

Situated in the Commonwealth of Kentucky, County of Jefferson, and City of Louisville and known as being part of Bingham Way (56 feet) as shown in Witherspoon Subdivision Plat recorded in Plat Book 36 Page 67, all records referenced herein are on file at the Jefferson County Clerk's Office, being more particularly described as follows:

Commencing at a Mag Nail set at the intersection of the easterly Right-of-Way of North First Street (60 feet) and the southerly Right-of-Way of Witherspoon Street (50 feet), thence **South 82°02'46" East**, a distance of **195.74 feet** along said southerly Right-of-Way of Witherspoon Street to Mag Nail set, being the **TRUE PLACE OF BEGINNING** of the tract of land described herein;

- Course No. 1 Thence **South 82°02'46" East**, a distance of **56.00 feet**, along a new southerly Right-of-Way line of said Witherspoon Street to a Mag Nail Set in the easterly Right-of-Way of said Bingham Way;
- Course No. 2 Thence **South 7°57'16" West**, a distance of **89.94 feet**, along the easterly Right-of-Way line of said Bingham Way to a point, passing an iron pin set at 12.43 feet;
- Course No. 3 Thence **North 82°02'44" West**, a distance of **56.00 feet**, along a southern Right-of-way line of said Bingham Way to a point;
- Course No. 4 Thence **North 7°57'16" East**, a distance of **89.94 feet**, along a western Right-of-way line of said Bingham Way to the **TRUE PLACE OF BEGINNING**, containing 5,037 square feet or 0.12 acres of land, more or less, as surveyed, calculated, and described on March 6, 2023, by Branden V. Battig P.L.S. 4432, subject to all legal highways, leases, and restrictions of record.

The bearings herein are based upon NAD83 State Plane Coordinates, Kentucky Single Zone, as established in January 2022 in a survey by OHM Advisors. All iron pins set are 5/8"x18" rebar with a yellow cap stamped "BVB, PLS 4432," unless noted otherwise.

I hereby certify this description was created using measurements from an actual field survey performed in January 2022 under my direct supervision. A plat of this survey is attached hereto and made a part thereof.

Branden V. Battig, P.L.S. 4432

9-29-2023

Date

