

LEGAL DESCRIPTION
of
“Perry Street Townhomes”
Agnes E. Doss & Paul E. Doss property

Zone Change from R-1D to R-3

for
Property located at
213, 215, 217, 219, 221, 223, 225 & 229 Perry Street
Lexington, Fayette County, Kentucky

Being located in Lexington, Fayette County, Kentucky and being located on the northwest side of Perry Street between Manchester Street and Williamson Street and being more particularly described as follows:

Beginning at a point 111.3 feet southwest of the southern right-of-way of Manchester Street, and being in the northwest right-of-way of Perry Street, said point being the southwest corner of Paul D. Holland & Beatriz Holland (Deed Book 1864, Page 269), and said point having KY State Plane Coordinates of N=201,570.67', E=1,565,080.31' (KY North Zone, NAD 83 (2011), US survey feet) thence leaving said Holland and through the Perry Street right-of-way,

South 61°40'04" East a distance of 16.50 feet to a point in the center of the Perry Street right-of-way; thence with said centerline,

South 28°19'56" West a distance of 199.50 feet to a point in the center of the Perry Street right-of-way; thence leaving said centerline and through the same,

North 61°40'04" West a distance of 16.50 feet to a point in the northwest right-of-way of said Perry Street, said point being the southeast corner of Randall Sparks (Deed Book 3176, Page

600); thence leaving the Perry Street right-of-way and with the northeast line of said Sparks,
North 61°40'04" West a distance of 50.00 feet to point in the southeast line of
Performance Automotive (Deed Book 1385, Page 325); thence leaving Sparks and with the
southeast line of said Performance Automotive, North 28°19'56" East a distance of 199.50 feet to
a point in the line of the same and said point being the southwest corner of Paul D. & Beatriz
Holland (Deed book 1864, Page 269); thence leaving the line of Performance Automotive and
with the southwest line of said Holland,

South 61°40'04" East a distance of 50.00 feet to a point, which is the Point of Beginning,
having a GROSS area of 13,266.8 square feet or 0.3046 acre
and a NET area of 9,975.0 square feet or 0.2290 acre.

The bearings and coordinates used in the description above are based on Kentucky State
Plane Grid North, Kentucky State Plane North Zone, North American Datum of 1983 (NAD 83
(2011). Particularly, the bearings and coordinates are based on a GNSS survey utilizing a
Trimble R6 GNSS Receiver and the KYTC VRS System.

The description above being prepared by Kevin Phillips (PLS 3350), of Endris
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