

# *EA Partners, PLLC*



CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

3111 WALL STREET  
LEXINGTON, KENTUCKY 40513  
PHONE (859) 296-9889  
WWW.EAPARTNERS.COM

PATCHEN WILKES REALTY, LLC  
B-1 to B-1 with Modified Restrictions  
Lexington, Fayette County, Kentucky

BEING A CERTAIN TRACT OF LAND LYING ON THE NORTH SIDE OF WINCHESTER ROAD (U.S. 60) APPROXIMATELY 1000-FEET WEST OF THE WINCHESTER ROAD (U.S. 60) AND SIR BARTON WAY INTERSECTION IN LEXINGTON, KENTUCKY AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT** at the point of intersection of the centerline of Winchester Road (U.S. 60) and the common line of 1811 and 2151 Winchester Road extended; thence North 84 Degrees 15 Minutes 39 Seconds West a distance of 327.40 feet to a point; thence North 89 Degrees 33 Minutes 56 Seconds West a distance of 225.47 feet to a point; thence South 83 Degrees 50 Minutes 09 Seconds West a distance of 246.20 feet to a point; thence South 80 Degrees 36 Minutes 57 Seconds West a distance of 374.95 feet to a point; thence South 81 Degrees 20 Minutes 18 Seconds West a distance of 35.00 feet to a point; thence North 00 Degrees 40 Minutes 40 Seconds East a distance of 100.00 feet to a point; thence with a curve to the right having an arc length of 275.08 feet, with a radius of 850.00 feet, having a chord bearing North 09 Degrees 56 Minutes 56 Seconds East, and a chord length of 273.88 feet to a point; thence North 28 Degrees 59 Minutes 23 Seconds East a distance of 152.73 feet to a point; thence North 41 Degrees 11 Minutes 39 Seconds East a distance of 30.87 feet to a point; thence South 45 Degrees 34 Minutes 31 Seconds East a distance of 59.84 feet to a point; thence with a curve to the left having an arc length of 402.01 feet, with a radius of 325.00 feet, having a chord bearing South 81 Degrees 00 Minutes 40 Seconds East, and a chord length of 376.87 feet to a point; thence with a curve to the right having an arc length of 214.56 feet, with a radius of 325.00 feet, having a chord bearing North 82 Degrees 27 Minutes 55 Seconds East, and a chord length of 210.68 feet to a point; thence South 78 Degrees 37 Minutes 20 Seconds East a distance of 516.38 feet to a point; thence South 13 Degrees 52 Minutes 10 Seconds West a distance of 301.98 feet to **THE POINT OF BEGINNING**, and containing 10.03 acres gross and 8.05 acres net.

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PATCHEN WILKES REALTY, LLC  
B-1 to B-6P  
Lexington, Fayette County, Kentucky

BEING A CERTAIN TRACT OF LAND LYING ON THE NORTH SIDE OF WINCHESTER ROAD (U.S. 60) APPROXIMATELY 1000-FEET WEST OF THE WINCHESTER ROAD (U.S. 60) AND SIR BARTON WAY INTERSECTION IN LEXINGTON, KENTUCKY AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT** at the point of intersection of the centerline of Winchester Road (U.S. 60) and the common line of 1811 and 2151 Winchester Road extended thence North 13 Degrees 52 Minutes 10 Seconds East a distance of 302.00 feet to the **TRUE POINT OF BEGINNING**; thence North 78 Degrees 37 Minutes 20 Seconds West a distance of 516.38 feet to a point; thence with a curve to the left having an arc length of 214.56 feet, with a radius of 325.00 feet, having a chord bearing South 82 Degrees 27 Minutes 55 Seconds West , and a chord length of 210.68 feet to a point; thence with a curve to the right having an arc length of 402.01 feet, with a radius of 325.00 feet, having a chord bearing North 81 Degrees 00 Minutes 40 Seconds West , and a chord length of 376.87 feet to a point; thence North 45 Degrees 34 Minutes 31 Seconds West a distance of 59.84 feet to a point; thence North 41 Degrees 11 Minutes 39 Seconds East a distance of 485.70 feet to a point; thence North 29 Degrees 28 Minutes 35 Seconds East a distance of 265.26 feet to a point; thence with a curve to the left having an arc length of 88.28 feet, with a radius of 750.00 feet, having a chord bearing North 25 Degrees 22 Minutes 46 Seconds East , and a chord length of 88.23 feet to a point; thence South 72 Degrees 56 Minutes 21 Seconds East a distance of 261.28 feet to a point; thence with a curve to the right having an arc length of 109.10 feet, with a radius of 250.00 feet, having a chord bearing South 58 Degrees 25 Minutes 30 Seconds East , and a chord length of 108.24 feet to a point; thence South 45 Degrees 55 Minutes 24 Seconds East a distance of 330.23 feet to a point; thence South 50 Degrees 10 Minutes 08 Seconds East a distance of 197.73 feet to a point; thence South 13 Degrees 52 Minutes 10 Seconds West a distance of 372.29 feet to a point; to the **POINT OF BEGINNING** and containing 14.19 acres gross and net.

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PATCHEN WILKES REALTY, LLC  
R-3 to B-6P  
Lexington, Fayette County, Kentucky

BEING A CERTAIN TRACT OF LAND LYING ON THE NORTH SIDE OF WINCHESTER ROAD (U.S. 60) APPROXIMATELY 1000-FEET WEST OF THE WINCHESTER ROAD (U.S. 60) AND SIR BARTON WAY INTERSECTION IN LEXINGTON, KENTUCKY AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT** at the point of intersection of the centerline of Winchester Road (U.S. 60) and the common line of 1811 and 2151 Winchester Road extended thence North 13 Degrees 52 Minutes 10 Seconds East a distance of 674.30 feet to the **TRUE POINT OF BEGINNING**; thence North 50 Degrees 10 Minutes 08 Seconds West a distance of 197.73 feet to a point; thence North 45 Degrees 55 Minutes 24 Seconds West a distance of 330.23 feet to a point; thence with a curve to the left having an arc length of 109.10 feet, with a radius of 250.00 feet, having a chord bearing North 58 Degrees 25 Minutes 30 Seconds West , and a chord length of 108.24 feet to a point; thence North 72 Degrees 56 Minutes 21 Seconds West a distance of 235.81 feet to a point; thence with a curve to the left having an arc length of 104.88 feet, with a radius of 1760.94 feet, having a chord bearing North 22 Degrees 31 Minutes 26 Seconds East , and a chord length of 104.86 feet to a point; thence with a curve to the left having an arc length of 207.96 feet, with a radius of 500.00 feet, having a chord bearing North 08 Degrees 54 Minutes 09 Seconds East , and a chord length of 206.47 feet to a point; thence North 03 Degrees 00 Minutes 47 Seconds West a distance of 78.47 feet to a point; thence South 84 Degrees 46 Minutes 38 Seconds East a distance of 476.42 feet to a point; thence with a curve to the right having an arc length of 356.76 feet, with a radius of 1300.00 feet, having a chord bearing South 76 Degrees 54 Minutes 55 Seconds East , and a chord length of 355.64 feet to a point; thence South 13 Degrees 52 Minutes 10 Seconds West a distance of 759.70 feet to a point to the **POINT OF BEGINNING**, and containing 10.06 acres gross and net.