

Legal Description

509 East Main Street Property

Zone Change from B-1 TO B-1

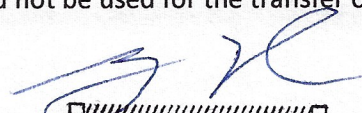
509 East Main Street

Lexington, Fayette County, Kentucky

A certain tract of land situated in Lexington, Fayette County, Kentucky, said tract of land lying southeast of the intersections of the centerlines of East Main Street and Forest Avenue, being commonly known as 509 East Main Street; and being more particularly described as follows:

Beginning at a point at the intersection of the centerlines of East Main and Forest Avenue; thence with the centerline of Forest Avenue $N53^{\circ}59'52''E$ 229.48' to a point, said point being in the northeasterly line of 509 East Main Street extended; thence with the northeasterly line of 509 East Main Street extended $S35^{\circ}44'00''$ 21.50' to the southeasterly line of Forest Avenue; thence $S35^{\circ}44'00''E$ 89.21' to a point; thence $N54^{\circ}19'16''E$ 1.98' to a point; thence $S36^{\circ}06'49''E$ 57.89' to a point; thence $S53^{\circ}09'53''W$ 48.08' to a point; thence $N36^{\circ}40'00''W$ 55.00' to a point; thence $S53^{\circ}09'53''W$ 150.00' to a point in the northeasterly line of East Main Street; thence with the southeasterly line of 509 East Main Street extended $S53^{\circ}09'53''W$ 31.00' to the centerline of East Main Street; thence with the centerline of East Main Street $N36^{\circ}40'00''W$ 116.95' to the Point of Beginning and containing a gross area of 0.666 acres and a net area of 0.485 acres.

The foregoing legal description was prepared by Gary Roland, P.L.S. 3363 based upon information of record at Plat Cabinet 'I', Slide 315 in the Fayette County Clerk's Office. It is not intended to describe an actual boundary survey and should not be used for the transfer of land. 201 KAR 18:150, Section 13.



STATE of KENTUCKY
GARY D.
ROLAND
3363
LICENSED
PROFESSIONAL
LAND SURVEYOR

8-4-2023