



Design Services For The Built Environment

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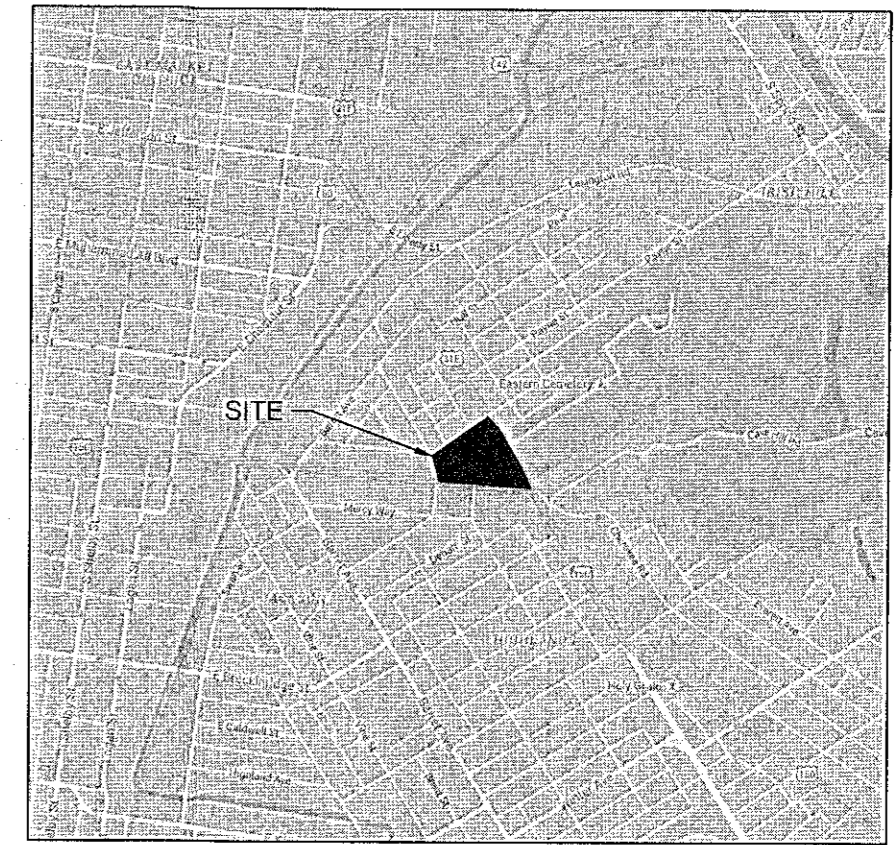
GRESHAM SMITH AND PARTNERS 101 South Fifth Street Suite 1400 Louisville, KY 40202 502.627.8900

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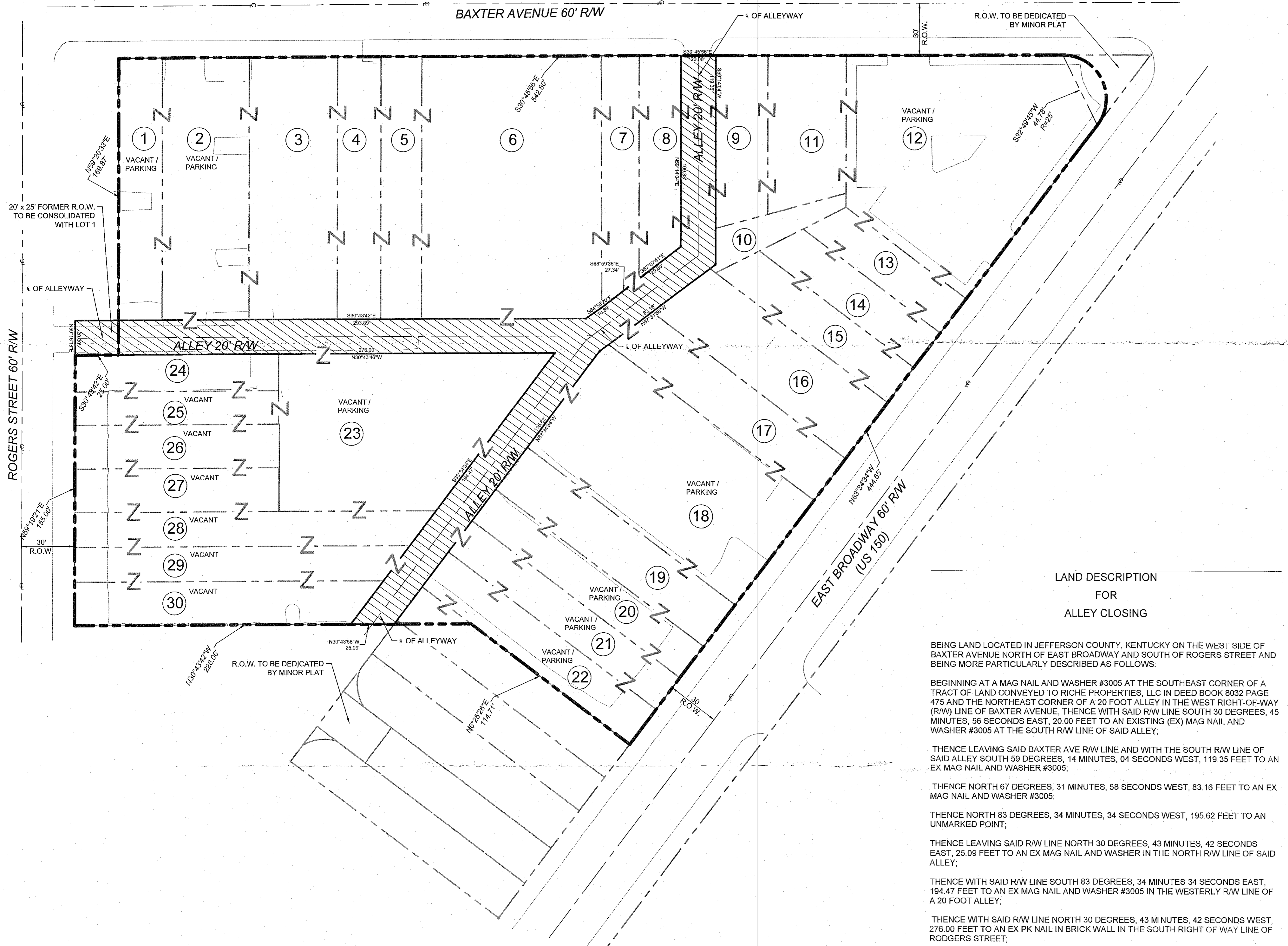
Alley Closure Exhibit For Future Mixed Use Development (No Source of Title Found)

Baxter/Broadway Apartments

Louisville, Kentucky 40204



VICINITY MAP NOT TO SCALE



LAND DESCRIPTION FOR ALLEY CLOSURE

BEING LAND LOCATED IN JEFFERSON COUNTY, KENTUCKY ON THE WEST SIDE OF BAXTER AVENUE NORTH OF EAST BROADWAY AND SOUTH OF ROGERS STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL AND WASHER #3005 AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RICHE PROPERTIES, LLC IN DEED BOOK 8032 PAGE 475 AND THE NORTHEAST CORNER OF A 20 FOOT ALLEY IN THE WEST RIGHT-OF-WAY (R/W) LINE OF BAXTER AVENUE, THENCE WITH SAID R/W LINE SOUTH 30 DEGREES, 45 MINUTES, 56 SECONDS EAST, 20.00 FEET TO AN EXISTING (EX) MAG NAIL AND WASHER #3005 AT THE SOUTH R/W LINE OF SAID ALLEY;

THENCE LEAVING SAID BAXTER AVE R/W LINE AND WITH THE SOUTH R/W LINE OF SAID ALLEY SOUTH 59 DEGREES, 14 MINUTES, 04 SECONDS WEST, 119.35 FEET TO AN EX MAG NAIL AND WASHER #3005;

THENCE NORTH 67 DEGREES, 31 MINUTES, 58 SECONDS WEST, 83.16 FEET TO AN EX MAG NAIL AND WASHER #3005;

THENCE NORTH 83 DEGREES, 34 MINUTES, 34 SECONDS WEST, 195.62 FEET TO AN UNMARKED POINT;

THENCE LEAVING SAID R/W LINE NORTH 30 DEGREES, 43 MINUTES, 42 SECONDS EAST, 25.09 FEET TO AN EX MAG NAIL AND WASHER IN THE NORTH R/W LINE OF SAID ALLEY;

THENCE WITH SAID R/W LINE SOUTH 83 DEGREES, 34 MINUTES 34 SECONDS EAST, 194.47 FEET TO AN EX MAG NAIL AND WASHER #3005 IN THE WESTERLY R/W LINE OF A 20 FOOT ALLEY;

THENCE WITH SAID R/W LINE NORTH 30 DEGREES, 43 MINUTES, 42 SECONDS WEST, 276.00 FEET TO AN EX PK NAIL IN BRICK WALL IN THE SOUTH RIGHT OF WAY LINE OF ROGERS STREET;

THENCE WITH SAID R/W LINE NORTH 59 DEGREES, 16 MINUTES, 18 SECONDS EAST, 20.00 FEET TO THE EASTERLY R/W LINE OF SAID ALLEY;

THENCE WITH SAID R/W LINE SOUTH 30 DEGREES, 43 MINUTES, 42 SECONDS EAST, 293.89 FEET TO AN EX MAG NAIL AND WASHER #3005 IN THE NORTHERLY R/W LINE OF THE PREVIOUS ALLEY;

THENCE WITH SAID R/W LINE SOUTH 64 DEGREES, 58 MINUTES, 20 SECONDS EAST, 10.89 FEET TO AN EX MAG NAIL AND WASHER;

THENCE SOUTH 68 DEGREES, 59 MINUTES, 36 SECONDS EAST, 27.34 FEET TO AN EX MAG NAIL AND WASHER;

THENCE SOUTH 67 DEGREES, 07 MINUTES, 41 SECONDS EAST, 29.80 FEET TO AN EX MAG NAIL AND WASHER;

THENCE NORTH 59 DEGREES, 14 MINUTES, 04 SECONDS EAST, 109.33 FEET TO THE POINT OF BEGINNING CONTAINING 0.36 ACRES MORE OR LESS AND BEING A PART OF 2 TWENTY FOOT ALLEYS.

Table with 4 columns: PROPERTY OWNERS, ADDRESS, DEED BOOK & PAGE, TAX BLOCK & LOT. Lists 30 lots and their respective owners and deed information.

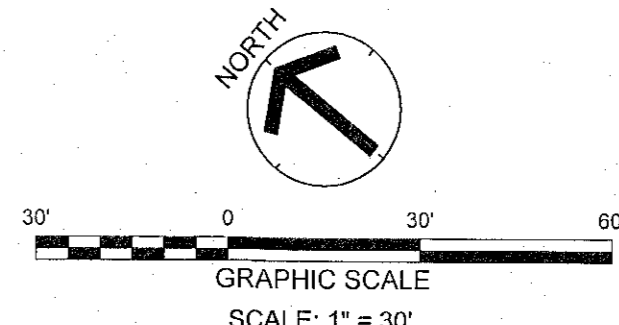
PROPERTY OWNED BY BEN ROGERS (BAXTER AVENUE REALTY, LLC, TRIANGLE REALTY, LLC.) MAILING ADDRESS: 644 BAXTER AVENUE, LOUISVILLE, KY, 40204

PROPERTY OWNED BY ROPPEL INDUSTRIES MAILING ADDRESS: 632 BAXTER AVENUE, LOUISVILLE, KY, 40204

PROPERTY OWNED BY RICHE PROPERTIES LLC. MAILING ADDRESS: 648 BAXTER AVENUE, LOUISVILLE, KY, 40204

LEGEND

- PROPOSED ALLEY CLOSURE (hatched area)
PROPERTY LINE TO BE ABANDONED (Z symbol)
PROPERTY LINE (dashed line)



CERTIFICATION

I HEREBY CERTIFY THAT THIS EXHIBIT WAS MADE UNDER MY SUPERVISION & IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. BEARINGS AND DISTANCES SHOWN ON THIS PLAT HAVE NOT BEEN ADJUSTED FOR CLOSURE. THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

Signature of Timothy L. Gehlhausen, dated 6 SEPT 16, Timothy L. GEHLHAUSEN, PLS #3005



NET ACREAGE: 3.74 ACRES
GROSS ACREAGE: 4.10 ACRES

SITES FORM DISTRICT (EXISTING): TMCFD/TNFD
SITES ZONING DISTRICT (EXISTING): OR-3C-1/C-2/R-6
RELATED CASES: 15ZONE1068

SURVEY COMPLETED BY GRESHAM SMITH AND PARTNERS TIMOTHY L. GEHLHAUSEN, KY PLS 3005 FIELD WORK COMPLETED ON 11/11/15

101 SOUTH FIFTH STREET LOUISVILLE, KENTUCKY 40202 502-627-8900 WWW.GRESHAMSMITH.COM

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Revision table with columns: No., Date, Description. Shows one revision on 9/2/16 for Agency Comments.