

RESOLUTION NO. 072, SERIES 2024

**A RESOLUTION AUTHORIZING THE OFFICE OF THE JEFFERSON COUNTY ATTORNEY TO BRING A CONDEMNATION ACTION AGAINST THE OWNERS OF CERTAIN PROPERTY, PARCEL NO. EIGHTY-TWO (82), IN JEFFERSON COUNTY IN CONNECTION WITH THE COOPER CHAPEL ROAD EXTENSION PROJECT.**

**SPONSORED BY: COUNCIL MEMBER ROBIN ENGEL**

**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 the Louisville/Jefferson County Metro Government (“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 Cooper Chapel Road Extension 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 a permanent easement (“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 ("COUNCIL") AS FOLLOWS:**

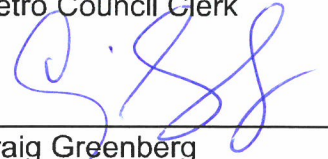
**SECTION I:** That in order to complete the project, Metro needs to acquire the Condemned Property, as is more accurately described on attached Exhibit A and platted as on the plat map attached hereto as Exhibit B. Those with a potential interest in the Condemned Property who will be called upon in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

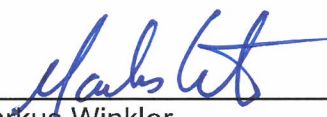
Since Metro cannot, by agreement of the owner of the Condemned Property, acquire the Condemned Property, then the office of the Jefferson County Attorney is authorized to institute condemnation proceedings pursuant to KRS 416.560, *et seq.* against the owner of the Condemned Property.

**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

  
\_\_\_\_\_  
Craig Greenberg  
Mayor

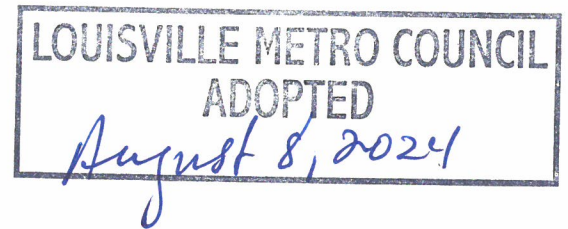
  
\_\_\_\_\_  
Markus Winkler  
President of the Council

8-15-2024  
\_\_\_\_\_  
Approval Date

**APPROVED AS TO FORM AND LEGALITY:**

Michael J. O'Connell  
Jefferson County Attorney

By: *Karen Ferguson*  
R-069-24 Parcel No. 82 (Wood, April, et al.) Condemnation.docx (APS)



## **EXHIBIT A—CONDEMNED PROPERTY**

### **Parcel No. 82 Tract A**

Being a tract of land in Jefferson County, Kentucky fronting the north side of the proposed Cooper Chapel Road corridor, located approximately 1160 feet northwest of the intersection of Kaufman Farm Road and Cooper Chapel Road, and more particularly described as follows:

Beginning at a point 50.00 feet left of proposed Cooper Chapel Road at Station 618+57.25; thence North 19°57'48" West a distance of 16.38 feet to a point 65.00 feet left of proposed Cooper Chapel Road at Station 618+50.67; thence South 86°16'45" East a distance of 88.25 feet to a point 65.00 feet left of proposed Cooper Chapel Road at Station 619+38.91; thence South 16°47'14" West a distance of 15.40 feet to a point 50.00 feet left of proposed Cooper Chapel Road at Station 619+35.43; thence North 86°16'45" West a distance of 78.19 feet to a point 50.00 feet left of proposed Cooper Chapel Road at Station 618+57.25 and the POINT OF BEGINNING.

The above-described parcel contains 1,248 sq. ft., more or less.

A permanent easement in and to the property described above and designated as Parcel No. 82, Tract A is required for the purposes of constructing and perpetually maintaining drainage features.

### **Parcel No. 82 Tract B**

Being a tract of land in Jefferson County, Kentucky fronting the north side of the proposed Cooper Chapel Road corridor, located approximately 1160 feet northwest of the intersection of Kaufman Farm Road and Cooper Chapel Road, and more particularly described as follows:

Beginning at a point 65.00 feet left of proposed Cooper Chapel Road at Station 618+50.67; thence North 19°57'48" West a distance of 16.38 feet to a point 80.00 feet left of proposed Cooper Chapel Road at Station 618+44.09; thence South 80°53'07" East a distance of 96.63 feet to a point 70.92 feet left of proposed Cooper Chapel Road at Station 619+40.29; thence South 16°47'14" West a distance of 6.07 feet to a point 65.00 feet left of proposed Cooper Chapel Road at Station 619+38.91; thence North 86°16'45" West a distance of 88.25 feet to a point 65.00 feet left of proposed Cooper Chapel Road at Station 618+50.67 and the POINT OF BEGINNING.

The above-described parcel contains 953 sq. ft., more or less.

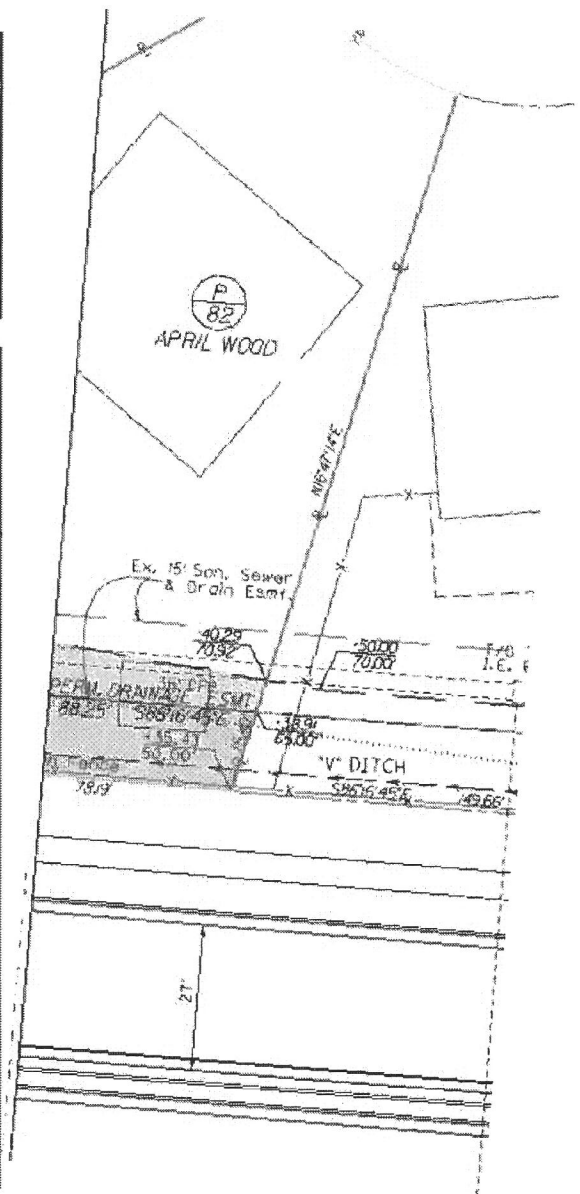
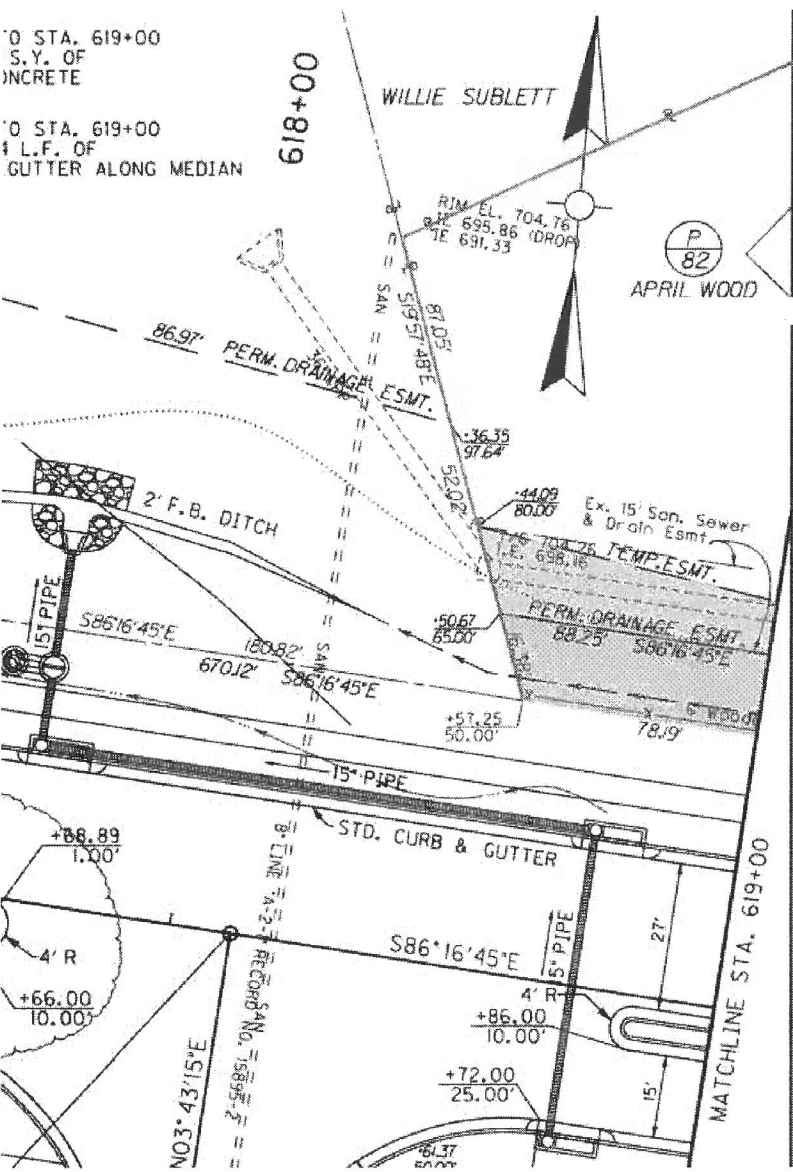
A temporary easement in and to the property described above and designated as Parcel No. 82, Tract B is required for the purposes of constructing side slopes. Said easement terminates and reverts upon completion of same.

Being a portion of the property conveyed to April Wood by quitclaim deed dated June 3, 2021, of record in Deed Book 12039, Page 614, and by deed dated October 31, 2019, of record in Deed Book 11544, Page 979, in the Office of the Clerk of Jefferson County, Kentucky.

**EXHIBIT B—PLAT MAP**

# Plat Showing Proposed Work on Parcel (not to scale)

0 STA. 619+00  
 S.Y. OF  
 INCRETE  
 0 STA. 619+00  
 1 L.F. OF  
 GUTTER ALONG MEDIAN



### **EXHIBIT C—INTERESTED PARTIES**

1. April Wood
2. Unknown Spouse of April Wood, if any
3. Mortgage Electronic Registration Systems, Inc.
4. University of Kentucky Federal Credit Union