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APPENDIX A

LEGAL DESCRIPTIONS OF TRAIL EASEMENTS

EXHIBIT A

LEGAL DESCRIPTION

TOWN BRANCH TRAIL – PHASE 3 (PARCEL A)
TO THE
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
THROUGH THE PROPERTY OF
R. J. CORMAN RAILROAD PROPERTY, LLC,
DEED BOOK 3267, PAGE 371; PLAT CABINET R, SLIDE 216
PVA ID# 38257430
LEXINGTON, FAYETTE COUNTY, KENTUCKY

412 ALEXANDRIA DRIVE

All that tract or parcel of land situated along the northwesterly side of Alexandria Drive between Old Frankfort Pike and the R. J. Corman Railroad in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

The following described lines are the boundary of a 40-foot-wide permanent trail easement, the lines of said permanent trail easement to extend or trim to meet at angle points and to terminate at property lines. For the considerations herein mentioned, Grantors further grant to the Lexington-Fayette Urban County Government, a temporary easement for the purpose of constructing the permanent trail and appurtenances, which temporary easement shall extend an additional sixteen (16) feet on each side of the permanent easement herein granted (to the extent Grantors' lands extend such distance from said permanent easement), said temporary easement to terminate and revert to Grantors upon completion of construction of the permanent trail and appurtenances.

PERMANENT TRAIL EASEMENT

Easement 1

Beginning at a point in the line of R. J. Corman Railroad Property, LLC (Deed Book 3267, Page 371; Plat Cabinet R, Slide 216, Parcel A) and the Lexington-Fayette Urban County Government Detention Center Corporation (Deed Book 1877, Page 100, Parcel One), said point being S 31° 31' 37" E 82.21 feet from the common corner of Parcels A and B of the aforementioned plat, and having approximate Kentucky State Plane Coordinates, North Zone of N:207864.52 E:1555015.52; thence leaving the common line of Corman and the Lexington-Fayette Urban County Government and running through the lands of Corman for two calls, S 45° 25' 17" E 160.79 feet, and with a curve to the right having an arc length of 134.79 feet, a radius of 328.00 feet, and a chord bearing S 33° 38' 56" E for a distance of 133.84 feet, to another point in the common line with Lexington-Fayette Urban County Government; thence running with their common line, for two calls N 48° 54' 06" W 145.90 feet, and N 31° 31' 37" W 150.60' feet to the point of beginning, containing 6,093 square feet, 0.140 acre.

Easement 2

Beginning at a point in the common line of the R. J. Corman Railroad Property, LLC (Deed Book 3267, Page 371; Plat Cabinet R, Slide 216, Parcel A) and the Lexington-Fayette Urban County Government Detention Center Corporation (Deed Book 1877, Page 100, Parcel One), said point being S 19° 26' 28" W 63.59 feet

from their common corner in the southwesterly right-of-way line of R. J. Corman Railroad, Central Kentucky Lines, and having approximate Kentucky State Plane Coordinates, North Zone, of N:207038.45 E:1556395.25; thence running with their common line, S 19° 26' 28" W 113.22 feet to a point, thence leaving their common line and running through the lands of Corman for two calls, S 40° 07' 51" W a distance of 68.14 feet, and with a curve to the left having an arc length of 77.41 feet, a radius of 78.03 feet, and a chord bearing S 11° 41' 48" W, a distance of 74.27 feet to another point in the common line with Lexington-Fayette Urban County Government; thence running with the common line of Corman and Lexington-Fayette Urban County Government, N 80° 53' 02" W a distance of 116.68 feet; thence leaving their common line and running through the lands of Corman N 52° 46' 52" W 71.41 feet, and with a curve to the right having an arc length of 6.50 feet, a radius 212.00 feet, and a chord bearing N 51° 53' 53" W a distance of 6.50 feet to another point in the in the common line of Lexington-Fayette Urban County Government; thence running with their common line, N 25° 11' 32" W 184.72 feet to a point; thence running through the lands of Corman with a curve to the left having an arc length of 116.14 feet, a radius of 130.00 feet, and a chord bearing N 25° 11' 39" W, a distance of 112.32 feet, to another point in the common line with Lexington-Fayette Urban County Government; thence running with their common line for two calls, N 25° 11' 35" W 30.32 feet, and N 65° 10' 07" W 275.18 feet; thence leaving their common line and running through the lands of Corman for nine calls, with a curve to the right having an arc length of 53.40 feet, a radius of 170.00 feet, a chord bearing S 70° 29' 59" E, a distance of 53.18 feet, S 61° 30' 00" E 59.32 feet, with a curve to the left having an arc length of 34.75 feet, a radius of 130.00 feet, and a chord bearing S 69° 09' 28" E, a distance of 34.65 feet, S 76° 48' 55" E 86.89 feet, with a curve to the right having an arc length of 229.53 feet, a radius of 170.00 feet, and bearing S 38° 08' 05" E, a distance of 212.49 feet, with a reverse curve to the left having an arc length of 160.07 feet, a radius of 172.00 feet, and a chord bearing S 26° 06' 54" E a distance of 154.35 feet, S 52° 46' 32" E 29.71 feet, with a curve to the left having an arc length of 109.38 feet, a radius of 71.96 feet, and a chord bearing N 83° 40' 39" E, a distance of 99.15 feet, and N 40° 07' 51" E 189.80 feet to the point of beginning, containing 27,922 square feet, 0.641 acre.

The above-described easement is on a portion of the same property conveyed to R.J. Corman Railroad Property, LLC by deed dated September 25, 2014, recorded in Deed Book 3267, Page 371, and as shown on the Minor Subdivision Plat of the Lexington-Fayette Urban County Government Detention Center Corporation property for conveyance to R. J. Corman Railroad Property, LLC recorded in Plat Cabinet R, Slide 216.

All of the above referenced instruments are of record in the Fayette County, Kentucky, Clerk's Office.

EXHIBIT A

LEGAL DESCRIPTION

TOWN BRANCH TRAIL – PHASE 3 (PARCEL B)
TO THE
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
THROUGH THE PROPERTY OF
R. J. CORMAN RAILROAD PROPERTY, LLC,
DEED BOOK 3267, PAGE 376; PLAT CABINET R, SLIDE 216
PVA ID# 38257420
LEXINGTON, FAYETTE COUNTY, KENTUCKY

408 ALEXANDRIA DRIVE

All that tract or parcel of land situated along the southeasterly side of Alexandria Drive between Old Frankfort Pike and the CSX Transportation Railroad in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

The following described lines are the boundary of a 40-foot-wide permanent trail easement, the lines of said permanent trail easement to extend or trim to meet at angle points and to terminate at property lines. For the considerations herein mentioned, Grantors further grant to the Lexington-Fayette Urban County Government, a temporary easement for the purpose of constructing the permanent trail and appurtenances, which temporary easement shall extend an additional sixteen (16) feet on each side of the permanent easement herein granted (to the extent Grantors' lands extend such distance from said permanent easement), said temporary easement to terminate and revert to Grantors upon completion of construction of the permanent trail and appurtenances.

PERMANENT TRAIL EASEMENT

Beginning at a point in the common line of two R. J. Corman Railroad Property, LLC parcels, one being (Deed Book 3267, Page 376; Plat Cabinet R, Slide 216, Parcel B) and another being (Deed Book 3045, Page 398; Plat Cabinet R, Slide 649, Parcel 1), said point being N 40° 04' 59" E 57.61 feet from a common corner of the first cited Corman parcel, and the northwesterly corner of the Lexington-Fayette Urban County Government Public Facilities Corporation property, (Deed Book 1319, Page 139), said property being designated as Parcel C of the Minor Subdivision Plat of the Lexington-Fayette Urban County Government Detention Center Corporation property (Plat Cabinet R, Slide 216) and said point having approximate Kentucky State Plane Coordinates, North Zone, of N:208663.23, E:1554516.99; thence running with the common line of said Corman parcels, N 40°04'59" E 40.08 feet to a point; thence leaving their common line and running through the lands of the first Corman parcel cited above, for five calls, S 46°17'31" E 56.37 feet, with a curve to the right having an arc length of 272.30 feet, a radius of 456.76 feet, and a chord bearing of S 29°12'49" E a distance of 268.28 feet, with a reverse curve to the left having an arc length of 159.34 feet, a radius of 472.10 feet, and a chord bearing S 21°48'14" E, a distance of 158.58 feet, S 31°28'23" E 18.45 feet, and with a curve to the right having an arc length of 50.43 feet, a radius of 170.00 feet, and a chord bearing S 22°58'30" E a distance of 50.24 feet to a point in the common line of Corman and Parcel Two of the Minor Subdivision Plat of the Lexington-Fayette Urban County Government Detention Center Corporation property, aforesaid; thence running with the common line of Corman and the Lexington-Fayette Urban County Government, N 31°31'37" W 247.98 feet; ; thence leaving their common line and returning through the first Corman parcel, with a curve to the left having an arc length of 237.63 feet, a radius of 416.76 feet, and a chord bearing N 29°57'26" W, a distance of 234.43 feet, and N 46°17'31" W 53.84 feet to the point of beginning, containing 15,747 square feet, 0.362 acre.

The above-described easement is on a portion of the same property conveyed to R.J. Corman Railroad Property, LLC by deed dated September 25, 2014, recorded in Deed Book 3267, Page 376, and as shown on the Minor Subdivision Plat of the Lexington-Fayette Urban County Government Detention Center Corporation property for conveyance to R. J. Corman Railroad Property, LLC recorded in Plat Cabinet R, Slide 216.

All of the above referenced instruments are of record in the Fayette County, Kentucky, Clerk's Office.

EXHIBIT A

LEGAL DESCRIPTION

TOWN BRANCH TRAIL – PHASE 3 (PARCEL E)
TO THE
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
THROUGH THE PROPERTY OF
R. J. CORMAN RAILROAD PROPERTY, LLC,
DEED BOOK 3218, PAGE 409; DEED BOOK 3045, PAGE 398
PVA ID# 94015600
LEXINGTON, FAYETTE COUNTY, KENTUCKY

400 ALEXANDRIA DRIVE

All that tract or parcel of land situated along the southeasterly side of Alexandria Drive between Old Frankfort Pike and the R. J. Corman Railroad in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

The following described lines are the boundary of a 40-foot-wide permanent trail easement, the lines of said permanent trail easement to extend or trim to meet at angle points and to terminate at property lines. For the considerations herein mentioned, Grantors further grant to the Lexington-Fayette Urban County Government, a temporary easement for the purpose of constructing the permanent trail and appurtenances, which temporary easement shall extend an additional sixteen (16) feet on each side of the permanent easement herein granted (to the extent Grantors' lands extend such distance from said permanent easement), said temporary easement to terminate and revert to Grantors upon completion of construction of the permanent trail and appurtenances.

PERMANENT TRAIL EASEMENT

Beginning at a point in the southeasterly right of way of Alexandria Drive, said point being S 54° 40' 10" W 133.26 feet from a #4 steel rebar found at the intersection of the southwesterly right-of-way of R. J. Corman Central Kentucky Lines Railroad and the southeasterly right-of-way of Alexandria Drive, said rebar being the northerly corner of the R. J. Corman Railroad Property, LLC, a Kentucky limited liability company (Deed Book 3218, Page 409), being designated as Parcel 2 of the Consolidation Minor Subdivision Plat of R J Corman Railroad Property, LLC (Plat Cabinet "R", Slide 649), and said point having approximate Kentucky State Plane Coordinates, North Zone, N:209541.08 E:1553439.34; thence leaving the right-of-way of Alexandria Drive and running through the lands of R. J. Corman, and continuing through a second Corman parcel (Deed Book 3045, Page 398) for twenty-two calls, S 19°28'53" E 66.87 feet, with a curve to the right having an arc length of 44.98 feet, a radius of 169.34 feet, and a chord bearing S 11°52'19" E, a distance of 44.85 feet, S 04°15'44" E 101.57 feet, with a curve to the right having an arc length of 205.93 feet, a radius of 190.00 feet, and a chord bearing S 26°47'17" W, a distance of 196.00 feet, S 57°50'19" W 78.65 feet, with a curve to the right having an arc length of 46.94 feet, a radius of 220.00 feet, and a chord bearing S 63°57'03" W a distance of 46.85 feet, S 70°03'46" W 66.58 feet, with a curve to the left having an arc length of 134.92 feet, a radius of 65.00 feet, and a chord bearing S 10°35'50" W a distance of 111.97 feet, with a compound curve to the left having an arc length of 110.29 feet, a radius of 135.00 feet, and a chord bearing S 72°16'21" E a distance of 107.25 feet, N 84°19'24" E 183.76 feet, with a curve to the right having an arc length of 65.40 feet, a radius of 170.00 feet, and a chord bearing S 84°39'20" E a distance of

65.00 feet, S 73°38'03" E 129.38 feet, with a curve to the left having an arc length of 43.00 feet, a radius of 65.00 feet, and a chord bearing N 87°24'47" E a distance of 42.22 feet, N 68°27'37" E 134.87 feet, with a curve to the right having an arc length of 88.84 feet, a radius of 195.00 feet, and a chord bearing N 81°30'42" E a distance of 88.07 feet, S 85°26'14" E 52.49 feet, with a curve to the right having an arc length of 128.77 feet, a radius of 200.00 feet, and a chord bearing S 66°59'34" E a distance of 126.55 feet, S 48°32'54" E 83.60 feet, with a curve to the left having an arc length of 107.84 feet, a radius of 180.00 feet, and a chord bearing S 65°42'41" E a distance of 106.23 feet, S 82°52'28" E 44.83 feet, with a curve to the right having an arc length of 268.16 feet, a radius of 420.00 feet, and a chord bearing S 64°35'00" E, with a chord length of 263.63 feet, and S 46°17'31" E 7.00 feet to a point in the common line of a third R. J. Corman Railroad Property, LLC (Deed Book 3267, Page 376); thence with the common line of the second and third Corman properties, S 40°04'59" W 40.08 feet; thence leaving the common line of the Corman properties and returning through the lands of the second Corman property cited above, parallel with and forty feet southerly and then westerly from the first twenty two calls cited above, in reverse order, N 46°17'31" W 9.54 feet, with a curve to the left having an arc length of 242.62 feet, a radius of 380.00 feet, and a chord bearing N 64°35'00" W a distance of 238.52 feet, N 82°52'28" W 44.83 feet, with a curve to the right having an arc length of 131.80 feet, a radius of 220.00 feet, and a chord bearing N 65°42'41" W a distance of 129.84 feet, N 48°32'54" W 83.60 feet, with a curve to the left having an arc length of 103.01 feet, a radius of 160.00 feet, and a chord bearing N 66°59'34" W a distance of 101.24 feet, N 85°26'14" W 52.49 feet, with a curve to the left having an arc length of 70.61 feet, a radius of 155.00 feet, and a chord bearing S 81°30'42" W a distance of 70.01 feet, S 68°27'37" W 134.87 feet, with a curve to the right having an arc length of 69.47 feet, a radius of 105.00 feet, and a chord bearing S 87°24'47" W a distance of 68.21 feet, N 73°38'03" W 129.38 feet, with a curve to the left having an arc length of 50.01 feet, a radius of 130.00 feet, and a chord bearing N 84°39'20" W a distance of 49.71 feet, S 84°19'24" W 183.76 feet, with a curve to the right having an arc length of 142.97 feet, a radius of 175.00 feet, and a chord bearing N 72°16'21" W a distance of 139.02 feet, with a compound curve to the right having an arc length of 217.95 feet, a radius of 105.00 feet, and a chord bearing N 10°35'50" E a distance of 180.88 feet, N 70°03'46" E 66.58 feet, with a curve to the left having an arc length of 38.40 feet, a radius of 180.00 feet, and a chord bearing N 63°57'03" E a distance of 38.33 feet, N 57°50'19" E 78.65 feet, with a curve to the left having an arc length of 162.58 feet, a radius of 150.00 feet, and a chord bearing N 26°47'17" E a distance of 154.74 feet, N 04°15'44" W 101.57 feet, with a curve to the left having an arc length of 34.36 feet, a radius of 129.34 feet, and a chord bearing N 11°52'19" W a distance of 34.26 feet, and N 19°28'53" W 43.03 feet to a point in the southeasterly right-of-way of Alexandria Drive, thence running with the southeasterly right-of-way of Alexandria Drive for three calls, N 54°40'12" E 11.97 feet, N 35°19'50" W 12.00 feet, and N 54°40'10" E 33.02 feet to the point of beginning, containing 88,131 square feet, 2.023 acres.

TEMPORARY CONSTRUCTION EASEMENT – LOW WATER CROSSING

Beginning at a point in the lands of R. J. Corman Railroad Property, LLC, aforesaid, and said point being in the southerly side of the above-described Permanent Trail Easement, and having approximate Kentucky State Plane Coordinates, NAD 83, USF North Zone, N:208821.45 E:1554143.63; thence leaving the southerly line of the Permanent Trail Easement, S 37° 28' 12" W 36.56 feet to a point in the common line of Corman and FRM Lawson, LLC (Deed Book 3585, Page 299); thence running with the common line of Corman and Lawson, N 52° 55' 55" W 140.13 feet; thence leaving the common line of Lawson and returning through the lands of Corman, N 16° 46' 58" E 40.52 feet to another point in the southerly line of the aforesaid Permanent Trail Easement; thence running along the southerly line of said easement for three calls, with a curve to the right having a radius of 160.00 feet, an arc length of 56.38 feet and a chord bearing S 58° 38' 32" E 56.08 feet, S 48° 32' 54" E 83.60 feet, and with a curve to the left having a radius

of 220.00 feet, an arc length of 15.29 feet, and a chord bearing S 50° 32' 21" E 15.29 feet to the point of beginning, containing 6,028 square feet, 0.138 acre.

The purpose of this temporary construction easement is to provide the contractor with additional working space adjacent to an existing low-water ford which is to be removed as part of this project. Said temporary construction easement is to terminate and revert to Grantors upon completion of construction of the Town Branch Trail – Phase 3 project.

The above-described easements are on a portion of the same property conveyed to R.J. Corman Railroad Property, LLC by deed dated December 12, 2011, recorded in Deed Book 3045, Page 398, by deed dated February 25, 2014, recorded in Deed Book 3218, Page 409. The parcels have been consolidated as shown on the Consolidation Minor Subdivision Plat of the R J Corman Railroad Property, LLC recorded in Plat Cabinet R, Slide 649.

All of the above referenced instruments are of record in the Fayette County, Kentucky, Clerk's Office.

EXHIBIT A

LEGAL DESCRIPTION

TOWN BRANCH TRAIL – PHASE 3 (PARCEL G)
TO THE
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
THROUGH THE PROPERTY OF
R. J. CORMAN RAILROAD PROPERTY, LLC,
DEED BOOK 3218, PAGE 409
PVA ID# 94015600
LEXINGTON, FAYETTE COUNTY, KENTUCKY

400 ALEXANDRIA DRIVE

All that tract or parcel of land situated along the northwesterly side of Alexandria Drive between Old Frankfort Pike and the R. J. Corman Railroad in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

The following described lines are the boundary of a 40-foot-wide permanent trail easement, the lines of said permanent trail easement to extend or trim to meet at angle points and to terminate at property lines. For the considerations herein mentioned, Grantors further grant to the Lexington-Fayette Urban County Government, a temporary easement for the purpose of constructing the permanent trail and appurtenances, which temporary easement shall extend an additional sixteen (16) feet on each side of the permanent easement herein granted (to the extent Grantors' lands extend such distance from said permanent easement), said temporary easement to terminate and revert to Grantors upon completion of construction of the permanent trail and appurtenances.

PERMANENT TRAIL EASEMENT

Beginning at a #4 steel rebar with plastic cap stamped "W.B. Witt LS 2187" at a corner of the R. J. Corman Railroad Property, LLC a Kentucky limited liability company (Deed Book 3218, Page 409, Parcel 1, see Plat Cabinet "R", Slide 649), said point being at the intersection of the southwesterly right-of-way of the R.J. Corman Railroad, Central Kentucky Lines property, and the northwesterly right-of-way of Alexandria Drive, and said point of beginning having Kentucky State Plane, NAD83, USF North Zone Coordinates of N: 209664.45, E: 1553509.56; thence leaving the right-of-way line of the R. J. Corman Railroad, Central Kentucky Lines property and running with the northwesterly right-of-way of Alexandria Drive, S 54°39'45" W 151.67 feet; thence leaving the northwesterly right-of-way line of Alexandria Drive and running through the lands of Parcel 1, aforesaid, for four calls, with a curve to the right having an arc length of 56.64 feet, a radius of 50.00 feet, and a chord bearing N 26°44'43" E a distance of 53.66 feet, N 59°11'58" E 46.12 feet, with a curve to the left having an arc length of 35.97 feet, a radius of 180.00 feet, and a chord bearing N 53°28'29" E a distance of 35.91 feet, and N 47°45'00" E 19.98 feet to a point in the southwesterly right of way of the R.J. Corman Railroad, Central Kentucky Lines property, aforesaid; thence running with the southwesterly right-of-way, with a curve to the left having an arc length of 24.75 feet, a radius of 4073.79 feet, and a chord bearing S 41° 15' 41" E a distance of 24.75 feet to the point of beginning and containing an area of 3,252 square feet, 0.075 acre.

APPENDIX B

PARCEL DRAWINGS OF TRAIL EASEMENTS

EXHIBIT B

R.J. CORMAN RAILROAD PROPERTY, LLC
 D.B. 3267, PG. 376; P.C. "R", SL. 216
 408 ALEXANDRIA DRIVE
 PVA ID# 38257420

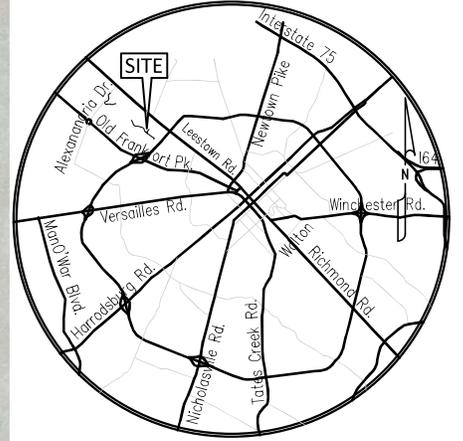
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 N: 207864.52
 E: 1555015.52

R.J. CORMAN RAILROAD PROPERTY, LLC
 D.B. 3267, PG. 371
 412 ALEXANDRIA DRIVE
 PVA ID# 38257430

TEMPORARY
 CONSTRUCTION
 EASEMENT

LFUCG
 D.B. 1319, PG. 139; P.C. N, SL. 513
 669 BYRD THURMAN DRIVE
 PVA ID# 23207400

EASEMENT 1



VICINITY MAP

Not To Scale

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	328.00'	134.79'	133.84'	S 33°38'56" E
C2	78.00'	77.41'	74.27'	S 11°41'48" W
C3	212.00'	6.50'	6.50'	N 51°53'53" W
C4	130.00'	116.14'	112.32'	N 25°11'39" W
C5	170.00'	53.40'	53.18'	S 70°29'59" E
C6	130.00'	34.75'	34.65'	S 69°09'28" E
C7	170.00'	229.53'	212.49'	S 38°08'05" E
C8	172.00'	160.07'	154.35'	S 26°06'54" E
C9	71.96'	109.38'	99.15'	N 83°40'39" E

EASEMENT 2

R.J. CORMAN RAILROADS
 CENTRAL KENTUCKY LINES

R.J. CORMAN RAILROAD PROPERTY, LLC
 D.B. 3267, PG. 371
 412 ALEXANDRIA DRIVE
 PVA ID# 38257430

P.O.B.
 N: 207038.45
 E: 1556396.25

TEMPORARY
 CONSTRUCTION
 EASEMENT

TEMPORARY
 CONSTRUCTION
 EASEMENT

TRAIL
 EASEMENT

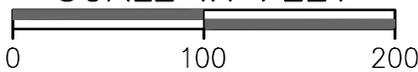
LFUCG DETENTION CENTER
 CORPORATION
 D.B. 1877, PG. 100
 2025 OLD FRANKFORT PIKE
 PVA ID# 25104950

TEMPORARY
 CONSTRUCTION
 EASEMENT

TEMPORARY
 CONSTRUCTION
 EASEMENT



SCALE IN FEET



TOWN BRANCH TRAIL EASEMENT

PARCEL A
 R. J. CORMAN PROPERTY
 DEED BOOK 3267, PAGE 371; PLAT CABINET "R", SLIDE 216
 412 ALEXANDRIA DRIVE, LEXINGTON, KY



3250 blazer pkwy lexington ky 40509 T 859.264.7500 F 859.264.7501

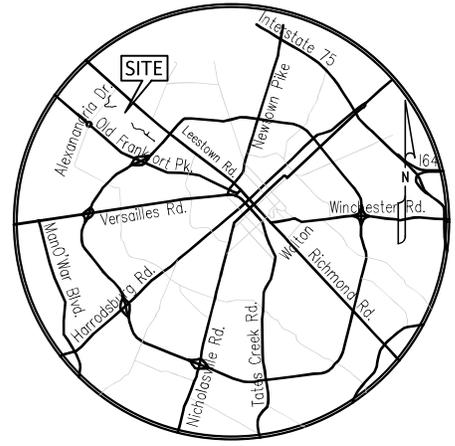
1" = 100'

JANUARY 21, 2025

2012-0011

EXHIBIT B

R.J. CORMAN RAILROAD PROPERTY, LLC
 D.B. 3045, PG. 398; P.C. R, SL. 649
 400 ALEXANDRIA DRIVE
 PVA ID# 94015600



VICINITY MAP

Not To Scale

P.O.B.
 N: 208663.23
 E: 1554516.99

N 40°04'58" W
 57.61'

LFUCG
 D.B. 1319, PG. 139; P.C. N, SL. 513
 P.C., SL. 216
 669 BYRD THURMAN DRIVE
 PVA ID# 23207400

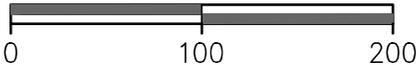
LFUCG
 D.B. 1319, PG. 139; P.C. N, SL. 513
 669 BYRD THURMAN DRIVE
 PVA ID# 23207400

R.J. CORMAN RAILROAD PROPERTY, LLC
 D.B. 3267, PG. 376; P.C. R, SL. 216
 408 ALEXANDRIA DRIVE
 PVA ID# 38257420

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C10	456.76'	272.30'	268.28'	S 29°12'49" E
C11	472.10'	159.34'	158.58'	S 21°48'14" E
C12	170.00'	50.43'	50.24'	S 22°58'30" E
C13	416.76'	237.63'	234.43'	N 29°57'26" W



SCALE IN FEET



TOWN BRANCH TRAIL EASEMENT

PARCEL B
 R. J. CORMAN PROPERTY
 DEED BOOK 3267, PAGE 376; PLAT CABINET "R", SLIDE 216
 408 ALEXANDRIA DRIVE, LEXINGTON, KY

1" = 100'

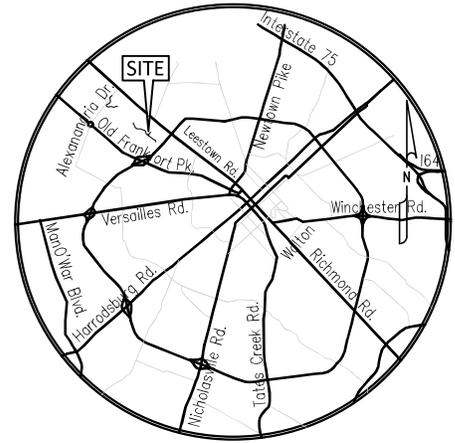
JANUARY 21, 2025



3250 blazer pkwy lexington ky 40509 T 859.264.7500 F 859.264.7501

2012-0011

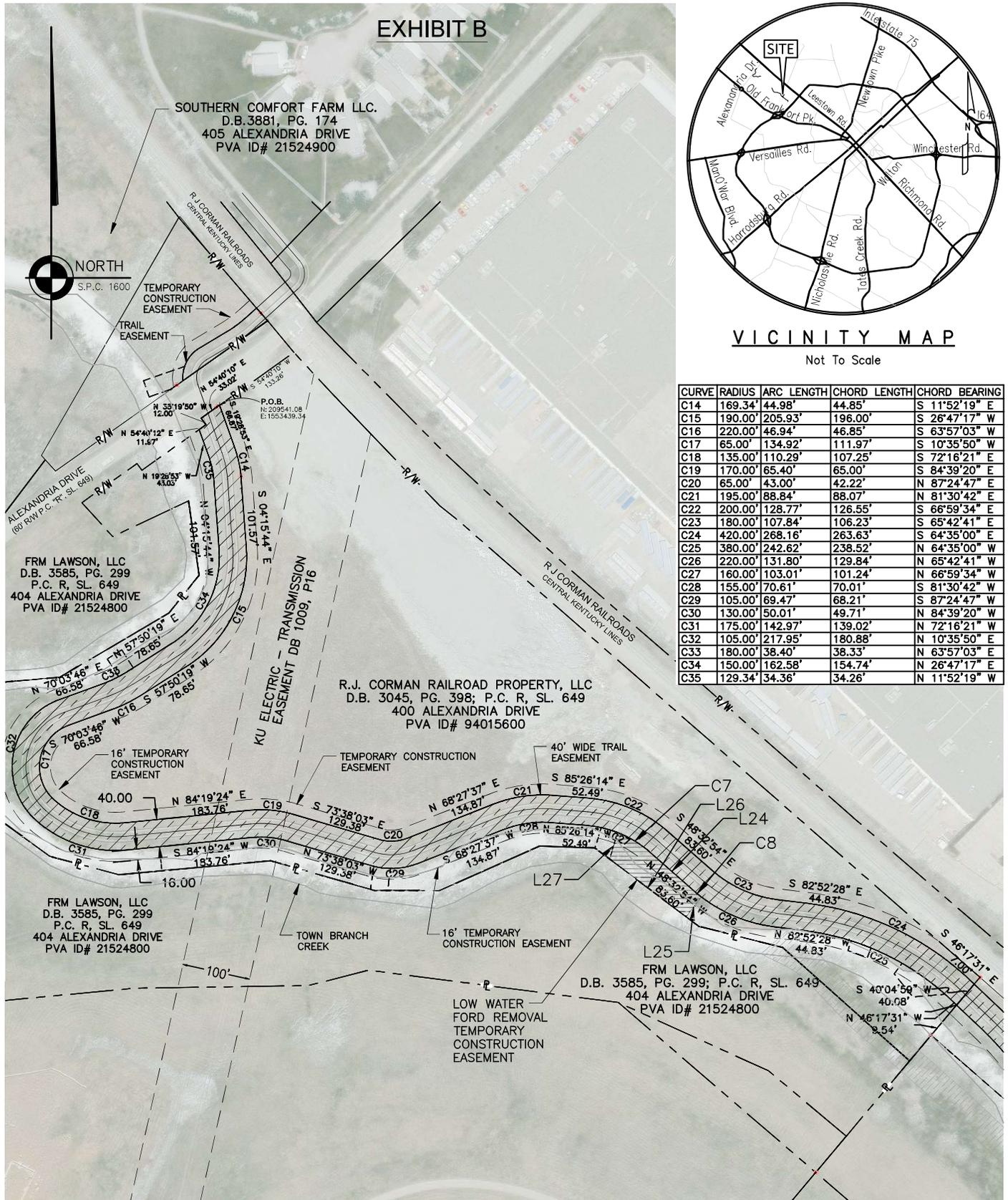
EXHIBIT B



VICINITY MAP

Not To Scale

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C14	169.34'	44.98'	44.85'	S 11°52'19" E
C15	190.00'	205.93'	196.00'	S 26°47'17" W
C16	220.00'	46.94'	46.85'	S 63°57'03" W
C17	65.00'	134.92'	111.97'	S 10°35'50" W
C18	135.00'	110.29'	107.25'	S 72°16'21" E
C19	170.00'	65.40'	65.00'	S 84°39'20" W
C20	65.00'	43.00'	42.22'	N 87°24'47" E
C21	195.00'	88.84'	88.07'	N 81°30'42" E
C22	200.00'	128.77'	126.55'	S 66°59'34" E
C23	180.00'	107.84'	106.23'	S 65°42'41" E
C24	420.00'	268.16'	263.63'	S 64°35'00" E
C25	380.00'	242.62'	238.52'	N 64°35'00" W
C26	220.00'	131.80'	129.84'	N 65°42'41" W
C27	160.00'	103.01'	101.24'	N 66°59'34" W
C28	155.00'	70.61'	70.01'	S 81°30'42" W
C29	105.00'	69.47'	68.21'	S 87°24'47" W
C30	130.00'	50.01'	49.71'	N 84°39'20" W
C31	175.00'	142.97'	139.02'	N 72°16'21" W
C32	105.00'	217.95'	180.88'	N 10°35'50" E
C33	180.00'	38.40'	38.33'	N 63°57'03" E
C34	150.00'	162.58'	154.74'	N 26°47'17" W
C35	129.34'	34.36'	34.26'	N 11°52'19" W



TOWN BRANCH TRAIL EASEMENT
 PARCEL E
 R. J. CORMAN PROPERTY
 DEED BOOK 3218, PAGE 409; DEED BOOK 3045, PAGE 398
 400 ALEXANDRIA DRIVE, LEXINGTON, KY
 1" = 200'
 JANUARY 21, 2025

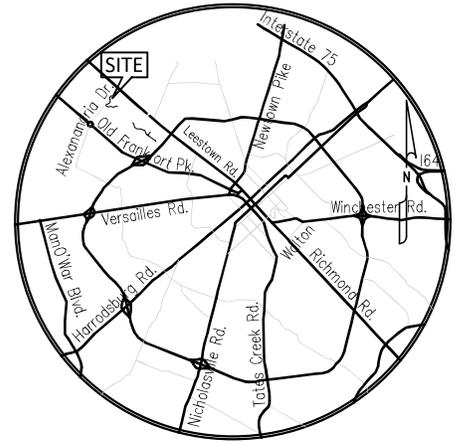
3250 blazer pkwy lexington ky 40509 T 859.264.7500 F 859.264.7501

2012-0011



EXHIBIT B

**R J CORMAN RAILROADS
CENTRAL KENTUCKY LINES**



VICINITY MAP

Not To Scale

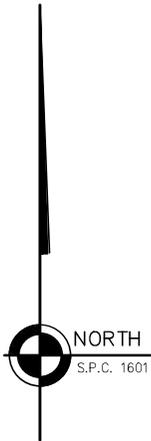
R.J. CORMAN RAILROAD PROPERTY, LLC
D.B. 3218, PG. 409; P.C. R, SL. 649
400 ALEXANDRIA DRIVE
PVA ID# 94015600

P.O.B.
N: 209664.45
E: 1553509.56

TRAIL EASEMENT

**DRAINAGE
EASEMENT C-1**

R.J. CORMAN RAILROAD PROPERTY, LLC
D.B. 3045, PG. 398; P.C. R, SL. 649
400 ALEXANDRIA DRIVE
PVA ID# 94015600



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C36	4073.79'	24.75'	24.75'	S 41°15'41" E
C37	50.00'	56.64'	53.66'	N 26°44'43" E
C38	180.00'	35.97'	35.91'	N 53°28'29" E

SCALE IN FEET



TOWN BRANCH TRAIL & DRAINAGE ESMTS.
PARCEL G
R. J. CORMAN PROPERTY
DEED BOOK 3218, PAGE 409; PLAT CABINET "R", SLIDE 649
400 ALEXANDRIA DRIVE, LEXINGTON, KY



3250 blazer pkwy lexington ky 40509 T 859,264,7500 F 859,264,7501

1" = 100'

JANUARY 21, 2025

2012-0011

APPENDIX C

LEGAL DESCRIPTIONS OF DRAINAGE EASEMENTS

EXHIBIT C

LEGAL DESCRIPTION

TOWN BRANCH TRAIL – PHASE 3 (PARCEL E)
TO THE
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
THROUGH THE PROPERTY OF
R. J. CORMAN RAILROAD PROPERTY, LLC,
DEED BOOK 3218, PAGE 409; DEED BOOK 3045, PAGE 398
PVA ID# 94015600
LEXINGTON, FAYETTE COUNTY, KENTUCKY

400 ALEXANDRIA DRIVE

All that tract or parcel of land situated along the southeasterly side of Alexandria Drive between Old Frankfort Pike and the R. J. Corman Railroad in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

DRAINAGE EASEMENTS

Drainage Easement C-2

Beginning at a point in the lands of R. J. Corman Railroad Property, LLC, aforesaid, and said point being along the northwesterly side of the above-described Permanent Trail Easement, and having approximate Kentucky State Plane Coordinates, NAD 83, USF North Zone, N:209143.66 E:1553291.50; thence running through the lands of Corman for three calls, N 32° 09' 41" W 30.73 feet to a point, N 57° 50' 18" E 25.00 feet, and S 32° 09' 41" E 31.16 feet to a point in the northwesterly line of the Permanent Trail Easement; thence running with the northwesterly line of said easement, with a curve to the right having a radius of 397.22 feet, an arc length of 25.01 feet and a chord bearing S 58° 48' 55" W 25.00 feet to the point of beginning, containing 778 square feet, 0.018 acre.

Drainage Easement C-3

Beginning at a point in the lands of R. J. Corman Railroad Property, LLC, aforesaid, and said point being along the southerly side of the above-described Permanent Trail Easement, and having approximate Kentucky State Plane Coordinates, NAD 83, USF North Zone, N:208863.07 E:1553689.27; thence running through the lands of Corman for four calls, S 07° 27' 43" W 32.54 feet, N 89° 51' 06" W 19.70 feet, N 73° 55' 19" W 5.52 feet, and N 07° 27' 43" E 34.22 feet to a point in the southerly line of the Permanent Trail Easement; thence running with the southerly line of said easement, with a curve to the left, having a radius of 105.00 feet, an arc length of 25.06 feet, and a chord bearing S 82° 32' 16" E 25.00 feet to the point of beginning, containing 837 square feet, 0.019 acre.

Drainage Easement C-4

Beginning at a point in the lands of R. J. Corman Railroad Property, LLC, aforesaid, and said point being along the southerly side of the above-described Permanent Trail Easement, and having approximate Kentucky State Plane Coordinates, NAD 83, USF North Zone, N:208876.90 E:1554009.58; thence running

through the lands of Corman for two calls, N 52° 55' 55" W 26.65 feet and N 16° 46' 58" E 31.28 feet to a point in the southerly line of the Permanent Trail Easement; thence running with the southerly line of said easement, with a curve to the right having a radius of 160.00 feet, an arc length of 25.03 feet, and chord bearing S 73° 13' 02" E 25.00 feet; thence leaving the line of said easement and returning through the lands of Corman, S 16° 46' 58" W 40.52 feet to the point of beginning, containing 906 square feet, 0.021 acre.

Drainage Easement C-5

Beginning at a point in the lands of R. J. Corman Railroad Property, LLC, aforesaid, and said point being in the southerly line of the above-described Permanent Trail Easement, said point having approximate Kentucky State Plane Coordinates, NAD 83, USF North Zone, N: 208746.58 E:1554395.03; thence leaving the southerly line of the Permanent Trail Easement and running through the lands of Corman for three calls, S 22°21' 01" W 15.00 feet, N 70° 00' 17" W 30.00 feet, and N 17° 38' 23" E 15.00 feet to another point in the southerly line of the Permanent Trail Easement; thence running with the southerly line of said easement, with a curve to the right having a radius of 380.00 feet, an arc length of 31.24 feet and a chord bearing S 70° 00' 18" E 31.23 feet to the point of beginning, containing 466 square feet, 0.011 acre.

Drainage Easement C-6

Beginning at a point in the lands of R. J. Corman Railroad Property, LLC, aforesaid, and said point being along the southerly side of the above-described Permanent Trail Easement, and having approximate Kentucky State Plane Coordinates, NAD 83, USF North Zone, N:208708.89 E:1554425.89; thence running through the lands of Corman, N 36° 45' 10" E 19.33 feet to a point in the southerly line of said Permanent Trail Easement; thence running with the southerly line of said easement, with a curve to the right having a radius of 380.00 feet, an arc length of 77.61 feet, and a chord bearing S 54° 11' 49" E 77.47 feet; thence leaving the southerly line of said easement and returning through the lands of Corman for two calls, S 85° 19' 47" W 47.39 feet and N 38° 52' 39" W 43.28 feet to the point of beginning, containing 1,700 square feet, 0.039 acre.

EXHIBIT C

LEGAL DESCRIPTION

**TOWN BRANCH TRAIL – PHASE 3 (PARCEL G)
TO THE
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
THROUGH THE PROPERTY OF
R. J. CORMAN RAILROAD PROPERTY, LLC,
DEED BOOK 3218, PAGE 409
PVA ID# 94015600
LEXINGTON, FAYETTE COUNTY, KENTUCKY**

400 ALEXANDRIA DRIVE

All that tract or parcel of land situated along the northwesterly side of Alexandria Drive between Old Frankfort Pike and the R. J. Corman Railroad in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

DRAINAGE EASEMENT C-1

Beginning at a point in the northwesterly right-of-way line of Alexandria Drive, said point being in the line of the R. J. Corman Railroad Property, LLC, cited above, and said point of beginning having Kentucky State Plane, NAD83, USF North Zone Coordinates of N: 209564.22, E: 1553368.18; thence leaving the northwesterly right-of-way of Alexandria Drive and running through the lands of Corman four calls, S 70° 52' 41" W 33.78 feet, N 18° 53' 51" W 25.03 feet, N 70° 54' 26" E 63.50 feet, and with a curve to the left having a radius 50.00 feet, an arc length of 21.16 feet and a chord bearing S 06° 24' 51" W 21.00 feet to another point in the northwesterly right-of-way of Alexandria Drive, aforesaid; thence running with said right-of-way line, S 54° 38' 43" W 21.63 feet to the point of beginning and containing 1,371 square feet, 0.032 acre.

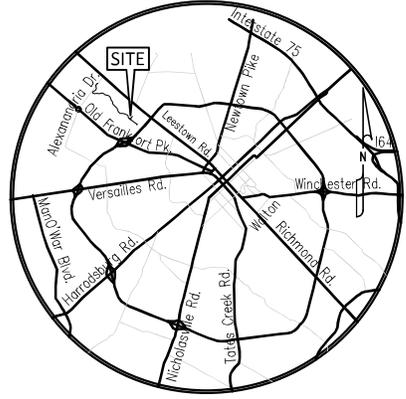
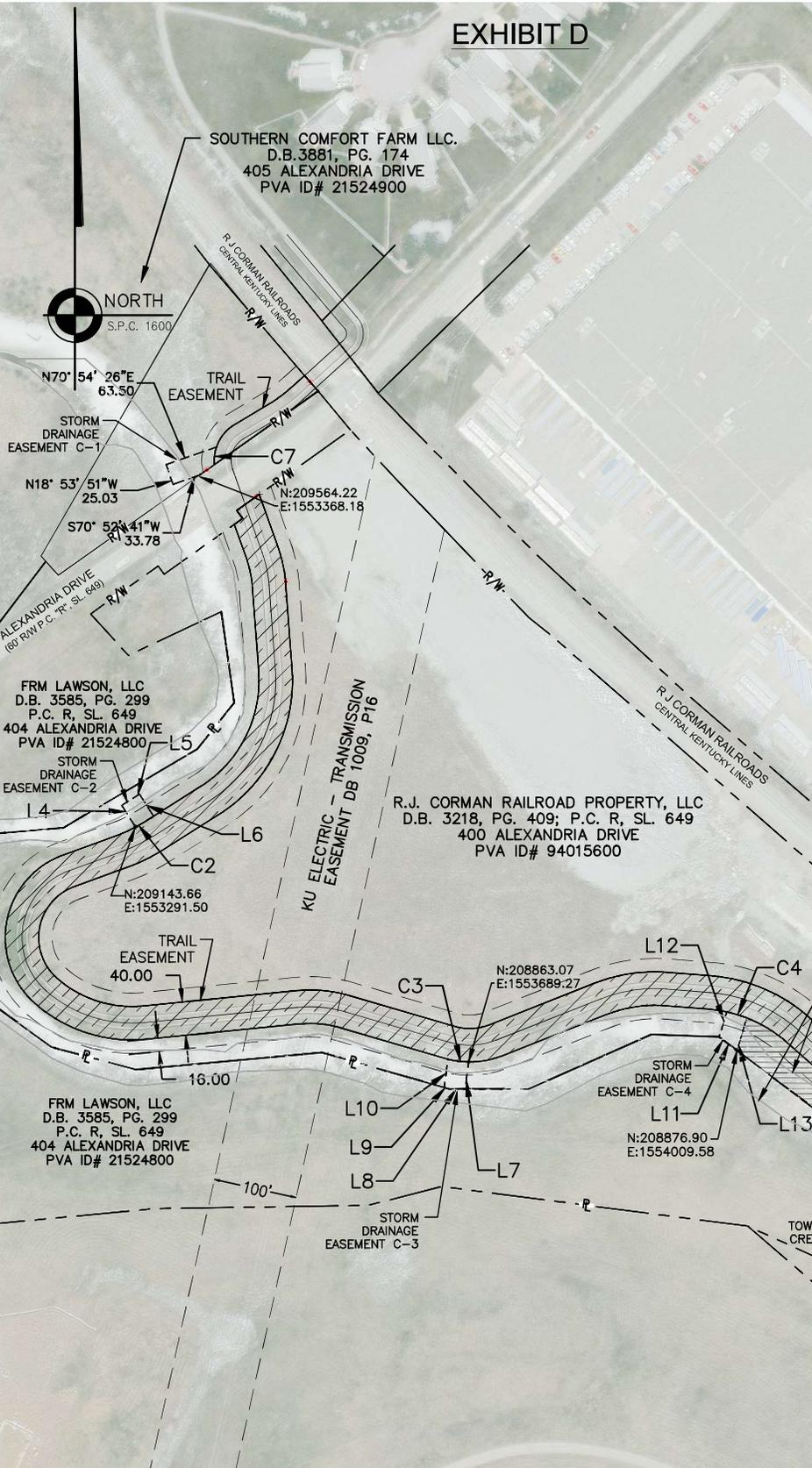
The above-described easement is on a portion of the same property conveyed to RJ Corman Railroad Group by deed dated February 25, 2014, recorded in Deed Book 3218, Page 409.

All of the above referenced instruments are of record in the Fayette County, Kentucky, Clerk's Office.

APPENDIX D

PARCEL DRAWINGS OF DRAINAGE EASEMENTS

EXHIBIT D



VICINITY MAP

Not To Scale

LINE #	LENGTH	DIRECTION
L4	30.73	N32° 09' 41" W
L5	25.00	N57° 50' 18" E
L6	31.16	S32° 09' 41" E
L7	32.54	S7° 27' 43" W
L8	19.70	N89° 51' 06" W
L9	5.52	N73° 55' 19" W
L10	34.22	N7° 27' 43" E
L11	26.65	N52° 55' 55" W
L12	31.28	N16° 46' 58" E
L13	40.52	S16° 46' 58" W
L14	15.00	S22° 21' 01" W
L15	30.00	N70° 00' 17" W
L16	15.00	N17° 38' 23" E
L17	43.28	N38° 52' 39" W
L18	19.33	N36° 45' 10" E
L19	47.39	S85° 19' 47" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C2	25.01	397.22	3.61	S58° 48' 55" W	25.00
C3	25.06	105.00	13.67	S82° 32' 16" E	25.00
C4	25.03	160.00	8.96	S73° 13' 02" E	25.00
C5	31.24	380.00	4.71	S70° 00' 18" E	31.23
C6	77.61	380.00	11.70	S54° 11' 49" E	77.47
C7	21.16	50.00	24.08	S6° 24' 51" W	21.00

2012-0011



TOWN BRANCH TRAIL EASEMENT
 STORM DRAINAGE EASEMENTS
 R. J. CORMAN PROPERTY
 DEED BOOK 3218, PAGE 409; DEED BOOK 3045, PAGE 398
 400 ALEXANDRIA DRIVE, LEXINGTON, KY



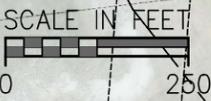
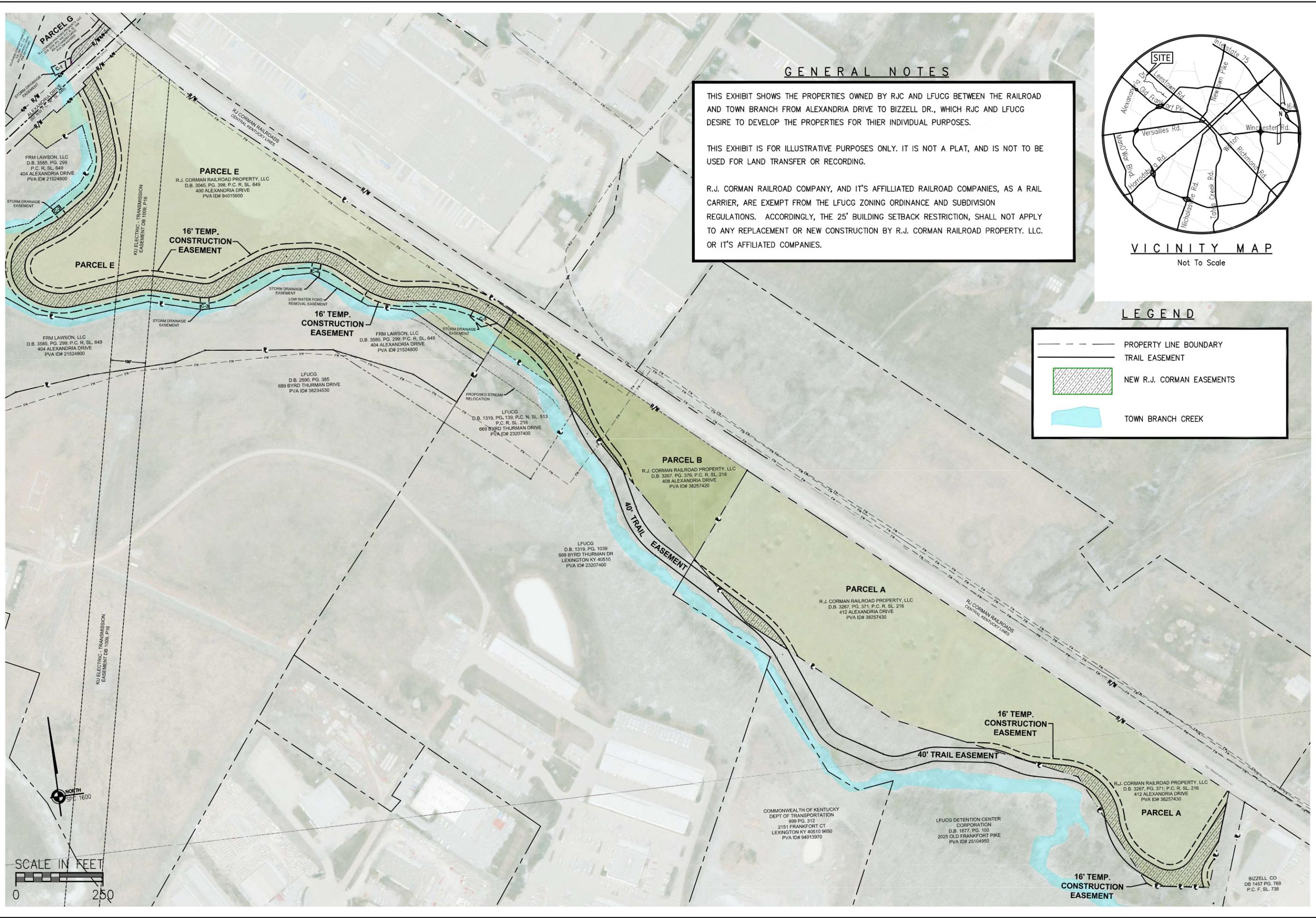
3250 blazer pkwy lexington ky 40509 T 859.264.7500 F 859.264.7501

1" = 200' JANUARY 21, 2025

APPENDIX E

OVERALL EASEMENT MAP

PLOT DATE: 1/24/2025 10:25 AM BY: PAT

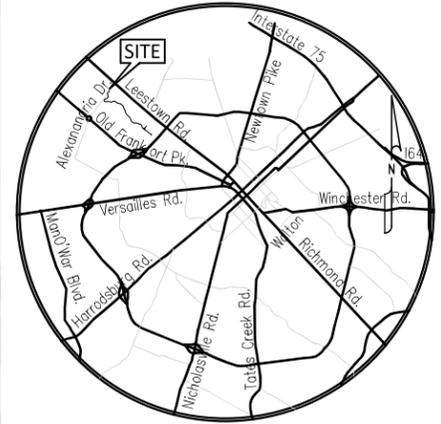


GENERAL NOTES

THIS EXHIBIT SHOWS THE PROPERTIES OWNED BY RJC AND LFUGG BETWEEN THE RAILROAD AND TOWN BRANCH FROM ALEXANDRIA DRIVE TO BIZZELL DR., WHICH RJC AND LFUGG DESIRE TO DEVELOP THE PROPERTIES FOR THEIR INDIVIDUAL PURPOSES.

THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY. IT IS NOT A PLAT, AND IS NOT TO BE USED FOR LAND TRANSFER OR RECORDING.

R.J. CORMAN RAILROAD COMPANY, AND IT'S AFFILIATED RAILROAD COMPANIES, AS A RAIL CARRIER, ARE EXEMPT FROM THE LFUGG ZONING ORDINANCE AND SUBDIVISION REGULATIONS. ACCORDINGLY, THE 25' BUILDING SETBACK RESTRICTION, SHALL NOT APPLY TO ANY REPLACEMENT OR NEW CONSTRUCTION BY R.J. CORMAN RAILROAD PROPERTY, LLC. OR IT'S AFFILIATED COMPANIES.



VICINITY MAP

Not To Scale

LEGEND

	PROPERTY LINE BOUNDARY
	TRAIL EASEMENT
	NEW R.J. CORMAN EASEMENTS
	TOWN BRANCH CREEK



OVERALL KEY MAP
TOWN BRANCH TRAIL - PHASE 3
 THROUGH THE PROPERTY OF
RJ CORMAN RR PROPERTY, LLC / LFUGG
TOWN BRANCH TRAIL

LEXINGTON



PROJECT NO:
12011
 SCALE:
1"=250'
 DATE:
1/20/2025
 DRAWN BY:
R.P.B.
 CHECKED BY:
S.P.G.
 DESIGNED BY:

SHEET KEY

APPENDIX F

GRANTOR TEMPORARY CONSTRUCTION EASEMENTS

EXHIBIT F

LEGAL DESCRIPTION

TOWN BRANCH TRAIL – PHASE 3
EXISTING GRANTOR TEMPORARY CONSTRUCTION EASEMENTS

PARCEL C

A certain Parcel of land in Fayette County, Kentucky situated on Town Branch east of Alexandria Drive, and more particularly described as follows:

Beginning at a #4 steel rebar with plastic cap stamped "PLS 3185 CHAMBLISS" found this survey, said point being a corner to R.J. Corman Railroad Property, LLC, Deed Book 3045, Page 398 and to Lexington Fayette County Government, Deed Book 2890, Page 385, Plat Cabinet N, Slide 513;

thence with the R.J. Corman Railroad Property, LLC line North 40° 04' 14" East 193.04 feet to a #4 rebar with plastic cap stamped "WILLIAMS PLS 2233 set this survey, said point being a corner to Parcel B of this conveyance;

thence South 48° 48' 25" East 208.60 feet to a #4 steel rebar with plastic cap stamped "WILLIAMS PLS 2233 set this survey;

thence South 31° 31' 37" East 93.09 feet to a #4 steel rebar with plastic cap stamped "WILLIAMS PLS 2233 set this survey;

thence South 40° 04' 14" West 232.47 feet to a #4 steel rebar with plastic cap stamped "WILLIAMS PLS 2233 set this survey;

thence North 49° 15' 49" West 296.92 feet to a #4 steel rebar with plastic cap stamped "WILLIAMS PLS 2233 set this survey in the line of Lexington-Fayette Urban County Government, Deed Book 2890, Page 385, Cabinet N, Slide 513;

thence with the Lexington-Fayette Urban County Government line North 40° 04' 14" East

69.461 feet to an iron pin with plastic cap stamped "PLS 3185 CHAMBLISS" found this survey, and the point of beginning, containing 1.753 acres (76,361 square feet).

Being a portion of Parcel 2 conveyed to Lexington-Fayette Urban County Government Public Facilities Corporation by deed dated July 15, 1983 of record in Deed Book 1319, Page 139 and Plat Cabinet N, Slide 513 in the Fayette County Clerk's Office.

Parcel D

A certain Parcel of land in Fayette County, Kentucky situated on Town Branch east of Alexandria Drive, and more particularly described as follows:

Beginning at an iron pin with plastic cap stamped "PLS 3185 CHAMBLISS" found this survey, said point being a corner to R.J. Corman Railroad Property, LLC, Deed Book 3045, Page 398 and to Lexington-Fayette County Government Public Facilities Corporation Deed Book 1319, Page 139 and Deed Book 2257, Page 44 and Cabinet N, Slide 513;

thence with the LFUCG Public Facilities Corporation line South 40° 04' 14" West 69.46 feet to a #4 rebar with plastic cap stamped "WILLIAMS PLS 2233 set this survey, said point being a corner to Parcel C of this conveyance;

thence North 49° 14' 15" West 380.81 feet to an iron pin with plastic cap stamped "PLS 3185 CHAMBLISS" found this survey, said point a corner to R. J. Corman Railroad Property, LLC, Deed Book 3045, Page 398;

thence with the line of R. J. Corman Railroad Property, LLC South 65° 30' 59" East 241.38 feet to an iron pin with plastic cap stamped "PLS 3185 CHAMBLISS" found this survey;

thence with the line of R. J. Corman Railroad Property South 49° 55' 46" East 148.28 feet to a #4 steel rebar with plastic cap stamped "PLS 3185 CHAMBLISS found this survey, and the point of beginning, containing 0.414 acres (18,033 square feet).

Being a portion of Parcel 1 conveyed to Lexington-Fayette Urban County Government by deed dated July 31, 2009, of record in Deed Book 2890, Page 385 and Plat Cabinet N, Slide 513 in the Fayette County Clerk's Office.