


Zone Change Description
5354 & 5380 Athens-Boonesboro Rd
iVCP Athens South, LLC (owner)
37.36 Acres (gross)
30.24 Acres (net)

All that certain piece, parcel or tract of land located in the City of Lexington, Fayette County, Kentucky, lying on the south side of Athens-Boonesboro Road and the west side of Interstate 75 (I-75), and more particularly described as follows:

Beginning at a point at the centerline intersection of Athens-Boonesboro Road (KY-418) and I-75; thence with the centerline of I-75, **S 00°25'22" W** a distance of **982.11'** to a point in said centerline; thence leaving I-75, **N 80°50'31" W**, passing the corner to, and with the dividing line of, iVCP Athens South, LLC (iVCP), Tracts 2 & 3 (DB 3935, Pg 337), in all a distance of **728.31'** to a point, being the common corner to iVCP, Tracts 1 & 3 (DB 3935, Pg 337); thence continuing with iVCP, Tract 1, **N 80°50'31" W** a distance of **109.32'** to a point; thence **N 81°59'41" W** a distance of **532.98'** to a point; thence **N 86°53'35" W** a distance of **124.41'** to a point; thence leaving the common line of Tracts 1 & 2, with a line through Tract 1, eight (8) calls: **N 02°32'46" W** a distance of **80.53'** to a point; thence **403.91'** along the arc of a curve turning to the right, having a radius of **1,150.00'**, a chord bearing **N 07°30'57" E**, and a chord length of **401.83'**, to a point; thence **362.17'** along the arc of a curve turning to the right, having a radius of **815.61'**, a chord bearing **N 45°54'25" W**, and a chord length of **359.20'**, to a point; thence **301.85'** along the arc of a curve turning to the right, having a radius of **1,484.51'**, a chord bearing **N 27°21'38" W**, and a chord length of **301.33'**, to a point; thence **N 67°49'50" E** a distance of **216.75'** to a point; thence **S 40°26'40" E** a distance of **469.48'** to a point; thence **156.31'** along the arc of a curve turning to the right, having a radius of **1,150.00'**, a chord bearing **N 34°43'25" E**, and a chord length of **156.19'**, to a point; thence **N 38°37'02" E** a distance of **97.99'** to a point at the southern terminus of Doe Run Trail right of way; thence with said right of way, **S 51°22'58" E** a distance of **35.08'** to a point and common corner to iVCP, Tract 3; then continuing with said right of way and Tract 3, **23.01'** along the arc of a curve turning to the left, having a radius of **535.05'**, a chord bearing **N 37°23'06" E**, and a chord length of **23.01'**, to a point; thence **N 36°09'10" E** a distance of **4.31'** to a point and corner to Speedway Superamerica, LLC (DB 1962, PG 171); thence with the line of Speedway Superamerica, LLC, **16.57'** along the arc of a curve turning to the left, having a radius of **10.00'**, a chord bearing **S 11°17'59" E**, and a chord length of **14.74'**, to a point; thence **S 58°45'08" E** a distance of **300.88'** to a point; thence **15.31'** along the arc of a curve turning to the left, having a radius of **535.13'**, a chord bearing **S 59°34'19" E**, and a chord length of **15.31'**, to a point; thence **N 38°08'52" E** a distance of **155.88'** to a point; thence **N 51°51'08" W** a distance of **86.22'** to a point; thence **N 36°09'10" E** a distance of **364.12'** to a point in the centerline of Athens-Boonesboro Road; thence with said centerline **S 53°57'38" E** a distance of **763.97'** to the Point of Beginning, having an area of **37.36 gross acres** (30.24 net acres), as surveyed by Stuart W. Spencer, PLS 4068, (Spencer Land Surveying, Job No. 2780) on October 15, 2022.

STATE of KENTUCKY
STUART W. SPENCER
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LICENSED
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LAND SURVEYOR

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