

ZONE CHANGE LEGAL DESCRIPTION

of

Northyard, LLC

101 and 109 West Loudon Avenue

Deed Book 3554, Page 538

being all of

Lots 1 and 2 of Headley Subdivision

Plat Cabinet N, Slide 948

Zone Change B-4 to I-1

Lexington, Fayette County, Kentucky

Being a parcel of land in Lexington, Fayette County, Kentucky located at the northeast corner of the intersection of West Loudon Avenue and North Limestone Street and being more particularly described as:

Beginning at a 5/8" diameter rebar with plastic surveyor's cap (PLS 3539) found in the northwesterly right-of-way line of North Limestone Street, said point being the southwest corner of West End Baptist Church (Deed Book 1522, Page 363; Lot 3 of Plat Cabinet "E", Slide 307); said point having Kentucky State Plane Coordinates of $N(Y) = 203,391.18'$, $E(X) = 1,574,114.00'$; thence leaving said West End Baptist Church and with a line through the North Limestone Street right-of-way,

South $42^{\circ}40'42''$ East a distance of 30.01 feet to a point in the centerline of said North Limestone Street; thence with the centerline of said North Limestone Street,

South $48^{\circ}23'55''$ West a distance of 516.43 feet to a point, said point being the intersection of the centerline of said North Limestone Street with the centerline of West Loudon Avenue; thence leaving the centerline of said North Limestone Street, and with the centerline of said West Loudon Avenue,

North 41°28'31" West a distance of 564.17 feet to a point, thence leaving the centerline of said West Loudon Avenue and with a line through the West Loudon Avenue right-of-way,

North 48°20'31" East a distance of 35.00 feet to a 5/8" rebar with plastic surveyor's cap (PLS 3350) found on the northeasterly right-of-way line of said West Loudon Avenue, said point being the southwest corner of Newport Communities LLC (Deed Book 3662, Page 455; Plat Cabinet "F", Slide 205); thence leaving said West Loudon Avenue and with the southeasterly line of said Newport Communities LLC, for three (3) calls:

North 48°20'31" East a distance of 367.79 feet to a point to a 5/8" rebar found inside a 2.5" steel pipe; thence

South 42°56'44" East a distance of 384.69 feet to a MAG Nail with stainless steel surveyor's I.D. tag (PLS 3350) found on top of a concrete wall; thence

North 48°31'11" East a distance of 100.00 feet to a found 5/8" rebar with plastic surveyor's cap (PLS 3539), said point being the northwest corner of the aforementioned West End Baptist Church (Deed Book 1522, Page 363; Lot 3 of Plat Cabinet "E", Slide 307); thence with the southwesterly line of said West End Baptist Church,

South 42°40'42" East a distance of 149.80 feet to a found 5/8" diameter rebar with plastic surveyor's cap (PLS 3539); which is the Point of Beginning, **having a Gross Area of 249,321.0 square feet or 5.7236 acres and a Net Area of 215,141.0 square feet or 4.9390 Acres.**

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 Trimble R8 receiver and the KYTC CORS 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 May 3, 2022.



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

September 6, 2022

Date