

DESCRIPTION FOR: DWSB Louisville, LLC

LOCATION: 5244 Dixie Highway
Louisville, Kentucky

AREA TO BE RECLASSIFIED from "C-1" to "C-2"

Situate in Jefferson County, Kentucky on the west side of Dixie Highway (U.S. 31 West) (Right-of-Way varies), north of Flintrock Drive and more particularly described as follows:

Beginning at a point at the southeast corner of Tract 2 in the minor subdivision plat as recorded in Deed Book 9157, Page 408 Jefferson County, Kentucky Clerks Office, said point also being in the west Right-of-Way line of said Dixie Highway (U.S. 31 West) as recorded in Deed Book 4471, Page 11 Jefferson County, Kentucky Clerks Office;

Thence with the west Right-of-Way line of said Dixie Highway (U.S. 31 West), along an arc deflecting to the right, having a radius of 58.00 feet, the chord of said arc bears South 22°06'52" West, a distance of 2.15 feet to a point and South 22°06'17" West, 89.11 feet to a point;

Thence leaving said Right-of-Way of Dixie Highway (U.S. 31 West), the following four (4) courses and distances:

1. North 68°23'22" West, 163.76 feet to a point;
2. South 21°46'14" West, 212.57 feet to a point;
3. North 86°25'08" East, 116.17 feet to a point;
4. South 66°40'30" East, 69.81 feet to a point in the west Right-of-Way line of said Dixie Highway (U.S. 31 West);

Thence with the west Right-of-Way line of said Dixie Highway (U.S. 31 West), South 22°28'35" West, 42.86 feet to a point at the northeast corner of the lands conveyed to Robert A. Montgomery , et al, as recorded in Deed Book 5553, Page 894 Jefferson County, Kentucky Clerks Office;

Thence with the north line of said Robert A. Montgomery, at al, North 88°40'49" West, 293.94 feet to a point and South 22°03'53" West, 225.11 Feet to a point at the northeast corner of the lands conveyed to Glenn G. O'Bryan as recorded in Deed Book 6056, Page 173 Jefferson County, Kentucky Clerks Office, said point being in the southern line of an easement conveyed to Louisville Gas and Electric Company as recorded in Deed Book 6184, Page 21 Jefferson County, Kentucky Clerks Office, said point also being in a northern line of Dixie Plaza as recorded in Plat Book 18, Page 3 Jefferson County, Kentucky Clerks Office;

Thence with the southern easement line of said Louisville Gas and Electric Company and the northern line of said Dixie Plaza, North 49°42'29" West, 447.27 feet to a point;

Thence with the east line of said Dixie Plaza, North 02°50'23" East, 435.00 feet to a point and North 10°38'41" East, 73.67 feet to a point at the southwest corner of Revised Tract 3 in the minor subdivision plat as recorded in Deed Book 10292, Page 606 Jefferson County, Kentucky Clerks Office;

Thence with the south line of said Tract 3, South 67°56'07" East, 846.01 feet to the point of beginning.

Containing 7.8 acres of land more or less.

Subject to all legal highways, easements and restrictions of record.

Bearings are based on a Minor Subdivision Plat by BTM Engineering, Inc. dated July 7, 2017.

I hereby certify that the above description is a complete, proper and legal description of the property to be re-classified herein. The above description is based on existing deeds and plats of record and is not based on an actual field survey. Said description is to be used for the purpose of re-classification only, and is not to be used for the transfer of property.



Melvin W. Pistor Jr. P.S. #4115

Prepared by: McGill Smith Punshon, Inc.
Date: February 6, 2018
MSP No.: 14454.00

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