

ZONE CHANGE LEGAL DESCRIPTION

for
Bread and Roses, LLC property
conveyed in
Deed Book 3920, Page 62
located at
446 East Maxwell Street
Lexington, Fayette County, Kentucky

**Zone Change from P-1 (Professional Office)
to
B-1 (Neighborhood Business)**

Being a parcel of land in Lexington, Fayette County, Kentucky located on the west side of East High Street approximately 73' north of the intersection of the centerline of Ransom Avenue and the centerline of East High Street and being more particularly described as:

Beginning at the intersection of the centerline intersection of South Broadway and Virginia Avenue; said point having Kentucky State Plane Coordinates [KY North Zone, NAD 83 (2011)] of N(Y) = 196,125.13', E(X) = 1,570,300.27'; thence leaving said intersection and through the East High Street right-of-way,

South 74°06'00" West a distance of 19.00 feet to a MAG nail with stainless steel ID washer (PLS 3350) set in the west right-of-way of East High Street, said point being the northeast corner of Francis J. Whitman (Deed Book 1386, Page 594); thence leaving East High Street and with the north line of said Whitman,

South 74°06'00" West a distance of 232.81 feet to a 48"-long, 5/8" diameter rebar with 2.5" diameter aluminum cap (set, PLS 3350); thence leaving the line of said Whitman and with the east line of Glenn C. & Virginia M. Kirk (Deed Book 2986, Page 142) then with the east line of Michler Florist, Inc. (Deed Book 795, Page 156),

North 34°21'04" West a distance of 117.72 feet to a 24"-long, 5/8" diameter rebar with 2.5" diameter aluminum cap (set, PLS 3350); thence continuing with the eastern line of said Michler Florist, Inc. for three calls:

North 74°03'03" East a distance of 40.78 feet to a 24"-long, 5/8" diameter rebar with 2.5" diameter aluminum cap (set, PLS 3350); thence

North 15°28'51" West a distance of 65.64 feet to a 24"-long, 5/8" diameter rebar with 2.5" diameter aluminum cap (set, PLS 3350); thence

North 11°55'53" West a distance of 39.70 feet to a 24"-long, 5/8" diameter rebar with 2.5" diameter aluminum (PLS 3350) set in the south line of Humphress-Buckley Holdings, LLC (Deed Book 3301, Page 497); thence with said south line of said Humphress-Buckley Holdings, LLC,

North 70°55'26" East a distance of 227.22 feet to a MAG nail with stainless steel ID washer (PLS 3350) set in the west right-of-way of East High Street; thence through the East High Street right-of-way,

North 70°55'26" East a distance of 19.03 feet to a point in the centerline of East High Street; thence with the centerline of said East High Street,


South 15°41'57" East a distance of 230.59 feet to a point; which is the Point of Beginning;

having a gross area of 58,010.8 square feet or 1.3317 acres and a net area of 53,639.6 square feet or 1.2314 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 Carlson BrX7 GNSS 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 February 15, 2022.





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

January 26, 2023
Date