

WRITTEN DESCRIPTION
4624, 4626, & 4628 PRESTON HWY
CASE# 19-ZONE-0054
NOVEMBER 21, 2019

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JEFFERSON, STATE OF KENTUCKY, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL WITH SHINER AT THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY BER REAL ESTATE INVESTMENT I, LLC., RECORDED IN DEED BOOK VOLUME 10882, PAGE, 196, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF PRESTON HIGHWAY, HAVING A RIGHT OF WAY WIDTH OF 80 FEET; THENCE ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1.) SOUTH 39° 04' 17" EAST A DISTANCE OF 182.82 FEET TO A DRILLHOLE; 2.) SOUTH 35° 07' 08" WEST A DISTANCE OF 2.29 FEET TO A DRILLHOLE; 3.) SOUTH 38° 53' 52" EAST A DISTANCE OF 4.84 FEET TO A DRILLHOLE; 4.) THENCE BY THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 83.81 FEET, SUBTENDED BY A CHORD BEARING, SOUTH 01° 57' 31" EAST A DISTANCE OF 78.12 FEET TO A 3/4 INCH REBAR ON THE NORTHWESTERLY RIGHT OF WAY LINE OF GRADE LANE; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 34° 58' 51" WEST A DISTANCE OF 233.83 FEET TO A 3/4 INCH REBAR ON THE NORTHEASTERLY LINE OF LANDS CONVEYED TO THE DEPARTMENT OF HIGHWAYS, RECORDED IN BOOK 5815, PG. 313; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 34° 47' 01" WEST A DISTANCE OF 295.78 FEET TO A 3/4 INCH REBAR; THENCE BY THE SAME, NORTH 66° 19' 26" WEST A DISTANCE OF 52.31 FEET TO A 3/4 INCH REBAR AT THE SOUTHERLY CORNER OF SAID LANDS OF BER REAL ESTATE INVESTMENT I, LLC; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, NORTH 56° 26' 16" EAST A DISTANCE OF 277.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,896 SQUARE FEET OR 1.72 ACRES MORE OR LESS

BEING THE SAME PROPERTY ACQUIRED BY PELCO ASSOCIATES, INCORPORATED, A KENTUCKY CORPORATION BY THAT CERTAIN FEDERAL WARRANTY DEED, DATED AUGUST 28, 2013, OF RECORD IN DEED BOOK 10029, PAGE 41, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

RECEIVED

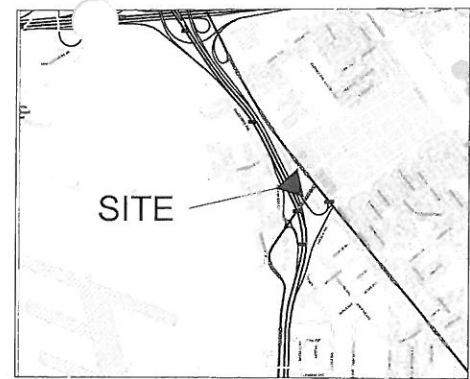
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PLANNING &
DESIGN SERVICES

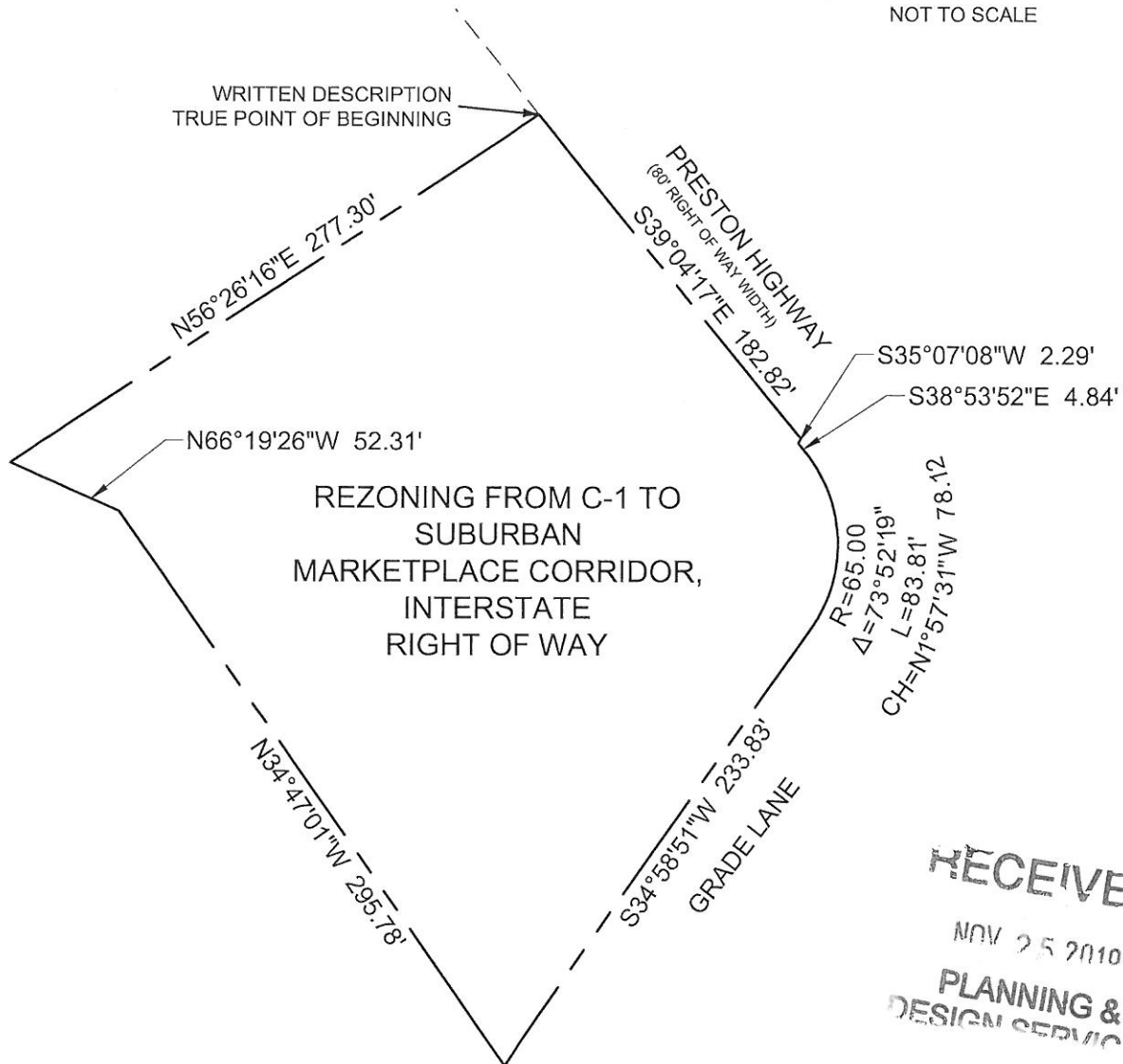
19 - WAIVER - 0100

C-1 TO SUBURBAN
MARKETPLACE CORRIDOR,
INTERSTATE RIGHT OF WAY
4624, 4626, & 4628 PRESTON HWY
CASE# 19-ZONE-0054

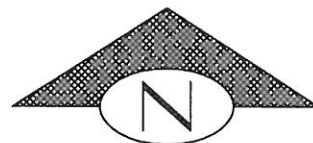
OWNER:
PELCO ASSOCIATES, INC.
453 HENRY VEECH ROAD,
FINCHVILLE, KY 40022
NOVEMBER 21, 2019



LOCATION MAP
NOT TO SCALE



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NOV 25 2010
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(IN FEET)
1 inch = 80 ft.

SCHEDULE C LEGAL DESCRIPTION (4626 PRESTON HIGHWAY):

PARCEL 1

BEGINNING AT A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF PRESTON HIGHWAY (FORMERLY LOUISVILLE AND SHEPHERDSVILLE TURNPIKE ROAD) SAID RIGHT-OF-WAY LINE BEING 40 FEET FROM THE CENTER LINE OF PRESTON HIGHWAY AS WIDENED BY DEED TO THE COMMONWEALTH OF KENTUCKY DATED DECEMBER 5, 1949, RECORDED IN DEED BOOK 2582, PAGE 516, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY; AT ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF GRADE LANE (FORMERLY GRADE ROAD); THENCE WITH THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF PRESTON HIGHWAY NORTH 40 DEGREES 35 MINUTES WEST 105 FEET; THENCE SOUTH 33 DEGREES 30 MINUTES WEST 160 FEET; THENCE SOUTH 40 DEGREES 35 MINUTES EAST 105 FEET TO THE NORTHWESTERLY LINE OF GRADE LANE; THENCE WITH THE SAID NORTHWESTERLY LINE OF GRADE LANE NORTH 33 DEGREES 30 MINUTES EAST 160 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM SO MUCH AS WAS CONVEYED TO THE COMMONWEALTH OF KENTUCKY FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HIGHWAYS BY THAT CERTAIN DEED OF CONVEYANCE, DATED MAY 2, 1984, OF RECORD IN DEED BOOK 5442, PAGE 974, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

PARCEL NO. 13-087C-0222-0000

PARCEL 2

TRACT 1

BEGINNING AT A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PRESTON HIGHWAY (FORMERLY LOUISVILLE AND SHEPHERDSVILLE TURNPIKE), SAID RIGHT-OF-WAY LINE BEING 40 FEET FROM THE CENTER LINE OF PRESTON HIGHWAY AS WIDENED BY DEED TO THE COMMONWEALTH OF KENTUCKY DATED DECEMBER 5, 1949, AND RECORDED IN DEED BOOK 2582, PAGE 516, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY, SAID POINT BEING THE NORTH CORNER OF THE TRACT CONVEYED TO SUN RAY D X OIL COMPANY BY A DEED DATED JULY 20, 1968, AND RECORDED IN DEED BOOK 4209, PAGE 253, IN THE OFFICE OF THE CLERK AFORESAID; RUNNING THENCE WITH THE NORTHWESTERLY LINE OF SAID TRACT SOUTH 42° 21' WEST 140.50 FEET AND SOUTH 33° 26' WEST 14.94 FEET; THENCE SOUTH 33° 26' WEST 218.19 FEET TO THE EASTERLY LINE OF THE KENTUCKY TURNPIKE; THENCE WITH THE EASTERLY LINE OF THE KENTUCKY TURNPIKE NORTH 22° 35' WEST 304.78 FEET TO THE NORTHWESTERLY CORNER OF THE TRACT OF LAND CONVEYED TO EMMA K. BESENDORF BY DEED DATED MARCH 27, 1961, AND RECORDED IN DEED BOOK 3684, PAGE 154, IN THE AFORESAID CLERK'S OFFICE; THENCE WITH THE NORTHERLY LINE OF SAID EMMA K. BESENDORF TRACT NORTH 54° 26' EAST 268.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PRESTON HIGHWAY, AS DESCRIBED AFORESAID; THENCE WITH SAID SOUTHWESTERLY LINE OF PRESTON HIGHWAY SOUTH 40° 35' EAST 186.12 FEET TO THE POINT OF BEGINNING.

TRACT 2

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DESIGN SERVICES

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BEGINNING AT A POINT IN THE INTERSECTION OF THE NORTHWESTERLY LINE OF GRADE LANE WITH THE EASTERLY LINE OF THE KENTUCKY TURNPIKE; THENCE WITH THE SAID NORTHWESTERLY LINE OF GRADE LANE NORTH 33° 26' EAST 264.09 FEET TO THE SOUTHWESTERLY CORNER OF THE TRACT CONVEYED TO D X SUNRAY OIL COMPANY BY DEED DATED APRIL 28, 1960, AND RECORDED IN DEED BOOK 3629, PAGE 593, IN THE OFFICE OF THE CLERK AFORESAID; THENCE WITH THE SOUTHWESTERLY LINE OF SAID TRACT NORTH 40° 35' WEST 130.03 FEET AND WITH THE SOUTHWESTERLY LINE OF ANOTHER TRACT RECORDED IN DEED BOOK 4209, PAGE 253, IN THE OFFICE OF THE CLERK AFORESAID, NORTH 40° 35' WEST 25.03 FEET TO A POINT IN THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO ENGLAND AND SIMPSON BY A DEED RECORDED IN DEED BOOK 3926, PAGE 302, IN THE OFFICE OF THE CLERK AFORESAID; THENCE WITH THE AFORESAID ENGLAND AND SIMPSON'S LINE SOUTH 33° 26' WEST 218.19 FEET TO A POINT IN THE EASTERLY LINE OF THE KENTUCKY TURNPIKE; THENCE WITH SAID LINE OF THE KENTUCKY TURNPIKE SOUTH 22° 35' EAST 150.75 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM SO MUCH AS WAS CONVEYED TO THE COMMONWEALTH OF KENTUCKY, TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS BY THAT CERTAIN MASTER COMMISSIONER'S DEED, DATED OCTOBER 11, 1988, OF RECORD IN DEED BOOK 5815, PAGE 313, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY. BEING A PORTION OF THE SAME PROPERTY ACQUIRED BY PELCO ASSOCIATES, INCORPORATED, A KENTUCKY CORPORATION, BY THAT CERTAIN DEED, DATED SEPTEMBER 4, 1984, OF RECORD IN DEED BOOK 5451, PAGE 697, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY. PARCEL NO. 13-087C-0272-0000

PARCEL 3

A CERTAIN TRACT OF REAL ESTATE IN THE CITY OF LOUISVILLE, COUNTY OF JEFFERSON, TO WIT: BEGINNING AT A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PRESTON HIGHWAY (FORMERLY LOUISVILLE AND SHEPHERDSVILLE ROAD), SAID POINT BEING AT THE MOST NORTHERLY CORNER OF THE TRACT CONVEYED TO D-X SUNRAY OIL COMPANY, A CORPORATION BY DEED DATED APRIL 28, 1960 OF RECORD IN DEED BOOK 3629, PAGE 593, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY; RUNNING THENCE WITH THE NORTHWESTERLY LINE OF SAID LAST MENTIONED TRACT, SOUTH 33° 26' WEST 160 FT. TO A POINT AT THE SOUTHWESTERLY CORNER OF THE TRACT CONVEYED TO D-X SUNRAY OIL COMPANY AFORESAID; THENCE NORTH 40° 35' WEST 25.03 FT. TO A POINT; THENCE NORTH 33° 26' EAST AND PARALLEL WITH THE NORTHWESTERLY LINE OF THE TRACT CONVEYED TO D-X SUNRAY OIL COMPANY, 14.94 FT. TO A POINT; THENCE NORTH 42° 21' EAST 140.5 FT. TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF PRESTON HIGHWAY; THENCE WITH SAID LINE OF SAID HIGHWAY, SOUTH 40° 35' EAST 2.39 FT. TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY ACQUIRED BY PELCO ASSOCIATES, INCORPORATED, A KENTUCKY CORPORATION, BY THAT CERTAIN GENERAL WARRANTY DEED, DATED AUGUST 28, 2013, OF RECORD IN DEED BOOK 10129, PAGE 41, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

PARCEL NO. 13-087C-0274-0000

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DESIGN SERVICES

19 003 0054

SCHEDULE C LEGAL DESCRIPTION (4626 PRESTON HIGHWAY):

PARCEL 1

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PARCEL NO. 13-087C-0222-0000

PARCEL 2

TRACT 1

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TRACT 2

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