



# Arnold Consulting Engineering Services, Inc.

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## Legal Description

A certain tract of land lying in Jefferson County, Kentucky, being located in the city of Louisville on the east side of Old Bardstown Road, on the north side of Fairmount Road, and on the west side of US Hwy 31E; being a portion of Tract 3, Residual Tract of Tract 3, and the "Residual Tract" previously platted in the minor subdivision plat as recorded in Deed Book 5999 Page 130, and being more particularly described as follows:

The basis of the bearings for this legal description is grid north as established by Kentucky State Plane Coordinates, Zone 1600. All iron pins set are ½"x18" iron pins with 1" yellow plastic cap stamped "J. Arnold PLS 2934".

**Beginning** at a 5/8" iron pin found in the West right of way of Old Bardstown Road (60' R/W per deed book 5999 page 130) and in the North right of way of Fairmount Road (R/W Varies per KYTC Project NO. FSP 056 031E 001-005).

Thence, leaving the right of way of the aforementioned Fairmount Road, and with the right of way of the aforementioned Old Bardstown Road the following four calls, N 13°33'42" W a distance of 165.70' to an iron pin set.

Thence, N 13°47'21" W a distance of 150.16' to an iron pin set.

Thence, N 80°50'13" E a distance of 19.90' to an iron pin set.

Thence, N 13°25'10" W a distance of 545.30' to an iron pin set in the line of Exchange Services, LLC (Deed Book 8202 Page 944).

Thence, leaving the right of way of the aforementioned Old Bardstown Road and with the line of the aforementioned Exchange Services, LLC, S 85°23'06" E a distance of 310.23' to a ½" iron pin with a 1" plastic cap stamped "910" found in the right of way of US Highway 31E (Bardstown Road)(R/W Varies per KYTC Project NO. FD45 056 031E 001-005).

Thence, leaving the line of Exchange Services, LLC and with the right of way of the aforementioned US Highway 31E the following two calls, S 26°39'40" E a distance of 47.63' to an iron pin set.

Thence, with a curve turning to the right, with a radius of 5609.58', with an arc length of 740.24', with a chord bearing of S 22°10'06" E and with a chord distance of 739.89' to an iron pin set in the North right of way of the aforementioned Fairmount Road.

Thence, leaving the right of way of US Highway 31E and with the right of way of Fairmount Road the following two calls, S 64°27'03" W a distance of 69.41' to an iron pin set.

Thence, S 81°00'37" W a distance of 370.15' to the point of **Beginning**, containing 305,812 +/- square feet (7.02 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Jeff Arnold PLS 2934, completed on March 22, 2024.