

RESOLUTION NO. 033, SERIES 2025

**A RESOLUTION AUTHORIZING THE OFFICE OF THE JEFFERSON COUNTY ATTORNEY TO BRING A CONDEMNATION ACTION AGAINST THE OWNERS OF CERTAIN PROPERTY, PARCEL NO. FOUR (4), IN JEFFERSON COUNTY IN CONNECTION WITH THE AIKEN ROAD AND ARNOLD PALMER BOULEVARD ROUNDABOUT PROJECT.**

**SPONSORED BY: COUNCIL MEMBER ANTHONY PIAGENTINI**

**WHEREAS**, the Louisville/Jefferson County Metro Government ("Metro"), pursuant to KRS 67C.101(3)(f) may acquire real property for public uses through the exercise of the power of eminent domain; and

**WHEREAS**, KRS 416.560(1) requires the legislative council of Metro Council to approve the exercise of the power of eminent domain prior to Metro's instituting such proceedings; and

**WHEREAS**, Metro (as a successor to Jefferson County and the City of Louisville) has planned and designed the Aiken Road and Arnold Palmer Boulevard Roundabout Project (the "Project") in conjunction with the Louisville/Jefferson County Metro Government Department of Public Works; and

**WHEREAS**, as a part of the Project, it is necessary to acquire fee simple property ("Tract A") and a temporary easement ("Tract B") as more accurately described by Exhibit A (the "Condemned Property") for the use and benefit of citizens of Metro; and

**WHEREAS**, Metro has not been able to acquire the Condemned Property for the Project from the owners of the Condemned Property through good faith negotiations; and

**WHEREAS**, KRS 416.550 authorizes Metro to exercise its right of eminent domain against a property when it cannot acquire the property by agreement with the owner thereof.

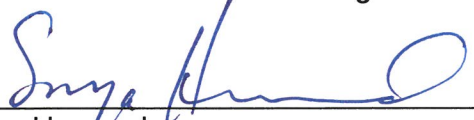
**NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:**

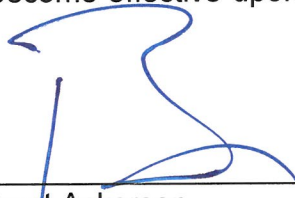
**SECTION I:** That in order to complete the project, Metro needs to acquire the Condemned Property, as is more accurately described on attached Exhibit A and platted as on the plat map attached hereto as Exhibit B. Those with a potential interest in the Condemned Property who will be called upon in a condemnation action are attached as Exhibit C.

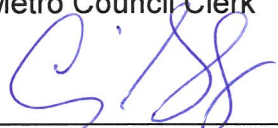
Since Metro cannot, by agreement of the owner of the Condemned Property, acquire the Condemned Property, then the office of the Jefferson County Attorney is authorized to institute condemnation proceedings pursuant to KRS 416.560, *et seq.* against the owner of the Condemned Property.

**SECTION II:** That the Council finds that the Condemned Property needs to be acquired for the public use of Metro.

**SECTION III:** That this Resolution shall become effective upon its passage and approval or otherwise becoming law.

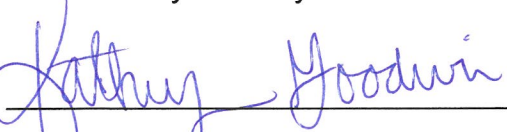
  
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Sonya Harward  
Metro Council Clerk

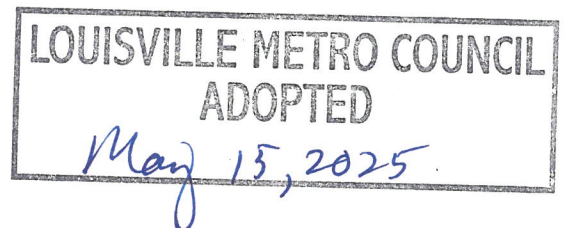
  
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Brent Ackerson  
President Of The Council

  
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Craig Greenberg  
Mayor

5-22-2025  
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Approval Date

**APPROVED AS TO FORM AND LEGALITY:**  
Michael J. O'Connell  
Jefferson County Attorney

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



## **EXHIBIT A—CONDEMNED PROPERTY**

### **Parcel 4 Tract A**

Being a tract of land located in Jefferson County, Kentucky, along the north side of Aiken Rd and east of Arnold Palmer Blvd being approximately 70 feet northeast of the proposed intersection of Aiken Rd and Arnold Palmer Blvd, and being more particularly described as follows:

Beginning at a point 52.96 feet right of the proposed Arnold Palmer Blvd centerline at Station 34+79.00, said point being in the existing and proposed eastern right of way of Arnold Palmer Blvd; thence leaving the proposed right of way line and with the existing Arnold Palmer Blvd eastern right of way line along an arc 26.34 feet to the right, having a radius of 30.00 feet, the chord of which is North 00°40'49" East for a distance of 25.50 feet to a point 41.26 feet right of the proposed Arnold Palmer Blvd centerline at Station 35+01.66; thence with the existing Arnold Palmer Blvd eastern right of way line North 25°49'55" East a distance of 7.35 feet to a point 40.99 feet right of the proposed Arnold Palmer Blvd centerline at Station 35+09.00, said point also being in the proposed Arnold Palmer Blvd eastern right of way line; thence leaving the existing Arnold Palmer Blvd eastern right of way line and with the proposed right of way line South 14°42'05" West a distance of 17.47 feet to a point 45.00 feet right of the proposed Arnold Palmer Blvd centerline at Station 34+92.00; thence with the proposed right of way line South 03°29'42" East a distance of 15.24 feet to a point 52.96 feet right of the proposed Arnold Palmer Blvd centerline at Station 34+79.00 and the POINT OF BEGINNING.

The above described parcel contains 0.001 acres (48 sq. ft.), more or less, of right of way, conveyed in fee simple.

### **Parcel 4 Tract B**

Being a tract of land located in Jefferson County, Kentucky, along the north side of Aiken Rd and east of Arnold Palmer Blvd being approximately 120 feet northeast of the proposed intersection of Aiken Rd and Arnold Palmer Blvd, and being more particularly described as follows:

Beginning at a point 45.34 feet left of the proposed Aiken Rd centerline at Station 18+52.67, said point being in the existing northern right of way line of Aiken Rd; thence with the existing Aiken Rd northern right of way line along an arc 20.85 feet to the right, having a radius of 30.00 feet, the chord of which is North 44°22'42" West for a distance of 20.43 feet, to a point 52.96 feet right of the proposed Arnold Palmer Blvd centerline at Station 34+79.00, said point also being in the proposed Arnold Palmer Blvd eastern right of way line; thence leaving the existing Aiken Rd northern right of way line and with the proposed Arnold Palmer Blvd right of way line North 03°29'42" West a distance of 15.24 feet to a point 45.00 feet right of the proposed Arnold Palmer Blvd centerline at Station

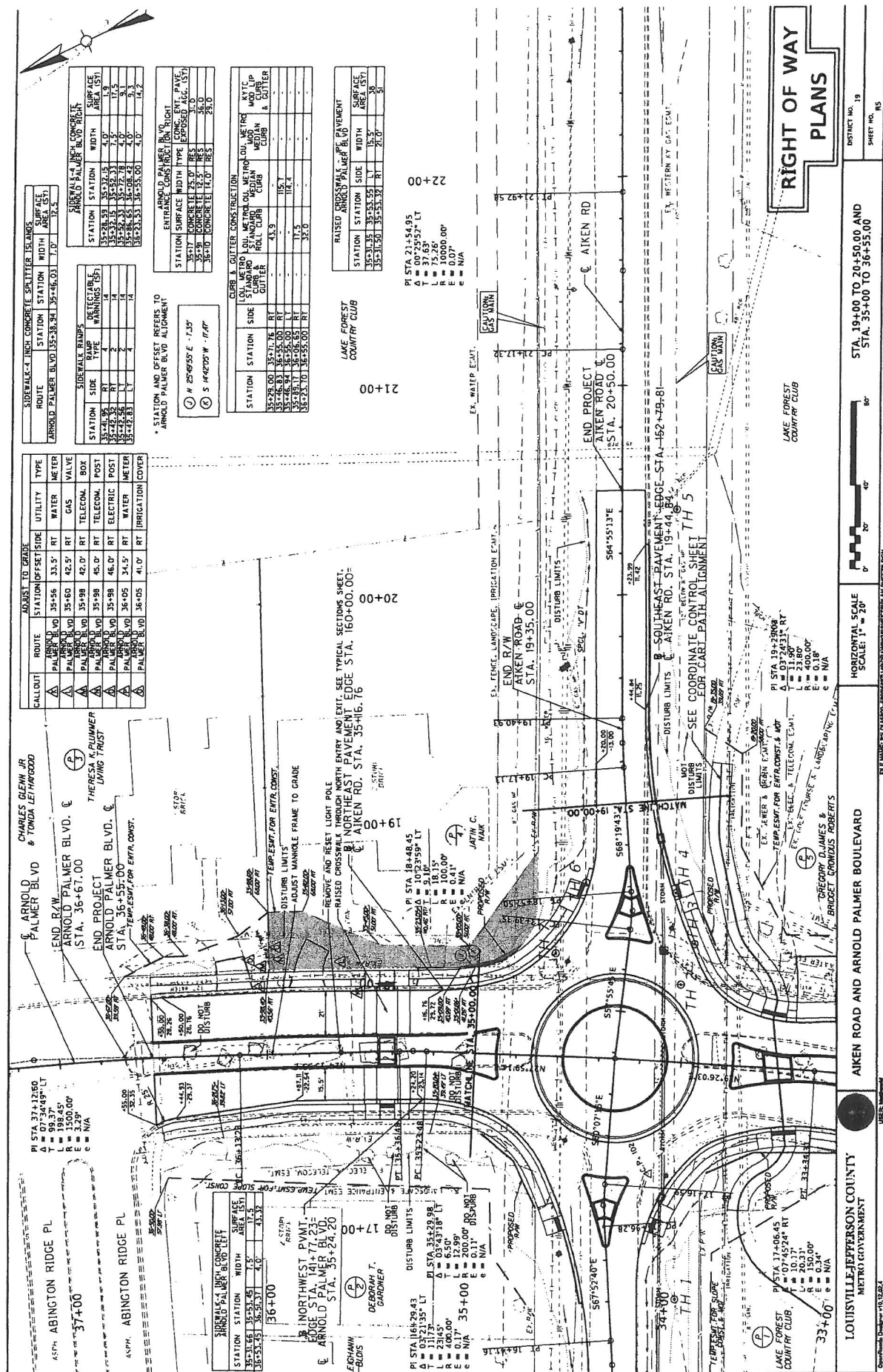
34+92.00; thence with the proposed Arnold Palmer Blvd eastern right of way line North 14°42'05" East a distance of 17.47 feet to a point 40.99 feet right of the proposed Arnold Palmer Blvd centerline at Station 35+09.00, said point also being in the existing Arnold Palmer eastern right of way line; thence leaving the proposed right of way line and with the existing Arnold Palmer Blvd eastern right of way line North 25°49'55" East a distance of 14.06 feet to a point 40.46 feet right of the proposed Arnold Palmer Blvd centerline at Station 35+23.05; thence with the existing Arnold Palmer Blvd right of line along an arc 77.98 feet to the left, having a radius of 2040.00 feet, the chord of which is North 24°44'13" East for a distance of 77.97 feet to a point 40.56 feet right of the proposed Arnold Palmer Blvd centerline at Station 35+98.40, said point also being in the existing property line; thence leaving the existing Arnold Palmer eastern right of way line and with the existing property line South 66°20'22" East a distance of 27.44 feet to a point 68.00 feet right of the proposed Arnold Palmer Blvd centerline at Station 35+98.69, said point also being in the proposed temporary easement line; thence leaving the existing property line and with the proposed temporary easement line South 24°15'55" West a distance of 16.69 feet to a point 68.00 feet right of the proposed Arnold Palmer Blvd centerline at Station 35+82.00; thence with the proposed temporary easement line South 48°56'32" West a distance of 40.72 feet to a point 51.00 feet right of the proposed Arnold Palmer Blvd centerline at Station 35+45.00; thence with the proposed temporary easement line South 26°33'15" West a distance of 43.30 feet to a point 51.00 feet right of the proposed Arnold Palmer Blvd centerline at Station 35+05.00; thence with the proposed temporary easement line South 28°13'32" East a distance of 56.09 feet to a point 43.63 feet left of the proposed Aiken Rd centerline at Station 18+80.00, said point also being in the existing Aiken Rd northern right of way line; thence leaving the proposed temporary easement line and with the existing Aiken Rd northern right of way line North 64°17'07" West a distance of 25.20 feet to a point 45.34 feet left of the proposed Aiken Rd centerline at Station 18+52.67 and the POINT OF BEGINNING.

The above described parcel contains 0.056 acres (2,424 sq. ft.), more or less, of temporary easement for slope and entrance construction. Said easement terminates and reverts upon completion of the same.

Being a portion of the property conveyed to Jatin C. Naik, unmarried, by deed dated June 29, 2007, and recorded in Deed Book 9063, Page 147, in the Office of the Clerk of Jefferson County, Kentucky.

## **EXHIBIT B—PLAT MAP**





RIGHT OF WAY  
PLANS

LOUISVILLE-JEFFERSON COUNTY  
METRO GOVERNMENT

AIKEN ROAD AND ARNOLD PALMER BOULEVARD

HORIZONTAL SCALE  
SCALE: 1" = 30'

STA. 19+00 TO 20+50.00 AND  
STA. 35+00 TO 36+55.00

DISTRICT NO. 19  
SHEET NO. 85

## **EXHIBIT C—INTERESTED PARTIES**

1. Jatin C. Naik
2. Unknown Spouse of Jatin C. Naik
3. Stock Yards Bank & Trust Co.
4. Commonwealth of Kentucky, Department of Revenue