

Legal Description describing a 0.886 acre parcel of land for rezoning purposes  
Project No. 31,875  
December 27, 2019

Situated in the City of Louisville, County of Jefferson and Commonwealth of Kentucky, known as being all of land conveyed to Ruby Real Estate Kentucky LLC by deed recorded on December 5, 2017 in Deed Book 11039, Page 332 of the Jefferson County Clerk's Records further bounded and described as follows:

Commencing at a 5/8-inch iron pin found with cap stamped "2662" in the Eastern Right-of-Way line of Dixie Highway, said point also being the Northwest corner of land conveyed to Ruby Real Estate Kentucky LLC by deed recorded on September 30, 2015 in Deed Book 10474, Page 149 of the Jefferson County Clerk's Records and the **TRUE PLACE OF BEGINNING** of the parcel herein described;

Thence along the Eastern Right-of-Way line of said Dixie Highway, bearing North 18°52'44" East, a distance of 160.67 feet to 5/8-inch iron pin found without cap thereon, the same being the Southwest corner of land conveyed to Brown Family Enterprises by deed recorded on December 18, 2012 in Deed Book 9994, Page 58 of the Jefferson County Clerk's Records;

Thence along the Southern line of said land conveyed to Brown Family Enterprises, bearing South 70°27'23" East, a distance of 146.25 feet to a PK Nail found at an angle point;

Thence along the Southern line of said land conveyed to Brown Family Enterprises, bearing South 78°17'38" East, a distance of 84.84 feet to a PK Nail found at an angle point;

Thence along the Southern line of said land conveyed to Brown Family Enterprises, bearing North 01°36'52" East, a distance of 6.74 feet to a PK Nail found at an angle point;

Thence along the Southern line of said land conveyed to Brown Family Enterprises, bearing South 86°57'38" East, a distance of 73.92 feet to 5/8-inch iron pin found without cap at the Southeast corner thereof, the same being a point in the Western line of land conveyed to Troy B. Lacy by deed recorded on December 1, 2016 in Deed Book 10769, Page 629 of the Jefferson County Clerk's Records;

Thence along the Western line of said land conveyed to Troy B. Lacy, bearing South 01°24' 38" East, a distance of 102.40 feet to a 5/8-inch iron pin found with cap stamped "1628" at the Southwest corner thereof, the same being a point in the Northern line of said land conveyed to Ruby Real Estate Kentucky LLC (Deed Book 10474, Page 149);

Thence along the Northern line of said land conveyed to Ruby Real Estate Kentucky LLC (Deed Book 10474, Page 149), bearing North 87°45'42" West, a distance of 349.68 feet to a point in the Eastern Right-of-Way line of said Dixie Highway and the **TRUE PLACE OF BEGINNING**, containing 0.886 acres of land, more or less but subject to all legal highways and all covenants and agreements of record.

Bearings are based on an assumed meridian and are used herein to indicate angles only.

The above description is for rezoning purposes only and not intended to be used for the transfer of real property. This legal description was prepared based on a survey under the supervision of Andrew G. Planet, P.L.S. #3912 by Rolling & Hocevar, Inc. in August 2019.

C-2/SMCFD  
P.N. 02804360000  
NADG, NNN PH LSV, KY LP  
381 MCINNEY AVE, STE L10  
DALLAS, TX 75204-2430

EX LOWER HUNTERS TRACE

C-2/SMCFD  
P.N. 0250270000  
PROVIN, MICHAEL ALAN  
4001 N. MICHAEL ALAN  
CRESTWOOD, KY 40014

C-2/SMCFD  
P.N. 028600270000  
BROWN, MICHAEL ALAN  
1001 N. MICHAEL ALAN  
CRESTWOOD, KY 40014

C-2/SMCFD  
P.N. 02600350000  
RENN, NELSON CHAIR TRUST UA  
2525 NELSON MILLER PKWY  
STE 102  
LOUISVILLE, KY 40223

*Legal  
Survey match  
11/3/2020  
PBW*

C-2/SMCFD  
P.N. 14300830000  
CESLAK, PROPERTIES LLC  
8300 PINE VALLEY TRL  
LOUISVILLE, KY 40229

EX WELBY RD

P.N. 14300800000  
BROWN FAMILY ENTERPRISES  
PO BOX 72858  
LOUISVILLE, KY 40272

C-2/SMCFD  
P.N. 14300720000  
BROWN FAMILY ENTERPRISES  
PO BOX 72858  
LOUISVILLE, KY 40272  
DEED BOOK 9894, PG. 58  
12/18/2012

P.N. 14300500000  
WHARTON, JAMES T  
31 WELBY RD  
LOUISVILLE, KY 40216

P-4/NFD  
P.N. 14300500000  
TRUBEN, ANDY  
30 WELBY RD  
LOUISVILLE, KY 40216  
DEED BOOK 10760, PG. 629  
12/01/2016

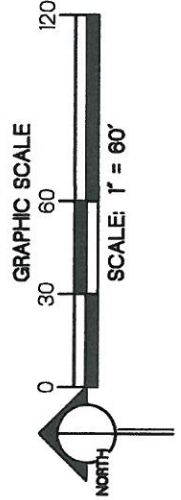
P.N. 1143009500000  
RUBY REAL ESTATE KENTUCKY, LLC  
DEED BOOK 11039, PG 336  
12/5/2017

C-2/SMCFD  
P.N. 10320400000  
RUBY REAL ESTATE KENTUCKY, LLC  
6517 DIXIE HWY, 40258  
D.B. 1474, PG 148  
9/30/2015

ZONING CHANGE EXHIBIT PLAT

PROPERTY OF:  
RUBY REAL ESTATE  
KENTUCKY LLC  
3388 S. ARLINGTON RD,  
AKRON, OHIO 44318

PROPERTY ADDRESS:  
6517 DIXIE HIGHWAY, LOUISVILLE  
P.N. 114300950000  
RUBY REAL ESTATE KENTUCKY, LLC  
DEED BOOK 11039, PG 336  
12/5/2017



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