisville Railroad (66' r/w per Deed Book 8509 Page 867) with the north right of way of Stonestreet Road (r/w varies per Deed Book 5892 Page 36), said pin being the southwestern most corner of the parent tract.

Thence, leaving the right of way of Stonestreet Road and with the right of way of the Paducah & Louisville Railroad the following two calls, N 22°28'42" E a distance of 114.81' to an iron pin set.

Thence, with a curve turning to the right with an arc length of 95.59', with a radius of 8850.15', with a chord bearing of N 22°54'13" E, with a chord length of 95.59' to an iron pin set, said pin being a common corner to the John H. Hicks, Jr, Revocable Trust (Deed Book 7808 Page 705) and being located S 89°00'09" E a distance of 6.38' from a ½" iron pin with a 1" plastic cap stamped "Sibole PLS 3869" found.

Thence, leaving the right of way of the Paducah & Louisville Railroad and with the line of said Revocable Trust, S 89°00'09" E a distance of 841.39' to a 5/8" iron pin with a 1 ¼" plastic cap stamped "Dukes PLS 3061" found, said pin being the northeastern most property corner of the parent tract and being a common corner to Tract 2 of the aforementioned Dorothy L. Lynn & T.E. Lynn Minor Subdivision, Douglas Fuentes (Deed Book 9763 Page 973).

Thence, leaving the line of said Revocable Trust and with the line of Tract 2 the following three calls, S 23°09'33" W a distance of 143.71' to a 5/8" iron pin with a 1 ¼" plastic cap stamped "Dukes PLS 3061" found.

Thence, S 67°08'28" E a distance of 126.15' to an iron pin set approximately 0.4' off the south edge of an existing asphalt drive into said Tract 2.

Thence, with a curve turning to the left with an arc length of 108.55', with a radius of 69.00', with a chord bearing of N 67°51'32" E, with a chord length of 97.69' to an iron pin set behind an existing retaining wall and at the terminus of the west right of way of Lyneve Drive (60' r/w per Deed Book 8509 Page 867).

Thence, leaving the line of Tract 2 and with the terminus of the right of way of Lyneve Drive, S 78°19'34" E a distance of 61.20' to a 5/8" iron pin found at the terminus of the east right of way of said Lyneve Drive, said pin being a common corner to Lot 1 of the Timothy Hills Subdivision as previously recorded in Plat Book 31 Page 85, Thomas & Amanda Rowe (Deed Book 8001 Page 929).

Thence, leaving the right of way of Lyneve Drive and with the line of Lot 1, S 02°07'10" W a distance of 141.44' to a point (not set) in the north right of way of the aforementioned Stonestreet Road, said point witnessed by a 5/8" iron pin with a 1 1/4" illegible plastic cap found at S 02°07'10" W ~ 0.23', and being located N 87°42'09" W a distance of 312.99' from a concrete right of way monument found.

Thence, leaving the line of Lot 1 and with the right of way of Stonestreet Road the following four calls, N 87°42'09" W a distance of 94.06' to a concrete right of way monument found.

Thence, N 87°46'01" W a distance of 597.02' to a concrete right of way monument found.

Thence, with a curve turning to the right with an arc length of 434.42', with a radius of 1362.39', with a chord bearing of N 78°36'19" W, with a chord length of 432.58' to an iron pin set.

Thence, N 64°28'17" W a distance of 14.03' to the point of **Beginning**, containing 261,683 +/- square feet (6.01 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Charles B. Hester, PLS 4147, completed on January 2, 2019.