



ALLEY CLOSING LEGAL DESCRIPTION

(Planning & Design Case #18STREETS1025)

Being a portion of the 15 foot wide unnamed Alley located in Louisville Kentucky, being referenced in Deed Book 6884, page 115. All Deed Books referenced herein are recorded in the office of the Jefferson County Clerk. Said Alley being the first Alley south of East Broadway on the east side of Rubel Ave extending east to an unnamed Alley. Said portion of an unnamed Alley being more particularly described as follows:

Beginning at an "X" cut (found) in the sidewalk in the west line of Baxter Ave and the northwest line of a 12 foot wide unnamed Alley, being the southeast corner of a tract of land conveyed to Kennie & Patricia Combs as recorded in Deed Book 6884, page 115 Tract 3; thence leaving the west line of Baxter Ave. and following the 12 foot wide Alley and said Kennie & Patricia Combs N58°03'58"E 119.65 feet to an "X" cut (found) being the south corner of said Kennie & Patricia Combs and being the TRUE POINT OF BEGINNING; thence leaving said Kennie & Patricia Combs and following the northwest line of a 12 foot wide unnamed Alley S58°03'58"W 15.00 feet to an "X" cut (found) being a common corner with Vantage Center, LLC as recorded in Deed Book 10754, page 404; thence leaving said northwest line of a 12 foot wide unnamed Alley and following said Vantage Center, LLC N32°06'33"W 57.55 feet to a point referenced by an "X" cut (found) at 5 feet by 5 feet (N31°31'51"E 5.56'); thence N84°26'39"W 57.02 feet to a surveyor's "MAG" nail with washer stamped #2908 (set) being in the south line of said 15 foot wide Alley; thence leaving said Vantage Center, LLC and crossing said 15 foot wide Alley N05°30'21"E 15.00 feet to a surveyor's "MAG" nail with washer stamped #2908 (set) being in a common line with Kennie & Patricia Combs as recorded in Deed Book 6884, page 115 Tract 4; thence leaving said crossing line of said 15 foot Alley and following said Kennie & Patricia Combs as recorded in Deed Book 6884, page 115 S84°29'39"E 73.17 feet to a "MAG" Spike (found) being a common corner with Kennie & Patricia Combs as recorded in Deed Book 6884, page 36; thence leaving said Kennie & Patricia Combs as recorded in Deed Book 6884, page 115 Tract 1 and following said Kennie & Patricia Combs as recorded in Deed Book 6884, page 36 S05°30'21"W 11.37 feet to a "MAG" Spike (found) being a common corner to said Kennie & Patricia Combs as recorded in Deed Book 6884, page 115 Tract 3; thence leaving said Kennie & Patricia Combs as recorded in Deed Book 6884, page 36 and following said Kennie & Patricia Combs as recorded in Deed Book 6884, page 115 Tract 3 S32°06'33"E 50.62 feet to the TRUE POINT OF BEGINNING containing 1,879.4 square feet more or less.

This description is based upon a Boundary Survey by Jeffrey K. Meyer, PLS #2908 dated December 11, 2018



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