

ZONING LEGAL DESCRIPTION

for

469 and 471 Jefferson Street
Lexington, Fayette County, Kentucky

For Fox Sake LLC property
(Deed Book 4000, Page 494)

Zone Change from I-1 to B-1

Being a parcel of land in the city of Lexington, Fayette County, Kentucky lying at the southwest corner of the intersection of West Fifth Street and Jefferson Street and being more particularly described as:

BEGINNING at a point at the intersection of the centerlines of West Fifth Street and Jefferson Street, and said point having Kentucky State Plane Coordinates of $N(Y) = 203,269.54'$, $E(X) = 1,570,002.08'$ [KY North Zone, NAD '83 (2011), US Survey Feet]; thence leaving the centerline of West Fifth Street and with the centerline of Jefferson Street, South $47^{\circ}37'54''$ West a distance of 69.01 feet to a point in the center of Jefferson Street; thence leaving said centerline of Jefferson Street and through the right-of-way of the same, North $40^{\circ}52'55''$ West a distance of 25.01 feet to a $5/8''$ diameter rebar found in the west right-of-way of Jefferson Street, said point being the northeast corner of Transylvania University (Deed Book 3072, Page 704); thence with the northeasterly line of Transylvania University, North $40^{\circ}52'55''$ West a distance of 54.86 feet to a $5/8''$ diameter rebar with plastic surveyor's cap (PLS 3350) found in the north line of said Transylvania University and in the east line of CSX Transportation; thence leaving said Transylvania University and with the line of said CSX Transportation,

North 47°37'54" East a distance of 45.50 feet to a MAG Nail with stainless steel ID washer (PLS 3350) set in the southwest right-of-way of West Fifth Street; thence through the right-of-way of West Fifth Street,

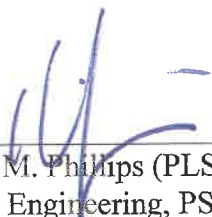
North 47°37'54" East a distance of 23.51 feet to a point in the centerline of said West Fifth Street; thence with the center of West Fifth Street,

South 40°52'55" East a distance of 79.87 feet to a point at the intersection of the centerlines of West Fifth Street and Jefferson Street, which is the Point of Beginning, having a Gross Area of 5,509.9 square feet or 0.1265 acre and a Net Area of 2,495.4 square feet or 0.0573 acre.

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 Carlson BRx7 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)
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11-27-2023
Date