

**CASE #24-ZONE-0088**

**LEGAL DESCRIPTION**

**REZONING FROM R4 & PRD TO R5**

Being a certain tract in Jefferson County, Kentucky located west of Old Bardstown Road, northeast of Independence School Road, bound on the south by Thixton Lane, and being more particularly described as follows:

Beginning at a point in the north right-of-way line of Thixton Lane, 580 feet west of it's intersection with the west right-of-way line of Old Bardstown Road, being the True Point of Beginning; thence S 85°58'32" W, a distance of 1081.42 feet to a point; thence N 09°08'38" W, a distance of 897.03 feet to a point; thence N 74°57'13" W, a distance of 1264.23 feet to a point; thence N 06°20'21" E, a distance of 1154.92 feet to a point; thence S 85°18'23" E, a distance of 927.39 feet to a point; thence S 00°44'16" E, a distance of 1224.31 feet to a point;

thence N 81°12'18" E, a distance of 230.58 feet to a point; thence N 08°01'57" W, a distance of 58.08 feet to a point; thence N 81°58'50" E, a distance of 110.00 feet to a point; thence S 08°01'57" E, a distance of 56.60 feet to a point; thence N 81°12'18" E, a distance of 175.02 feet to a point; thence N 08°01'57" W, a distance of 55.45 feet to a point; thence N 81°58'03" E, a distance of 65.98 feet to a point; thence S 34°48'17" E, a distance of 39.85 feet to a point; thence S 38°15'11" E, a distance of 40.78 feet to a point; thence S 41°44'28" E, a distance of 40.78 feet to a point; thence S 44°58'39" E, a distance of 37.78 feet to a point; thence S 42°20'14" E, a distance of 32.54 feet to a point; thence S 37°48'14" E, a distance of 11.82 feet to a point; thence with a curve turning to the left with an arc length of 38.28 feet, a radius of 101.00 feet, a chord bearing of N 58°38'11" E, and a chord length of 38.05 feet to a point; thence with a compound curve turning to the left with an arc length of 106.65 feet, a radius of 9835.17 feet, with a chord bearing of N 47°46'41" E, and a chord length of 106.65 feet to a point; thence with a reverse curve turning to the right with an arc length of 128.77 feet, a radius of 492.28 feet, a chord bearing of S 30°15'24" E, and a chord length of 128.40 feet to a point; thence N 66°45'13" E, a distance of 178.01 feet to a point; thence S 18°12'06" E, a distance of 1078.12 feet to the point of beginning.

Having an area of 2,364,635 square feet, or 54.285 acres.

Being a portion of the same property conveyed to Estate of Leroy Williams as recorded in Will Book 803, Page 69 in the office of the Clerk of Jefferson County, Kentucky.

This written description was created for zoning purposes only by Mindel Scott surveyor Eric T. Sanders PLS 3675 on 08/05/2024.

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**REZONING FROM R4 TO PRD**

Being a certain tract in Jefferson County, Kentucky located west of Old Bardstown Road, northeast of Independence School Road, bound on the south by Thixton Lane, and being more particularly described as follows:

Commencing at a point in the north right-of-way line of Thixton Lane, 580 feet west of it's intersection with the west right-of-way line of Old Bardstown Road, thence N 18°12'06" W, a distance of 1078.12 feet to a point, being the True Point of Beginning;

thence S 66°45'13" W, a distance of 178.01 feet to a point; thence with a curve turning to the left with an arc length of 128.77 feet, a radius of 492.28 feet, a chord bearing of N 30°15'24" W, and a chord length of 128.40 feet to a point; thence with a reverse curve turning to the right with an arc length of 106.65 feet, a radius of 9835.17 feet, a chord bearing of S 47°46'41" W, and a chord length of 106.65 feet to a point; thence with a compound curve turning to the right with an arc length of 38.28 feet, a radius of 101.00 feet, a chord bearing of S 58°38'11" W, and a chord length of 38.05 feet to a point; thence N 37°48'14" W, a distance of 11.82 feet to a point; thence N 42°20'14" W, a distance of 32.54 feet to a point; thence N 44°58'39" W, a distance of 37.78 feet to a point; thence N 41°44'28" W, a distance of 40.78 feet to a point; thence N 38°15'11" W, a distance of 40.78 feet to a point; thence N 34°48'17" W, a distance of 39.85 feet to a point; thence S 81°58'03" W, a distance of 65.98 feet to a point; thence N 08°01'57" W, a distance of 459.87 feet to a point; thence N 06°05'01" E, a distance of 38.05 feet to a point; thence N 68°08'29" E, a distance of 879.11 feet to a point; thence S 17°39'20" E, a distance of 33.96 feet to a point; thence S 17°39'20" E, a distance of 40.06 feet to a point; thence N 74°14'46" E, a distance of 189.23 feet to a point; thence S 13°13'18" E, a distance of 110.35 feet to a point; thence S 76°41'00" W, a distance of 538.80 feet to a point; thence S 55°02'56" W, a distance of 407.40 feet to a point; thence S 50°05'53" E, a distance of 479.79 feet to a point; thence S 18°12'06" E, a distance of 130.43 feet to the point of beginning.

Having an area of 333,095 square feet, or 7.647 acres.

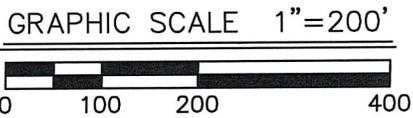
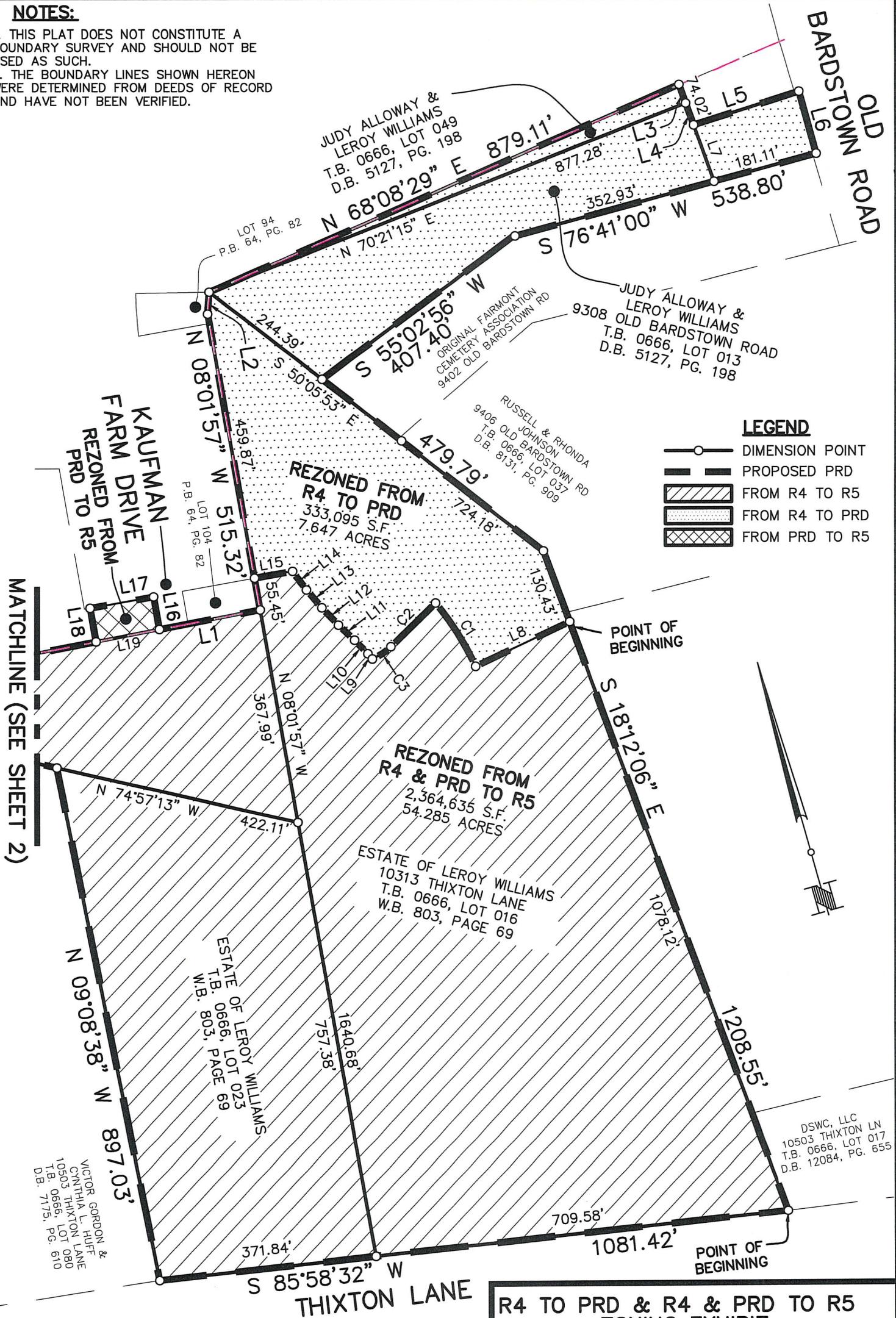
Being a portion of the same property conveyed to Judy Alloway and Leroy Williams as recorded in Deed Book 5127, Page 198, in the office of the Clerk of Jefferson County, Kentucky.

Also Being a portion of the same property conveyed to Estate of Leroy Williams as recorded in Will Book 803, Page 69 in the office of the Clerk of Jefferson County, Kentucky.

This written description was created for zoning purposes only by Mindel Scott surveyor Eric T. Sanders PLS 3675 on 08/05/2024.

**NOTES:**

1. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.
2. THE BOUNDARY LINES SHOWN HEREON WERE DETERMINED FROM DEEDS OF RECORD AND HAVE NOT BEEN VERIFIED.



**R4 TO PRD & R4 & PRD TO R5 ZONING EXHIBIT**

PROPERTY OF:  
 ESTATE OF LEROY WILLIAMS  
 1290 ROCK RIDGE RD  
 BRANDENBURG, KY 40108  
 T.B. 666, LOT 16, 19, 23  
 W.B. 803, PG. 69

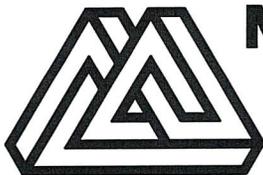
JUDY ALLOWAY & LEROY WILLIAMS  
 7407 BROAD RUN RD  
 LOUISVILLE, KY 40291  
 T.B. 666, LOT 13 & 49  
 D.B. 5127, PG. 198

PROPERTY ADDRESSES:  
 10313 & 10313 R THIXTON LANE  
 LOUISVILLE, KY 40291

9308 OLD BARDSTOWN RD  
 LOUISVILLE, KY 40291

DATE: 10/28/24

SCALE: 1"=200'



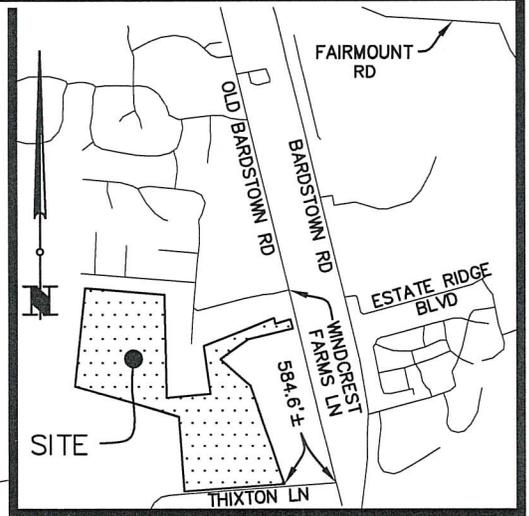
**MINDEL SCOTT**  
 ENGINEERING ► SURVEYING ►  
 PLANNING ► LANDSCAPE ARCHITECTURE  
 5151 Jefferson Blvd. Louisville, KY 40219  
 502-485-1508 ► MindelScott.com

**NOTES:**

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**LEGEND**

-  DIMENSION POINT
-  PROPOSED PRD
-  FROM R4 TO R5
-  FROM R4 TO PRD
-  FROM PRD TO R5



**LOCATION MAP**

NO SCALE



**REZONED FROM  
R4 & PRD TO R5**  
2,364,635 S.F.  
54.285 ACRES

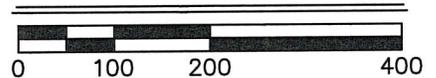
ESTATE OF LEROY WILLIAMS  
10311 REAR THIXTON LANE  
LOUISVILLE, KY. 402  
T.B. 0666, LOT 019  
W.B. 803, PAGE 69

MATT-SIS, LLC  
9919 INDEPENDENCE SCHOOL RD  
T.B. 0666, LOT 020  
D.B. 11818, PG. 375

VICTOR GORDON &  
CYNTHIA L. HUFF  
10505 THIXTON LANE  
T.B. 0696, LOT 080  
D.B. 7175, PG. 610

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 81°12'18" E	175.02'	L11	N 44°58'39" W	37.78'
L2	N 06°05'01" E	38.05'	L12	N 41°44'28" W	40.78'
L3	S 17°39'20" E	33.96'	L13	N 38°15'11" W	40.78'
L4	S 17°39'20" E	40.06'	L14	N 34°48'17" W	39.85'
L5	N 74°14'46" E	189.23'	L15	S 81°58'03" W	65.98'
L6	S 13°13'18" E	110.35'	L16	N 08°01'57" W	56.64'
L7	S 17°39'20" E	102.60'	L17	S 81°58'50" W	110.00'
L8	S 66°45'13" W	178.01'	L18	S 08°01'57" E	58.08'
L9	N 37°48'14" W	11.82'	L19	N 81°12'18" E	110.01'
L10	N 42°20'14" W	32.54'	L20	N 81°12'18" E	230.58'

GRAPHIC SCALE 1"=200'



CURVE TABLE			
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	N 30°15'24" W	128.40'	492.28'
C2	N 47°46'41" E	106.65'	9835.17'
C3	N 58°38'11" E	38.05'	101.00'

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