

**Portion of Jefferson Street  
adjoining Main Street**

**Lying within the  
LFUCG Property  
(Deed Book \_\_\_\_, Page \_\_\_\_)  
Lexington, Fayette County, Kentucky**

Being a parcel of land lying at the intersection of West Main Street and Jefferson Street and being more particularly described as:

BEGINNING at a 24" long, 5/8" diameter rebar with surveyor's cap (PLS 3350) set in the intersection of the current south right-of-way of Main Street and the east right-of-way of Jefferson Street, said point having Kentucky State Plane Coordinates of N(Y):3,908,833.55, E(X):5,280,319.33 (KY Single Zone, NAD 83, US Survey Feet), said point also being a corner to Main Street Baptist Church (Deed Book 39, Page 23 - Deed Book 544, Page 242 and Deed Book 562, Page 187); thence with the right-of-way of Jefferson Street and the line of the aforementioned Main Street Baptist Church for four (4) calls;

North 47°55'45" West a distance of 43.91' to a MAG Nail with surveyor's ID tag (PLS 3350) set in the sidewalk; thence

North 87°10'14" West a distance of 14.12' to a MAG Nail with surveyor's ID tag (PLS 3350) set in a concrete wall; thence

South 44°13'04" West a distance of 134.80' to a 24" long, 5/8" diameter rebar with surveyor's cap (PLS 3350) set; thence

South 44°11'34" West a distance of 72.23' to a 24" long, 5/8" diameter rebar with surveyor's cap (PLS 3350) set in the northerly line of Lexington Center Corporation (New Lot 1-Plat Cabinet \_\_, Slide \_\_; Deed Book 1296, Page 691 - Deed Book 1527, Page 450 and Deed Book 3605, Page 376); thence with the line of Lexington Center Corporation and crossing Jefferson Street for three (3) calls:

North 47°44'13" West a distance of 28.63' to a MAG Nail with surveyor's ID tag (PLS 3350) set; thence

North 44°46'59" West a distance of 83.38' to a 5/8" diameter rebar with surveyor's cap (PLS 3963) found; thence

North 45°36'13" West a distance of 7.58' to a 24" long, 5/8" diameter rebar with surveyor's cap (PLS 3350) set in the right-of-way of Jefferson Street and being the southeast corner of Main Street Baptist Church (Deed Book 1769, Page 582); thence with the Jefferson Street right-of-way and the east line of Main Street Baptist Church for five (5) calls:

North 47°59'19" East a distance of 162.93' to a point, said point being witnessed by a 1/2" diameter rebar found South 65°02'07" West 0.81' from the point, thence from the corner point,

North 41°54'34" West a distance of 18.29' to a 1/2" diameter rebar found; thence

North 24°39'19" East a distance of 67.20' to a 1/2" diameter rebar found; thence

North 42°33'12" West a distance of 20.06' to a MAG Nail with surveyor's ID tag (PLS 3350) set in the entrance of the Main Street Baptist Church; thence

North 44°28'16" East a distance of 2.55' to a MAG Nail with surveyor's ID tag (PLS 3350) set in the south right-of-way of Main Street; thence with the right-of-way of Main Street, South 42°23'07" East a distance of 224.43' to a 24" long, 5/8" diameter rebar with surveyor's cap (PLS 3350) set; which is the Point of Beginning, having an area of 27,506.00 square feet or 0.6315 acres.

The description above being based on an actual ground survey of the property concluded on August 29, 2018, under the direct supervision of Kevin M. Phillips (PLS 3350) of Endris Engineering, 771 Enterprise Drive, Lexington, Kentucky, 40510.

The bearings and coordinates used in the description above are based on a GNSS survey to the site by Endris Engineering, PSC on August 24, 2018 and tied to the KYTC VRS (KYSPC North Zone, NAD 83).



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8/31/2018

Date