

ZONING LEGAL DESCRIPTION

for
340 Legion Drive
Lexington, Fayette County, Kentucky

Cowgill Partners LP property
(Deed Book 3915, Page 472)

Zone Change from B-1to R-5

Being a parcel of land in the city of Lexington, Fayette County, Kentucky lying approximately 530 feet southeast of South Broadway, on the south side of Legion Drive, said property being all of Lot 2, Block B of R T Jordan subdivision (Plat recorded in Plat Cabinet A, Slide 593) and being more particularly described as:

BEGINNING at a point in the centerline of Legion Drive, said point being approximately 354 feet east of the intersection of the centerline of Legion Drive and Man O War Place, and said point having Kentucky State Plane Coordinates of $N(Y) = 194,526.44'$, $E(X) = 1,562,840.96'$ [KY North Zone, NAD '83 (2011), US Survey Feet]; thence leaving the centerline of Legion Drive and with a line through the right-of-way of the same,

South $52^{\circ}00'01''$ West a distance of 25.00 feet to a point in the southwesterly right-of-way line of said Legion Drive, said point being witnessed by a MAG nail found in the base of a 15" maple tree and being North $46^{\circ}45'03''$ West a distance of 0.18 feet from the corner; said point being the northeast corner of Belmont Run, LLC (Deed Book 3113, Page 157; Lot 1-Block B of Plat Cabinet A, Slide 593), thence leaving the southwesterly right-of-way line of said Legion Drive and with the northwesterly line of said Belmont Run, LLC,

South $52^{\circ}00'01''$ West a distance of 323.66 feet to a 5/8" diameter rebar with plastic surveyor's cap (found; PLS 4021), said point being in the northeasterly line of Imperial Studio Apartments, LLC (Deed Book 2089, Page 678; Lot 2 of Plat Cabinet B, Slide 100); thence with the

northeasterly line of said Imperial Studio Apartments, LLC,

North $41^{\circ}07'59''$ West a distance of 214.13 feet to a point, said point being witnessed by a $5/8''$ diameter rebar with plastic surveyor's cap (PLS 3870) found at South $58^{\circ}07'22''$ West a distance of 0.23 feet from the corner, said point being the southwest corner of T&M Investments, LLC (Deed Book 3584, Page 391); thence leaving said Imperial Studio Apartments, LLC and with the line of said T&M Investments, LLC, for two (2) calls:

North $52^{\circ}48'30''$ East a distance of 126.74 feet to a $5/8''$ diameter rebar with plastic surveyor's cap (found, PLS 3870); thence

North $41^{\circ}06'30''$ West a distance of 176.09 feet to a MAG nail with stainless steel I.D. washer (found, PLS 3870), said point being the southwest corner of T&M Investments, LLC (Deed Book 3584, Page 386); thence with the southeasterly line of said T&M Investments, LLC

North $51^{\circ}43'30''$ East a distance of 141.33 feet to a point in the southwesterly right-of-way line of the aforementioned Legion Drive, said point being witnessed by a MAG nail with stainless steel I.D. washer (PLS 3870) found at South $51^{\circ}42'39''$ West a distance of 1.32 feet from the corner; thence with a line through the Legion Drive right-of-way,

North $51^{\circ}43'30''$ East a distance of 25.88 feet to a point in the centerline of said Legion Drive; thence with the centerline of said Legion Drive, for four (4) calls:

with a curve turning to the left with an arc length of 56.00 feet, with a radius of 358.10 feet, with a chord bearing of South 58°17'24" East, with a chord length of 55.94 feet to a point; thence

South 62°46'11" East a distance of 45.55 feet to a point; thence


with a curve turning to the right with an arc length of 150.11 feet, with a radius of 358.10 feet, with a chord bearing of South 51°45'56" East, with a chord length of 149.02 feet to a point; thence

South 38°46'39" East a distance of 150.11 feet to a point, which is the Point of Beginning, having a Gross Area of 109,612.3 square feet or 2.5163 acres and a Net Area of 99,574.1 square feet or 2.2859 acres.

The bearings and coordinates hereon are based on Kentucky State Plane North Zone, North American Datum of 1983 (NAD '83(2011), US Feet). Particularly, the bearings and coordinates are based on a GNSS Survey Utilizing a Trimble R6 GNSS Receiver and the KYTC VRS System.

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





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

11-28-2022
Date

