

CASE #15ZONE1012
CAN RUN MULTI-USE DEVELOPMENT
ZONING DESCRIPTION
FROM R-4 & R-5 TO C-1
(Revised 8/17/15)

RECEIVED

AUG 20 2015
PLANNING &
DESIGN SERVICES

Being a certain tract of land in Jefferson County, Kentucky, located north of Teakwood Circle, south of Donald Drive and east of Veneto Drive, being bound on the east by Cane Run Road and being more particularly described as follows:

Beginning at a point in the west right-of-way line of said Cane Run Road, approximately 180 feet south of its intersection with said Donald Drive, said point being the southeast corner of lot 49 as created on the plat of Melody Manor Subdivision as recorded in Plat and Subdivision Book 18, Page 57 and conveyed to Anthony & Karen Glover as recorded in Deed Book 8777, Page 191 in the office of the Clerk of Jefferson County, Kentucky; Thence with the west right-of-way line of said Cane Run Road the following (4) four calls: **S 46°27'28" W**, a distance of **7.75 feet** to a point; Thence with a curve turning to the left, having an arc length of 611.10 feet, a radius of 3869.72 feet, a chord bearing of **S 41°55'44" W**, and a chord length of **610.47 feet** to a point; Thence with a compound curve turning to the left, having an arc length of 214.86 feet, a radius of 3869.72 feet, a chord bearing of **S 35°48'51" W**, and a chord length of **214.83 feet** to a point; Thence **S 34°13'25" W**, a distance of **709.81 feet** to a point, said point lying in the north line of lot 72 as created on the plat of Teakwood Manor as recorded in Plat and Subdivision Book 24, Page 91 as conveyed to Terry & Eugene Rice as recorded in Deed Book 8453, Page 539 in the office aforesaid; Thence with the north line of said Teakwood Manor Subdivision, **N 54°26'18" W**, a distance of **216.07 feet** to a point; Thence leaving the north line of said Teakwood Manor and running through the properties conveyed to The Salvation Army as recorded in Deed Book 8643, Page 703 and Louisville/Jefferson County Metro Government as recorded in Deed Book 8723, Page 168, both in the office aforesaid, the following (9) nine calls: **N 34°13'25" E**, a distance of **947.51 feet** to a point; Thence **N 56°19'16" E**, a distance of **25.00 feet** to a point; Thence with a curve turning to the left, having an arc length of 26.17 feet, a radius of 475.00 feet, a chord bearing of **N 35°15'25" W**, and a chord length of **26.16 feet** to a point; Thence **N 53°09'54" E**, a distance of **50.02 feet** to a point; Thence with a curve turning to the left, having an arc length of 16.38 feet, a radius of 100.00 feet, a chord bearing of **N 48°28'17" E**, and a chord length of **16.37 feet** to a point; Thence **S 60°52'34" E**, a distance of **20.25 feet** to a point; Thence **N 29°07'26" E**, a distance of **333.39 feet** to a point; Thence **N 61°05'54" W**, a distance of **25.00 feet** to a point; Thence **N 29°07'26" E**, a distance of **150.00 feet** to a point in the south line of said Melody Manor Subdivision; Thence with the said south line the following (4) four calls: **S 61°05'54" E**, a distance of **132.81 feet** to a point; Thence **S 61°05'54" E**, a distance of

119.87 feet to a point; Thence **S 28°54'14" W**, a distance of **23.88 feet** to a point; Thence **S 60°52'35" E**, a distance of **94.55 feet** to the point of beginning.

Having an area of 358,893.5 square feet or 8.239 acres.

Being a portion of the same property conveyed to the Louisville/Jefferson County Metro Government by deed dated October 27, 2005 of record in Deed Book 8723, Page 168 on file in the office of the County Clerk of Jefferson County, Kentucky.

Also being a portion of the same property conveyed to The Salvation Army, a Georgia Corporation by deed dated June 21, 2005 of record in Deed Book 8643, Page 703 on file in the office of the County Clerk of Jefferson County, Kentucky.

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CASE #15ZONE1012
CAN RUN MULTI-USE DEVELOPMENT
ZONING DESCRIPTION
FROM R-4 &R-5 TO R-7
(Revised 8/17/15)

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Being a certain tract of land in Jefferson County, Kentucky, located north of Teakwood Circle, south of Donald Drive and east of Veneto Drive, being bound on the east by Cane Run Road and being more particularly described as follows:

Commencing at a point in the west right-of-way line of said Cane Run Road, approximately 180 feet south of its intersection with said Donald Drive, said point being the southeast corner of lot 49 as created on the plat of Melody Manor Subdivision as recorded in Plat and Subdivision Book 18, Page 57 and conveyed to Anthony & Karen Glover as recorded in Deed Book 8777, Page 191 in the office of the Clerk of Jefferson County, Kentucky;

Thence with the west right-of-way line of said Cane Run Road the following (4) four calls:
S 46°27'28" W, a distance of **7.75 feet** to a point; Thence with a curve turning to the left, having an arc length of 611.10 feet, a radius of 3869.72 feet, a chord bearing of **S 41°55'44" W**, and a chord length of **610.47 feet** to a point; Thence with a compound curve turning to the left, having an arc length of 214.86 feet, a radius of 3869.72 feet, a chord bearing of **S 35°48'51" W**, and a chord length of **214.83 feet** to a point; Thence **S 34°13'25" W**, a distance of **709.81 feet** to a point, said point lying in the north line of lot 72 as created on the plat of Teakwood Manor as recorded in Plat and Subdivision Book 24, Page 91 as conveyed to Terry & Eugene Rice as recorded in Deed Book 8453, Page 539 in the office aforesaid; Thence with the north line of said Teakwood Manor Subdivision, **N 54°26'18" W**, a distance of **216.07 feet** to a point, said point **being the true point of beginning**;

Thence with the said north line, **N 54°26'18" W**, a distance of **459.51 feet** to a point; Thence with the east line of said Teakwood Subdivision, **N 12°39'04" E**, a distance of **9.20 feet** to a point; Thence **N 09°07'13" E**, a distance of **961.82 feet** to a point; Thence **N 09°07'13" E**, a distance of **568.92 feet** to a point, said point being the southwest corner to said Melody Manor Subdivision; Thence with the south line of said Melody Manor Subdivision the following (3) three calls: **S 60°52'34" E**, a distance of **289.97 feet** to a point, said point being the southeast terminus point of Trumpet Way; Thence with the east line of said Trumpet Way, **N 09°00'08" E**, a distance of **21.21 feet** to a point; Thence **S 61°05'54" E**, a distance of **793.30 feet** to a point; Thence leaving the south line of said Melody Manor and running through the properties conveyed to The Salvation Army as recorded in Deed Book 8643, Page 703 and Louisville/Jefferson County Metro Government as recorded in Deed Book 8723, Page 168, both in the office aforesaid, the following (9) nine calls: **S 29°07'26" W**, a distance of **150.00 feet** to a point; Thence **S 61°05'54" E**, a distance of **25.00 feet** to

a point; Thence **S 29°07'26" W**, a distance of **333.39 feet** to a point; Thence **N 60°52'34" W**, a distance of **20.25 feet** to a point; Thence with a curve turning to the right, having an arc length of 16.38 feet, a radius of 100.00 feet, a chord bearing of **S 48°28'17" W**, and a chord length of **16.37 feet** to a point; Thence **S 53°09'54" W**, a distance of **50.02 feet** to a point; Thence with a curve turning to the right, having an arc length of 26.17 feet, a radius of 475.00 feet, a chord bearing of **S 35°15'25" E**, and a chord length of **26.16 feet** to a point; Thence **S 56°19'16" W**, a distance of **25.00 feet** to a point; Thence **S 34°13'25" W**, a distance of **947.51 feet** to the true point of beginning.

Having an area of 1,169,007.9 square feet or 26.837 acres.

Being a portion of the same property conveyed to the Louisville/Jefferson County Metro Government by deed dated October 27, 2005 of record in Deed Book 8723, Page 168 on file in the office of the County Clerk of Jefferson County, Kentucky.

Also being a portion of the same property conveyed to The Salvation Army, a Georgia Corporation by deed dated June 21, 2005 of record in Deed Book 8643, Page 703 on file in the office of the County Clerk of Jefferson County, Kentucky.

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MELODY MANOR
P.B. 18, PG. 57

DONALD DRIVE 60' R/W

TRUMPET WAY

JAMES TAYLOR
D.B. 3821, PG. 124

S 60°52'34" E
289.97'

S 61°05'54" E
793.30'

BEARINGS & DISTANCES

1	N 09°00'08" E	21.21'
2	S 61°05'54" E	132.81'
3	S 61°05'54" E	119.87'
4	S 28°54'14" W	23.88'
5	S 60°52'35" E	94.55'
6	S 46°27'28" W	7.75'
7	N 54°26'18" W	216.07'
8	N 56°19'16" E	25.00'
9	N 35°15'25" W	26.16'
10	N 53°09'54" E	50.02'
11	N 48°28'17" E	16.37'
12	S 60°52'34" E	20.25'
13	N 61°05'54" W	25.00'
14	N 29°07'26" E	150.00'
15	N 12°39'04" E	9.20'

R=475.00'

R=100.00'

R-4 & R-5 TO R-7
1,169,007.9 S.F.
26.837 AC.

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POINT OF BEGINNING

459.51'
N 54°26'18" W

TEAKWOOD MANOR
P.B. 24, PG. 91

TEAKWOOD MANOR
P.B. 24, PG. 91

GRAPHIC SCALE 1"=200'



MINDEL, SCOTT & ASSOCIATES, INC.
PLANNING • ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE
5151 Jefferson Boulevard
Louisville, Kentucky 40219
(502) 485-1508

ZONING EXHIBIT

OWNER: THE SALVATION ARMY
216 W. CHESTNUT STREET
LOUISVILLE, KENTUCKY 40202
DEED BOOK 8643, PAGE 703
TAX BLOCK 1013, LOT 519

OWNER: LOUISVILLE/JEFFERSON CO. METRO GOVERNMENT
444 S. 5TH STREET, 5TH FLOOR
LOUISVILLE, KENTUCKY 40202
DEED BOOK 8723, PAGE 168
TAX BLOCK 1013, LOTS 520 & 521
LOCATION: 4650 CANE RUN ROAD
LOUISVILLE, KENTUCKY 40216

DATE: 08/20/15

SCALE: 1"=200'