

**LEGAL DESCRIPTION  
OF  
LEXINGTON CENTER CORPORATION PROPERTY  
FOR  
ZONE CHANGE REQUEST  
FROM I-1 TO B-2B (PARCEL ONE)  
150 TUCKER STREET  
LEXINGTON, FAYETTE COUNTY, KENTUCKY  
JANUARY 28, 2022**

All that tract or parcel of land situated northeast of the intersection of Oliver Lewis Way (US 60) and Manchester Street (Kentucky Route 1681), in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows:

**BEGINNING** at the intersection of the centerlines of Oliver Lewis Way (US 60) and Manchester Street (KY 1681);

Thence leaving the centerline of Manchester Street (KY 1681), with the centerline of Oliver Lewis Way (US 60) for two (2) calls:

- 1) North 45° 24' 19" East, 303.97 feet to a point; and
- 2) North 43° 18' 24" East, 188.59 feet to a point;

Thence leaving the centerline of Oliver Lewis Way (US 60), South 46° 41' 36" East, 80.00 feet to a point in the easterly right-of-way line of Oliver Lewis Way (US 60), said point being a common corner between The Salvation Army (Deed Book 1190, Page 33) and Tract 2 of Lexington Center Corporation (Deed Book 1296, Page 691);

Thence leaving the easterly right-of-way line of Oliver Lewis Way (US 60), with the northerly property line of Lexington Center Corporation Tract 2 (Deed Book 1296, Page 691) for eight (8) calls:

- 1) South 47° 44' 26" East, 47.59 feet to a point;
- 2) South 56° 42' 06" East, 242.08 feet to a point;
- 3) North 35° 13' 42" East, 40.00 feet to a point;
- 4) South 54° 46' 18" East, 343.10 feet to a point;
- 5) South 55° 19' 07" East, 150.63 feet to a point;
- 6) South 44° 43' 47" East, 102.71 feet to a point;
- 7) South 44° 26' 22" East, 91.27 feet to a point; and
- 8) South 45° 33' 07" East, 100.80 feet to a point in the former centerline of Jefferson Street;

Thence with the former centerline of Jefferson Street, through the lands of Lexington Center Corporation Tract 2 (Deed Book 1296, Page 691), Deed Book 1527, Page 450, and Tract 1 (Deed Book 1296, Page 691), South 49° 04' 08" West, 414.48 feet to a point in the centerline of Manchester Street;

Thence leaving the former centerline of Jefferson Street, with the centerline of Manchester Street for three (3) calls:

- 1) North 42° 09' 08" West, 24.54 feet to a point;
- 2) North 59° 50' 00" West, 241.63 feet to a point; and
- 3) 88.70 feet along an arc to the right, having a radius of 6,300.00 feet, the chord of which is North 59° 25' 48" West, 88.70 feet to a point;

Thence leaving the centerline of Manchester Street, with an existing zone boundary line for two (2) calls:

- 1) South 40° 46' 41" West, 28.25 feet to a point; and
- 2) South 36° 39' 03" West, 21.63 feet to a point in the centerline of Ty Court;

Thence with the centerline of Ty Court for four (4) calls:

- 1) 58.37 feet along an arc to the left, having a radius of 500.00 feet, the chord of which is North 66° 23' 02" West, 58.33 feet to a point;
- 2) North 69° 43' 42" West, 233.49 feet to a point;
- 3) 105.53 feet along an arc to the right, having a radius of 58.00 feet, the chord of which is North 17° 36' 07" West, 91.57 feet to a point; and
- 4) North 34° 31' 27" East, 46.25 feet to an intersection point in the centerline of Manchester Street;

Thence leaving the centerline of Ty Court, with the centerline of Manchester Street for three (3) calls:

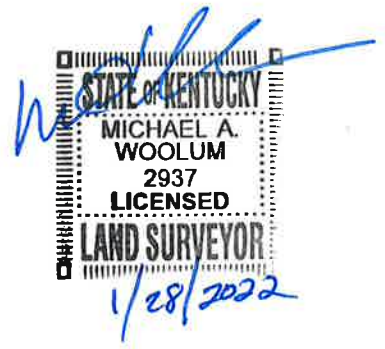
- 1) North 54° 48' 33" West, 164.90 feet to a point;
- 2) 240.43 feet along an arc to the left, having a radius of 1,500.00 feet, the chord of which is North 59° 24' 04" West, 240.18 feet to a point; and
- 3) North 63° 59' 35" West, 16.94 feet to the **POINT OF BEGINNING**, containing a net area of 9.23 acres and a gross area of 12.73 acres.

Being a portion the same property conveyed to Lexington Center Corporation by deed dated April 5, 1982, in Deed Book 1296, at Page 691, and by deed dated August 23, 1989, in Deed Book 1527, at Page 450, both of record in the Fayette County Clerk's Office.

This legal description is adapted from the deeds of record in Deed Book 1296, Page 691, and Deed Book 1527, Page 450. The description was prepared by Michael A. Woolum, PLS, Strand Associates, Inc., 651 Perimeter Drive, Suite 220, Lexington, KY 40517. The surveyor of record makes no representation that a boundary survey was conducted for the purpose of preparing this description to be used in connection with a zone change request.

  
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1/28/2022  
Date

  
STATE OF KENTUCKY  
MICHAEL A. WOOLUM  
2937  
LICENSED  
LAND SURVEYOR  
1/28/2022

