



October 20, 2022

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LEGAL DESCRIPTION

**TURNER PROPERTY, LLC.
Zone Change from B-1, R-4 & I-1 to PUD-3
Turner Commons Way and North Forbes Road
Lexington, Fayette County, Kentucky**

A TRACT OF LAND SITUATED NORTHEAST OF WEST MAIN STREET AND SOUTHEAST OF NORTH FORBES ROAD IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

Beginning at a point in the northeast right-of-way line of West Main Street common to Turner Property and the CSX Real Properties, thence South 36°16'58" West 22.30 feet to a point in the centerline of West Main Street, thence leaving CSX Real Properties with said centerline;

North 53°43'02" West 574.58 feet to a point, thence leaving the centerline of North Forbes Road;

North 36°16'58" East 26.96 feet to a point in the right-of-way line common to Dan Puchalski, thence with the property line of Dan Puchalski;

North 45°53'40" East 18.66 feet to a point;

North 07°53'02" West 461.42 feet passing a point common to Dan Puchalski and Fitzgerald & Fuller to a point common to Fitzgerald & Fuller and Wesix Ventures, LLC, thence along the property line of Wesix Ventures, LLC four calls as follows;

North 41°04'07" East 31.83 feet to a point;

North 38°29'38" East 141.60 feet to a point;

North 50°31'34" West 77.00 feet to a point;

South 40°32'26" West 142.40 feet to a point common to Wesix Ventures, LLC & NCJPM Properties, LLC thence along the property line of NCJPM Properties, LLC;

North 49°41'34" West 235.12 feet to a point;

North 49°41'34" West 233.08 feet passing a point common to NCJPM Properties, LLC and J & C Campbell Investment Co. to a point in the right-of-way line of North Forbes

Road common to J & C Campbell Investment Co. thence leaving the right-of-way line of North Forbes Road;

North $48^{\circ}54'50''$ West 39.38 feet to a point in the centerline of North Forbes Road, thence with said centerline two calls as follows;

A curve to the left having a radius of 173.03 feet, a length of 141.53 feet and a chord of North $16^{\circ}12'09''$ East to a point;

North $07^{\circ}29'50''$ West 76.00 feet to a point, thence leaving the centerline of North Forbes Road;

North $82^{\circ}30'10''$ East 39.10 feet to a point in the right-of-way line of North Forbes Road common to Meadowthorpe, LLC thence along the property line of Meadowthorpe, LLC;

North $82^{\circ}11'26''$ East 400.00 feet to a point common with Meadowthorpe, LLC thence continuing along said property line;

North $07^{\circ}48'34''$ West 929.75.00 feet passing a point common to Meadowthorpe, LLC and Meadowthorpe Subdivision, thence along the property line of Meadowthorpe Subdivision two calls as follows;

North $07^{\circ}48'34''$ West 655.00 feet to a point;

North $07^{\circ}48'34''$ West 360.00 feet to a point common to Meadowthorpe Subdivision and Turner Property 4, LLC thence along the property line of Turner Property 4, LLC;

North $82^{\circ}05'50''$ East 266.05 feet to a point common to Turner Property 4, LLC and the CSX Real Properties, thence leaving Turner Property 4, LLC along the property line of CSX Real Properties four calls as follows;

South $07^{\circ}54'11''$ East 360.00 feet to a point;

South $07^{\circ}54'11''$ East 655.00 feet to a point;

South $07^{\circ}48'41''$ East 1219.07 feet to a point;

South $07^{\circ}51'01''$ East 1250.74 feet to the point of beginning (P.O.B.), containing a gross area of 27.461 acres and a net area of 27.087 acres, more or less.

This description has been prepared by Brian Ward, PE, PLS, Palmer Engineering, P O Box 747, Winchester, KY 40392-0747.