

ZONE CHANGE LEGAL DESCRIPTION

of

Christy Pad Partners, LP
507 South Limestone Street
Deed Book 2759, Page 442

Zone Change R-3 to B-1

Lexington, Fayette County, Kentucky

Being a parcel of land in Lexington, Fayette County, Kentucky located approximately 100 feet northwest of the intersection of South Limestone Street and Colfax Street and being more particularly described as:

Beginning at a 5/8" diameter rebar found in the northeasterly right-of-way line of Colfax Street, said point being the southeast corner of AKA Properties, LLC (Deed Book 3428, Page 62); said point having Kentucky State Plane Coordinates of N(Y) = 196,478.53', E(X) = 1,566,194.25'; thence leaving said Colfax Street, and with the southeasterly line of said AKA Properties, LLC,

North 15°47'49" East a distance of 100.00 feet to a 5/8" diameter rebar with aluminum surveyor's cap (PLS 3350) set on the southwesterly line of Commonwealth of Kentucky (Deed Book 250, Page 371); thence leaving said AKA Properties, LLC and with the southwesterly line of said Commonwealth of Kentucky, and then LFUCG (Deed Book 45, Page 614), for three (3) calls:

South 74°12'11" East a distance of 87.50 feet to a point, said point being witnessed by a 5/8" diameter rebar with aluminum surveyor's cap (PLS 3350) set North 74°12'11" West a distance of 1.50 feet from the corner; thence

North 15°47'49" East a distance of 2.00 feet to a set 5/8" diameter rebar with aluminum surveyor's cap (PLS 3350); thence

South 74°12'11" East a distance of 38.63 feet to a point in the existing B-1 zone line; thence leaving said LFUCG (Deed Book 45, Page 614), and with the existing B-1 zone line and through Christy Pad Partners, LP (Deed Book 2759, Page 442),

South 15°41'05" West a distance of 102.00 feet to a point in the northeasterly right-of-way line of the aforementioned Colfax Street; thence leaving said Christy Pad Partners, LP, and with a line through the Colfax Street right-of-way,

South 15°41'05" West a distance of 20.59 feet to the centerline of said Colfax Street; thence with the centerline of said Colfax Street,

North 74°18'55" West a distance of 126.37 feet to a point; thence leaving the centerline of said Colfax Street, and with a line through the Colfax Street right-of-way,

North 15°47'49" East a distance of 20.84 feet to a found 5/8" diameter rebar; which is the Point of Beginning, **having a Gross Area of 15,317.4 square feet or 0.3516 acre and a Net Area of 12,700.0 square feet or 0.2916 acre.**

The bearings and coordinates used in the description above being based on KY State Plane coordinates, KY North Zone, NAD 83 (2011) as determined by a GNSS survey to the site using a Carlson BRx7 receiver and the KYTC VRS system.

The description above being based on a survey of the property by Kevin M. Phillips, PLS 3350, Endris Engineering, PSC, 771 Enterprise Drive, Lexington, KY 40510 concluded on June 7, 2022.



A handwritten signature in red ink, appearing to read "K. Phillips", written over a horizontal line.

Kevin M. Phillips, PLS 3350
Endris Engineering, PSC
771 Enterprise Drive
Lexington, KY 40510

September 6, 2022
Date