

**LEGAL DESCRIPTION  
OF THE  
LOUISVILLE AND JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT PROPERTY  
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY  
FOR  
ALBERTA JONES PARK - CONSOLIDATION NO. 1**

**TRACT A**

All that tract or parcel of land situated at the southeast corner of South 23rd Street and Anderson Street in Louisville, Jefferson County, Kentucky, and being more fully described and bounded as follows, to wit:

**BEGINNING** at a set iron pin with red plastic survey cap (PLS 4494), said point being the intersection of the southerly right-of-way line of Anderson Street and the easterly right-of-way line of South 23rd Street, said point having State Plane coordinates of  $x = 1,198,206.94$  feet and  $y = 276,293.71$  feet (NAD83, Kentucky North Zone, US Survey Feet);

Thence with the southerly right-of-way line of Anderson Street, South  $86^{\circ}37'59''$  East, a distance of 200.66 feet to a set mag nail with washer (PLS 4494) in the westerly right-of-way line of a 20-foot public alley (Deed Book 168, Page 1);

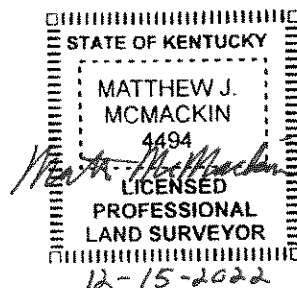
Thence leaving the southerly right-of-way line of Anderson Street, with the westerly right-of-way line of the 20-foot public alley, South  $08^{\circ}49'16''$  West, a distance of 106.72 feet to a set iron pin with red plastic survey cap (PLS 4494), said point being a common corner with Louisville and Jefferson County Metropolitan Sewer District (Deed Book 10691, Page 680);

Thence leaving the westerly right-of-way line of the 20-foot public alley, with the northerly property line of Louisville and Jefferson County Metropolitan Sewer District, North  $81^{\circ}53'36''$  West, a distance of 199.77 feet to a set mag nail with washer (PLS 4494) in the easterly right-of-way line of South 23rd Street;

Thence leaving the northerly property line of Louisville and Jefferson County Metropolitan Sewer District, with the easterly right-of-way line of South 23rd Street, North  $08^{\circ}49'16''$  East, a distance of 90.14 feet to the **POINT OF BEGINNING**, containing 0.452 acres.

Being all of Parcels 1, 2, and 3 as shown on the Consolidation Plat of the Louisville and Jefferson County Metropolitan Sewer District Property for Alberta Jones Park - Consolidation No. 1 of record in Plat Book \_\_\_ at Page \_\_\_ in the Jefferson County Clerk's Office.

This legal description was prepared by Matthew J. McMackin, P.E., P.L.S. and is based on a boundary survey completed in the field by Strand Associates, Inc., 651 Perimeter Drive, Suite 220, Lexington, KY 40517 on December 13, 2022 which complies with the minimum standards of practice as outlined in 201 KAR 18:150.



**Tract B**

All that tract or parcel of land situated at the northeast corner of Maple Street and South 23rd Street in Louisville, Jefferson County, Kentucky, and being more fully described and bounded as follows, to wit:

**BEGINNING** at the intersection of the northerly right-of-way line of Maple Street and the easterly right-of-way line of South 23rd Street, said point having State Plane coordinates of  $x = 1,198,143.82$  feet and  $y = 275,886.94$  feet (NAD83, Kentucky North Zone, US Survey Feet), and a found iron pin with survey cap (PLS 2542);

Thence with the easterly right-of-way line of South 23rd Street, North  $08^{\circ}49'16''$  East, a distance of 281.50 feet to a found iron post (buried) and iron pin with survey cap (PLS 2984), said point being a common corner with Louisville and Jefferson County Metropolitan Sewer District (Deed Book 10691, Page 680);

Thence leaving the easterly right-of-way line of South 23rd Street, with the southerly property line of Louisville and Jefferson County Metropolitan Sewer District, South  $81^{\circ}53'36''$  East, a distance of 199.77 feet to a set iron pin with red plastic survey cap (PLS 4494) in the westerly right-of-way line of a 20-foot alley (Deed Book 168, Page 1);

Thence with the westerly right-of-way line of the 20-foot alley, South  $08^{\circ}49'16''$  West, a distance of 165.00 feet to a set iron pin with red plastic survey cap (PLS 4494) in the easterly property line of a 15-foot private alley (Deed Book 1118, Page 580);

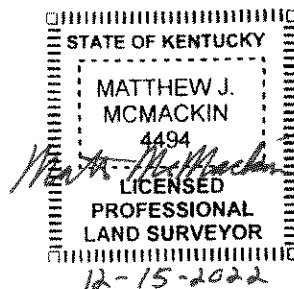
Thence leaving the westerly right-of-way line of the 20-foot public alley and the easterly property line of the 15-foot private alley, with a new property line through the 20-foot public alley and continuing with the southerly right-of-way line of a 10-foot public alley, South  $81^{\circ}53'36''$  East, a distance of 54.79 feet to a set iron pin with red plastic survey cap (PLS 4494), said point being a common corner with Louisville and Jefferson County Landbank Authority, Inc. (Deed Book 11072, Page 731);

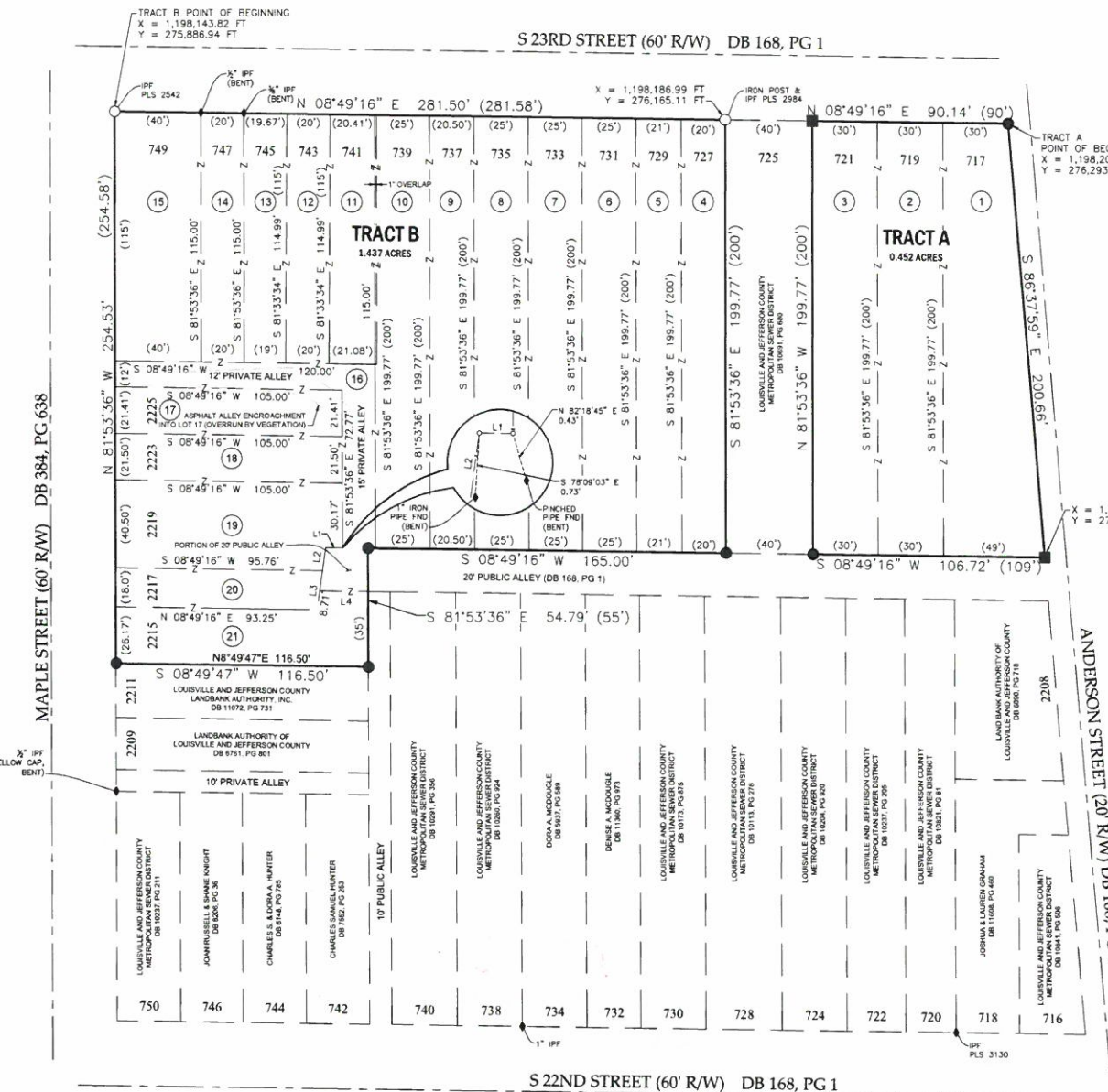
Thence leaving the southerly right-of-way of the 10-foot public alley, with the westerly property line of Louisville and Jefferson County Landbank Authority, Inc., South  $08^{\circ}49'47''$  West, a distance of 116.50 feet to a set iron pin with red plastic survey cap (PLS 4494) in the northerly right-of-way line of Maple Street;

Thence leaving the westerly property line of Louisville and Jefferson County Landbank Authority, Inc., with the northerly right-of-way line of Maple Street, North  $81^{\circ}53'36''$  West, a distance of 254.53 feet to the **POINT OF BEGINNING**, containing 1.437 acres.

Being all of Parcels 4 through 21 as shown on the Consolidation Plat of the Louisville and Jefferson County Metropolitan Sewer District Property for Alberta Jones Park - Consolidation No. 1 of record in Plat Book \_\_\_\_ at Page \_\_\_\_ in the Jefferson County Clerk's Office.

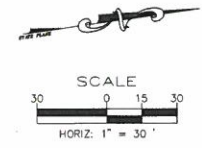
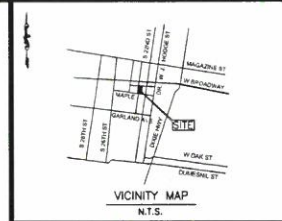
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**SURVEY NOTES**

- This boundary survey was performed on the ground by Strand Associates, Inc. using conventional survey techniques. The field work was conducted at the site between the dates of May 28 and December 13, 2022.
- This survey is classified as urban and complies with the minimum standards of practice as outlined in 201 KAR 18:150.
- Control was initially set at the project site by OK4, Inc. in November of 2020 for a survey for Louisville and Jefferson County Metropolitan Sewer District by OK4, Inc. in November of 2020 for a survey for Louisville and Jefferson County Metropolitan Sewer District by method of closed random traverse beginning from those existing control monuments. The traverse had an unadjusted error of closure of 1:197,320 and was not adjusted. The project and reference meridian is based on the Kentucky North Zone State Plane coordinate system (FIPS 1600), North American Datum of 1983 (2011). The basis of elevations is the North American Vertical Datum of 1988. All units are in US survey feet.
- Unless indicated otherwise, all property corner monuments were set by side shot from a Trimble S6 robotic total station.
- All deeds and plats referenced hereon are of record in the Jefferson County Clerk's office.
- Where record distances differ from those measured in the field, the record distance is shown in parenthesis.
- The subject property is located within FEMA Zone X, Area of Minimal Flood Hazard with an 0.2% chance flood hazard, based on a review of FIRM Map Number 21110040F dated February 25, 2021. Portions of the property are also situated in a known combined sewer flood prone area.
- As described in the individual source deeds listed below, the owner is required to restrict use of the subject property to certain open space uses in accordance with terms and conditions in the Hazard Mitigation Grant Program.



**PURPOSE OF PLAT**

- To close the 12-foot private alley, 15-foot private alley, and portion of the 20-foot public alley shown collectively as Parcel 15 and containing 0.058 acres.
- To consolidate Parcels 1 through 3 into one parcel containing a total of 0.452 acres.
- To consolidate Parcels 4 through 21 into one parcel containing a total of 1.437 acres.

**PROPERTY OWNER:** Louisville and Jefferson County Metropolitan Sewer District

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledges the same to be the plat of \_\_\_\_\_ and does hereby dedicate to public use \_\_\_\_\_ shown thereon.

Owner(s) Signature \_\_\_\_\_ Address \_\_\_\_\_

**Source of Title:**

Parcel No.	Source Deed	Parcel ID	Area (ac)
1	DB 10297 PG 296	036B00160000	0.176
2	DB 10183 PG 705	036B00150000	0.138
3	DB 10557 PG 890	036B00140000	0.138
4	DB 10271 PG 240	036B00120000	0.092
5	DB 10183 PG 699	036B00110000	0.096
6	DB 10274 PG 600	036B00100000	0.114
7	DB 11717 PG 693	036B00090000	0.114
8	DB 10211 PG 587	036B00080000	0.114
9	DB 10148 PG 349	036B00070000	0.094
10	DB 10290 PG 211	036B00060000	0.114
11	DB 10128 PG 915	036B00050000	0.055
12	DB 10167 PG 959	036B00040000	0.053
13	DB 10116 PG 991	036B00030000	0.051
14	DB 10598 PG 422	036B00020000	0.053
15	DB 10341 PG 294	036B00010000	0.106
16	DB 1118 PG 590	ALLEY TO BE CLOSED	0.068
17	DB 10297 PG 278	036B00170000	0.052
18	DB 10313 PG 985	036B00180000	0.052
19	DB 10297 PG 248	036B01990000	0.096
20	DB 10288 PG 111	036B00190000	0.039
21	DB 10165 PG 676	036B00200000	0.074

**CERTIFICATION OF ACKNOWLEDGMENT**

I, \_\_\_\_\_, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of \_\_\_\_\_ was this day presented to me by \_\_\_\_\_ known to me, who executed these Certificates in my presence and acknowledges it to be their free act and deed.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. My Commission expires: \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Invalid if not recorded before this date: \_\_\_\_\_

By: \_\_\_\_\_

Planning Commission \_\_\_\_\_

Approval subject to attached Certificates.

Special requirement(s): \_\_\_\_\_

Docket Number: \_\_\_\_\_

**Lot Line Table**

Line	Bearing	Distance
L1	S 08°49'16" W	7.75'
L2	S 73°55'49" E	10.73' (10.47')
L3	S 73°55'49" E	18.14'
L4	N 08°49'16" E	22.04'

**MONUMENTATION LEGEND**

- Property Corner (as noted)
- Set mag nail with stamped washer ("MCMACKIN PLS 4494")
- Set 1/2"x18" rebar with red stamped plastic survey cap ("MCMACKIN 4494")
- ◆ Found monument
- IPF Found iron pin (with survey cap and PLS number if listed)

**LAND SURVEYOR'S CERTIFICATION:**

I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey and plat meets or exceeds the minimum standards of all applicable regulations.

**Matt McMackin**  
 Digitally signed by Matt McMackin  
 DN: cn=Matt McMackin, c=US,  
 o=Strand Associates, Inc.,  
 email=matt.mcmackin@strand.com,  
 Date: 2022.12.15 09:47:22 -0500  
 MATTHEW J. MCMACKIN, PLS 4494



STRAND ASSOCIATES, INC.  
 651 PERIMETER DRIVE, SUITE 220  
 LEXINGTON, KY 40517  
 (859) 225-8500

**CONSOLIDATION PLAT**  
 OF THE  
**LOUISVILLE AND JEFFERSON COUNTY**  
**METROPOLITAN SEWER DISTRICT PROPERTY**

FOR  
 ALBERTA JONES PARK - CONSOLIDATION NO. 1  
 JEFFERSON COUNTY, KENTUCKY  
 DECEMBER 2022

**APPROVED:**  
LOUISVILLE METRO PLANNING  
COMMISSION

DATE January 19, 2023  
BY [Signature]