



September 13, 2024

LEGAL DESCRIPTION

REALTY UNLIMITED BLUE GRASS, LLC
Zone Change from R-1C to R-1T
940 Higbee Mill Road
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED SOUTH OF HIGBEE MILL ROAD AND NORTH OF MAN-O-WAR BOULEVARD IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

Beginning at a corner in the southwest right of way line of Higbee Mill Road common to Lots 10 and 11 of Higbee Mill Court (Plat Cabinet "J", Slide 884), thence North 19°25'00" East, 25.16 feet to the centerline of Higbee Mill Road as shown in Plat Cabinet "J", Slide 884; thence with said centerline South 66°31'29" East, 82.88 feet to the center of that portion of the old Higbee Mill Road right of way remaining; thence with the centerline of Old Higbee Mill Road South 28°53'20" East, 42.68 feet to a point corner to lot 11 of Higbee Mill Court (Plat Cabinet "J", Slide 884, thence continuing with lot 11 and the centerline of Old Higbee Mill Road for the following three calls: (1) South 28°53'20" East, 3.17 feet, (2) South 15°50'58" East, 42.25 feet, (3) South 23°06'35" West, 190.28 feet to the centerline of Man-O-War Boulevard as shown in Plat Cabinet "J", Slide 884; thence with said centerline for the following three calls: (1) North 66°56'32" West, 24.90 feet, (2) North 67°27'44" West, 47.12 feet, (3) North 68°15'34" West, 57.18 feet, thence North 19°25'00" East 229.07 feet passing the corner common to Lots 10 and 11 of Plat Cabinet "J", Slide 848 to the point of beginning, containing in gross area 0.756 acres and a net area of 0.520 acres, more or less.

This description has been prepared by Garrett O'Brian Ward, PE, PLS, Palmer Engineering Company, PO Box 0747, Winchester, KY 40392-0747 using adjusted information from Plat Cabinet "J", Slide 884 and does not represent a survey by Palmer Engineering Company.