

VICINITY MAP  
NOT TO SCALE

**ZOMAR: A-R & B-3 TO C-C**

| TITLE: PLN  | FROM                            | TO    | TOTAL GROSS    | TOTAL NET     |
|---|---------------------------------|-------|----------------|---------------|
| PROPERTY ADDRESS:<br>4075 OLD RICHMOND RD.<br>LEXINGTON, KY                             | A-R (10.33 Ac)<br>B-3 (1.62 Ac) | C-C   | 11.95<br>ACRES | 8.36<br>ACRES |
| OWNER: ANDERSON<br>ACQUISITIONS, LLC.<br>1255 PROVIDENCE PLACE PARKWAY<br>LEXINGTON, KY |                                 | TOTAL | 11.95<br>ACRES | 8.36<br>ACRES |
| APPLICANT:<br>ANDERSON COMMUNITIES<br>1255 PROVIDENCE PLACE PARKWAY<br>LEXINGTON, KY    |                                 |       |                |               |
| PREPARED BY PRIME AE GROUP  |                                 |       |                |               |
| DATE: APRIL 3, 2023   |                                 |       |                |               |

**ZONE CHANGE DESCRIPTION**  
**ZONE CHANGE FROM B-3 TO C-C**  
**ANDERSON ACQUISITIONS, LLC**  
**4075 OLD RICHMOND ROAD**  
**LEXINGTON, FAYETTE COUNTY, KENTUCKY**

All that tract or parcel of land situated at the intersection of Old Richmond Road and Aphids Way in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows to wit:

**BEGINNING** at the intersection of Old Richmond Road and Aphids Way; thence with said Old Richmond Road, North 13°18'14" West, 251.27 feet to a point;

Thence leaving said Old Richmond Road for two (2) lines through the lands of Anderson Acquisitions, LLC (DB 3963, Pg 133):

1. North 82°27'58" East, 281.43 feet to a point,
2. South 13°18'14" East, 251.27 feet to a point in the Aphids Way centerline;

Thence with said Aphids Way, South 82°27'58" West, 281.43 feet to the **POINT OF BEGINNING**, containing 1.62 acres gross and net.

**ZONE CHANGE DESCRIPTION**  
**ZONE CHANGE FROM A-R TO C-C**  
**ANDERSON ACQUISITIONS, LLC**  
**4075 OLD RICHMOND ROAD**  
**LEXINGTON, FAYETTE COUNTY, KENTUCKY**

All that tract or parcel of land situated on the southwest side of Athens-Boonesboro Road at the intersection with Aphids Way in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows to wit:

**BEGINNING** at the intersection of Athens-Boonesboro Road and Aphids Way; thence leaving Athens-Boonesboro Road and with said Aphids Way for three (3) lines:

1. South 37°45'55" West, 210.28 feet to a point,
2. Along a curve to the right with a radius of 164.04 feet, an arc length of 127.98 feet and a chord South 60°06'57" West, 124.76 feet to a point,
3. South 82°27'58" West, 306.22 feet to a point;

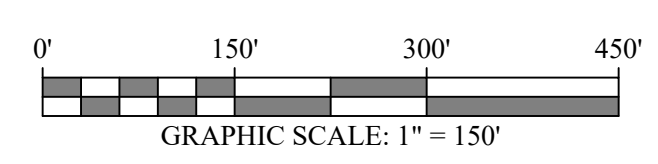
Thence leaving said Aphids Way for two (2) lines through the lands of Anderson Acquisitions, LLC (DB 3963 PG 133):

1. North 13°18'14" West, 251.27 feet to a point,
2. South 82°27'58" West, 281.43 feet to a point in the centerline of Old Richmond Road;

Thence with said Old Richmond Road, North 13°18'14" West, 493.80 feet to a point in the Athens-Boonesboro Road right of way;

Thence leaving Old Richmond Road and with Athens-Boonesboro Road right of way, North 52°45'36" East, 290.37 feet to a point in the centerline of Athens Boonesboro Road; thence with said Athens-Boonesboro Road or two (2) lines:

1. South 51°01'21" East, 238.15 feet to a point,
2. South 52°12'48" East, 727.16 feet to the **POINT OF BEGINNING**, containing 10.33 acres gross and 6.74 acres net.



STATE OF KENTUCKY  
**JAMES M. CHAMBLISS**  
 3185  
 LICENSED PROFESSIONAL LAND SURVEYOR

**PRIME AE**

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PROJECT: PHELPS PROPERTY  
 4075 OLD RICHMOND RD - LEXINGTON, KY 40515  
 FAYETTE COUNTY KENTUCKY

ANDERSON COMMUNITIES  
 1255 PROVIDENCE PL PRWY - LEXINGTON, KY 40511  
 P (859) 231-0099  
 OWNER

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PROJECT NO.: 22412  
 DATE: 2/25/2023  
 DRAWN BY: SD  
 CHECKED BY: SG

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DESCRIPTION OF REVISION

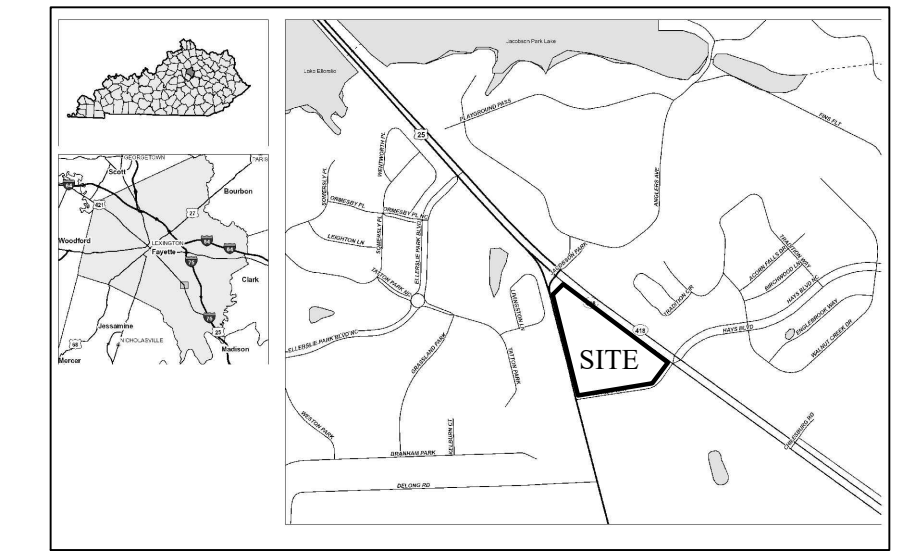
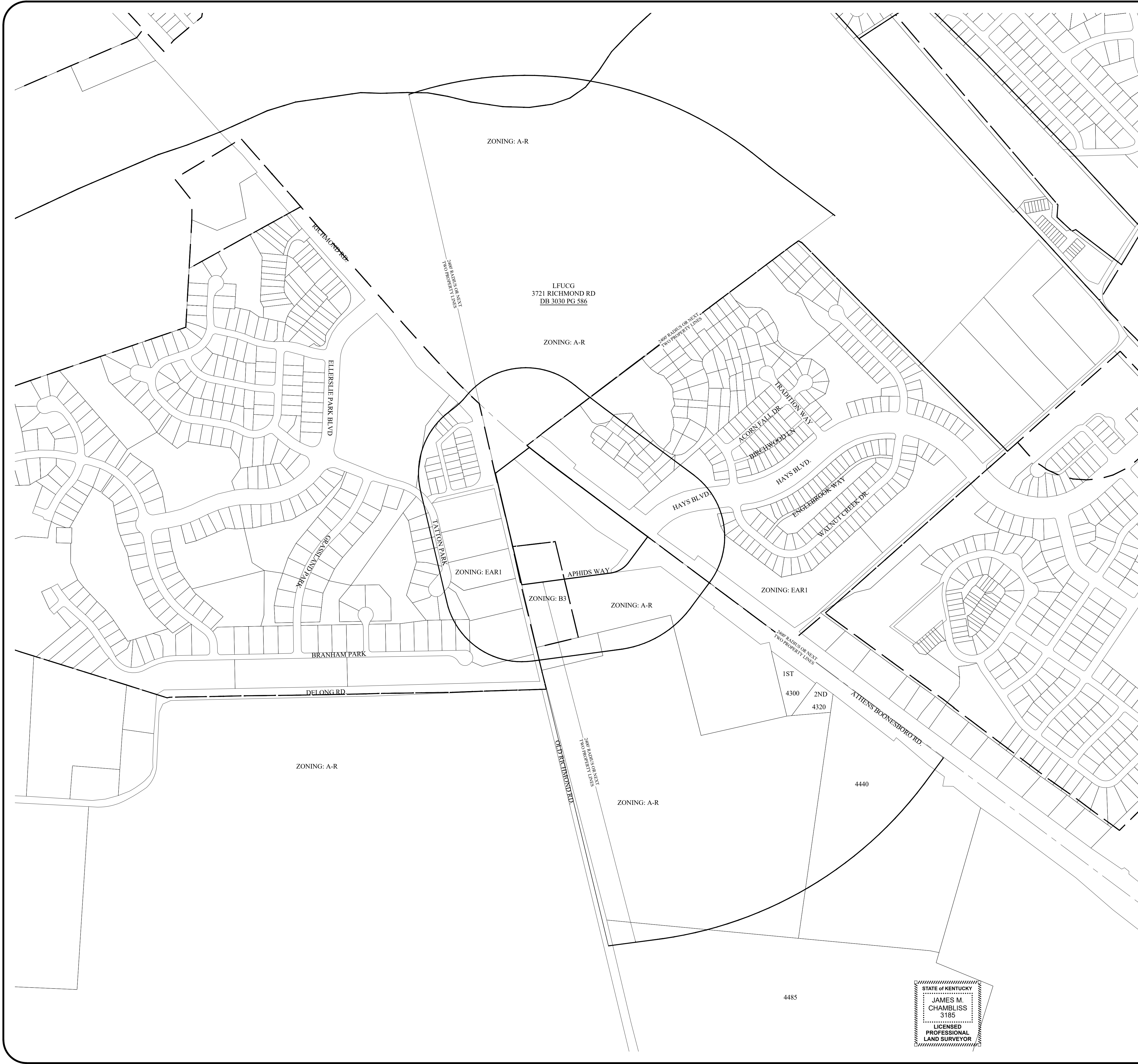
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**ZONING NOTIFICATION MAP**

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SHEET NO.  
**ZM1**

C:\Users\jchambliss\OneDrive\Desktop\Projects\Zoning\Map\_Aph...  
 Date & Time: Apr 03, 2023 9:58am  
 User Name: jchambliss



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| PREPARED BY PRIME AE GROUP   |                                 |       |                |               |
| DATE: APRIL 3, 2023  |                                 |       |                |               |

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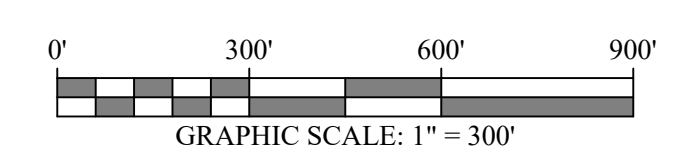
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FAYETTE COUNTY KENTUCKY

OWNER: ANDERSON COMMUNITIES  
1255 PROVIDENCE PL PRWY - LEXINGTON, KY 40511  
P (859) 231-0099

PROJECT NO.: 22412  
DATE: 2/25/2023  
DRAWN BY: SD  
CHECKED BY: SG

DESCRIPTION OF REVISION

SUPPLEMENTAL ZONING NOTIFICATION MAP

SHEET NO.  
**ZM2**

C:\Users\jchambliss\OneDrive\Desktop\Projects\_Zoning\Zoning\_Map\_Aphs.dwg  
Date & Time: Apr 03, 2023 8:52:35am  
User Name: jchambliss