

**ZONE CHANGE LEGAL DESCRIPTION**

of

Hart Family Enterprises, LLC

Portion of 2179 Bahama Road

Deed Book, Page 3035, Page 315

being a portion of

Tract 2 of the Greenbrier Estates Golf Course Unit 2J subdivision

as recorded in

Plat Cabinet D, Slide 332

**Zone Change A-R to EAR-1**

Lexington, Fayette County, Kentucky

Being a parcel of land in the city of Lexington, Fayette County, Kentucky lying approximately 3,200 feet south, more or less, from the centerline of the intersection of Winchester Road (US 60) and Bahama Road, and being more particularly described as:

Beginning at a point in the center of Bahama Road, said point being the corner of the existing EAR-1 Zone, and said point having approximate Kentucky State Plane Coordinates of  $N(Y) = 192,367'$ ,  $E(X) = 1,601,620'$ ;

thence with the center of Bahama Road with a curve turning to the right with an arc length of 175.89 feet, with a radius of 1145.92 feet, with a chord bearing of South  $10^{\circ}17'10''$  East, and with a chord length of 175.72 feet, to a point;

thence continuing with the center of Bahama Road with a compound curve turning to the right with an arc length of 513.63 feet, with a radius of 1,145.92 feet, with a chord bearing of South  $06^{\circ}57'06''$  West, and with a chord length of 509.34 feet, to a point;

thence leaving the centerline of the road and across the same, North  $70^{\circ}12'27''$  West a distance of

30.00 feet to a point in the west right-of-way of Bahama Road;

thence leaving said right-of-way and with a new line through 2179 Bahama Road for seven calls:

with a curve turning to the right with an arc length of 55.43 feet, with a radius of 119.96 feet,

with a chord bearing of North 55°08'09" West, with a chord length of 54.94 feet, to a point;

thence North 41°53'52" West a distance of 88.27 feet to a point;

thence South 55°05'10" West a distance of 198.18 feet to a point;

thence South 29°28'09" West a distance of 109.21 feet to a point;

thence South 42°40'10" West a distance of 780.39 feet to a point;

thence with a curve turning to the right with an arc length of 308.84 feet, with a radius of 113.75

feet, with a chord bearing of North 59°32'45" West, with a chord length of 222.34 feet, to a

point;

thence North 45°16'22" West a distance of 25.24 feet to a point, said point being the northeast corner of Gregory & Tracey Pope (Deed Book 3389, Page 496; 3080 Bobwhite Trail);

thence with the line of said Pope, North 45°16'22" West a distance of 24.93 feet to a point, said

point being the southeast corner of Firaz Benyamine Badin and Dyala Hejazi (Deed Book 3874,

Page 201; 3084 Bobwhite Trail);

thence with said Badin and Hejazi, North 47°12'53" East a distance of 218.88 feet to a point;

thence continuing with said Badin and Hejazi, then with M&L Development (Deed Book 2840, page 394; 3314 Feliciano Lane), then with Norma Hope Baker (Deed Book 3883, Page 374; 3092 Bobwhite Trail), then with Norma Hope Baker (Deed Book 3885, Page 205; 3096 Bobwhite Trail), then with Bryan D. & Chasity Ann Raisor (Deed Book 3414, Page 547; 3100 Bobwhite Trail), North  $44^{\circ}25'57''$  West a distance of 514.99 feet to a point;

thence with said Raisor then with Jason L. Justice (Deed Book 2028, Page 651; 6800 Man O War Boulevard), North  $48^{\circ}34'23''$  East a distance of 934.68 feet to a point;

thence leaving said Justice and with the southern line of Townhomes of Greenbrier Homeowners Association, Inc. (Deed Book 3234, Page 150; 2201 Bahama Road), South  $12^{\circ}19'52''$  East a distance of 45.06 feet to a point;

thence continuing with said Association, North  $77^{\circ}08'32''$  East a distance of 274.28 feet to a point;

thence leaving the line of said association and with the existing EAR-1 zone line, South  $86^{\circ}23'57''$  East a distance of 60.00 feet to a point;

thence continuing with the existing EAR-1 zone line, North  $79^{\circ}03'42''$  East a distance of 272.59 feet to a point in the west right-of-way of Bahama Road;

thence continuing with the existing zone line and through said right-of-way, North  $79^{\circ}03'42''$

East a distance of 30.07 feet to a point in the centerline of Bahama Road;

which is the Point of Beginning, having a Gross area of 962,029.0 square feet or 22.0851 acres  
and a Net area of 941,584.7 square feet or 21.6158 acres.

The bearings and coordinates hereon are based on Kentucky State Plane North Zone, North American Datum of 1983 (NAD '83-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 actual ground survey and compilation of recorded plats and deeds of the property conducted under the direct supervision of Kevin Phillips (PLS 3350), of Endris Engineering, 771 Enterprise Drive, Lexington, Kentucky concluding on January 13, 2022.

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

01-20-2022  
Date