

ZONE CHANGE LEGAL DESCRIPTION

for
Bread and Roses, LLC property
conveyed in
Deed Book 4172, Page 729
located at
456 East High Street
Lexington, Fayette County, Kentucky

**Zone Change from P-1 (Professional Office)
to
B-1 (Neighborhood Business)**

Being a parcel of land in Lexington, Fayette County, Kentucky located on the west side of East High Street approximately 13' south of the intersection of the centerline of Ransom Avenue and the centerline of East High Street and being more particularly described as:

Beginning at a point on the centerline of East High Street, said point being 12.54 feet northwest of its intersection with the centerline of Ransom Avenue; said point having Kentucky State Plane Coordinates [KY North Zone, NAD 83 (2011)] of N(Y) = 196,043.20', E(X) = 1,570,323.30'; thence leaving the centerline of East High Street and through the East High Street right-of-way,

South 54°24'30" West a distance of 20.31' to a 5/8" rebar with plastic surveyor's cap (found, PLS 3140) in the west right-of-way of East High Street, said point being the northeast corner of Sunny VII, LLC (Deed Book 3472, Page 698); thence leaving East High Street and with the northerly line of said Sunny VII, LLC,

South 54°24'30" West a distance of 189.81' to a MAG nail with stainless steel ID washer (PLS 3350) set in the easterly line of Real Equity LLC (Deed Book 1386, Page 594); thence with the easterly line of said Real Equity LLC, and then the easterly line of Burton Properties, LLC (Deed

Book 4013, Page 290); R3L Properties, LLC (Deed Book 3890, Page 484) and David H. Burton (Deed Book 2986, Page 142),

North $34^{\circ}54'01''$ West a distance of 164.89' to a 24"-long, 5/8" diameter rebar with 2.5" diameter aluminum cap (set, PLS 3350), said point being the southwest corner of Bread and Roses, LLC (Deed Book 3920, Page 62); thence with the southerly line of said Bread and Roses, LLC (Deed Book 3920, Page 62),

North $74^{\circ}06'00''$ East a distance of 232.81' to a MAG nail with stainless steel ID washer (PLS 3350) set in the west right-of-way of East High Street; thence through the East High Street right-of-way,

North $74^{\circ}06'00''$ East a distance of 19.00' to a point in the centerline of East High Street; thence with the centerline of said East High Street,


South $15^{\circ}41'57''$ East a distance of 85.10' to a point; which is the Point Of Beginning,

having a gross area of 28,036.6 square feet or 0.6436 acre and a net area of 26,350.6 square feet or 0.6049 acres.

The bearings and coordinates used in the description above being based on KY State Plane coordinates, KY North Zone, NAD 83 (2011) as determined by a GNSS survey to the site using a Carlson BrX7 GNSS Receiver and the KYTC CORS system.

The description above being based on a survey of the property by Kevin M. Phillips, PLS 3350, Endris Engineering, PSC, 771 Enterprise Drive, Lexington, KY 40510 concluded on January 09, 2026.




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

February 13, 2026
Date

