

**ZONE CHANGE DESCRIPTION**

**475, 495 HAGGARD LANE & 450 RADCLIFFE ROAD**

**B-3 & B-1 TO R-4**

**495 HAGGARD LANE & 450 RADCLIFFE ROAD**

**B-1 TO R-2 & R-3**

**LEXINGTON, FAYETTE COUNTY, KENTUCKY**

All those tracts or parcels of land situated north of Haggard Court, east of Haggard Lane, south of Radcliffe Road and west of Interstate 75, in Lexington, Fayette County, Kentucky being more fully described and bounded as follows, to wit:

**475, 495 HAGGARD LANE & 450 RADCLIFFE ROAD B-3 & B-1 to R-4**

**BEGINNING** at a point in the Haggard Court centerline, said point being a common corner to 475 Haggard Lane and 1950 Haggard Court;

Thence with said Haggard Court, South 52°49'30" West, 311.00 feet to a point in the Haggard Lane centerline:

Thence with said Haggard Lane centerline for two (2) lines:

1. North 41°31'18" West, 328.58 feet to a point,
2. North 40°23'28" West, 26.21 feet to a point;

Thence leaving said Haggard Lane for thirteen (13) lines:

1. North 49°36'32" East, 151.50 feet to a point,
2. North 49°36'32" East, 38.00 feet to a point,
3. Along a curve to the left having a radius of 100.00 feet, an arc length of 157.08 feet and a chord North 04°36'32" East, 141.42 feet to a point,
4. North 40°23'28" West, 37.13 feet to a point,
5. Along a curve to the right having a radius of 100.00 feet, an arc length of 125.98 feet and a chord North 04°17'58" West, 117.82 feet to a point,
6. Along a compound curve to the right having a radius of 300.00 feet, an arc length of 100.44 feet and a chord North 41°22'58" East, 99.97 feet to a point,
7. North 50°58'25" East, 222.14 feet to a point,

8. Along a curve to the left having a radius of 100.00 feet, an arc length of 148.70 feet and a chord North 08°22'26" East, 135.37 feet to a point,
9. North 36°36'47" East, 151.12 feet to a point,
10. North 61°36'33" East, 552.82 feet to a point,
11. South 28°23'27" East, 362.91 feet to a point,
12. South 52°56'30" West, 1,060.60 feet to a point,
13. South 37°10'30" East, 328.99 feet to the point of beginning, containing 529,958 square feet or 12.17 acres (gross) and 272,610 square feet or 6.26 acres (net), more or less.

**495 HAGGARD LANE & 450 RADCLIFFE ROAD B-1 to R-2**

**BEGINNING** at the intersection of the centerlines of Haggard Lane and Radcliffe Road;

Thence leaving said Haggard Lane and with said Radcliffe Road for eight (8) lines:

1. North 50°06'54" East, 15.14 feet to a point,
2. Along a non-tangent curve to the left with a radius of 511.74 feet, an arc length of 208.12 feet and a chord North 38°27'52" East, 206.68 feet,
3. North 26°48'50" East, 36.17 feet to a point,
4. Along a curve to the right with a radius of 515.00 feet, an arc length of 175.94 feet and a chord North 36°36'07" East, 175.08 feet to a point,
5. Along a compound curve to the right with a radius of 515.00 feet, an arc length of 59.59 feet and a chord North 49°42'14" East, 59.56 feet to a point,
6. North 53°01'08" East, 117.45 feet to a point,
7. Along a curve to the left with a radius of 490.00 feet, an arc length of 140.30 feet and a chord North 44°48'57" East, 139.83 feet to a point,
8. Along a compound curve to the left with a radius of 490.00 feet, an arc length of 121.05 feet and a chord North 29°32'10" East, 120.74 feet to a point;

Thence leaving said Radcliffe Road and with 400 Radcliffe Road, South 75°43'39" East, 176.13 feet to a point;

Thence leaving said 400 Radcliffe Road for nine (9) lines:

1. South 36°36'47" West, 186.77 feet to a point,
2. South 53°23'13" East, 3.46 feet to a point,
3. Along a non-tangent curve to the right with a radius of 643.54 feet, an arc length of 183.70 feet and a chord South 44°49'00" West, 183.07 feet to a point,
4. South 53°01'13" West, 115.90 feet to a point,
5. Along a curve to the left with a radius of 379.60 feet, an arc length of 165.85 feet and a chord South 40°30'13" West, 164.54 feet to a point,
6. South 27°59'12" West, 104.49 feet to a point,
7. Along a curve to the left with a radius of 99.50 feet, an arc length of 118.75 feet and a chord South 06°12'08" East, 111.82 feet to a point,
8. South 40°23'28" East, 231.60 feet to a point,
9. South 49°36'32" West, 151.50 feet to a point in said Haggard Lane;

Thence with said Haggard Lane, North 40°23'28" West, 446.83 feet to the point of beginning, containing 186,629 square feet or 4.28 acres (gross) and 147,560 square feet or 3.39 acres (net), more or less.

### **495 HAGGARD LANE & 450 RADCLIFFE ROAD B-1 to R-3**

**BEGINNING** at a point in the Haggard Lane centerline;

Thence leaving said Haggard Lane, North 49°36'32" West, 151.50 feet to the **TRUE POINT OF BEGINNING**;

Thence for twenty (20) lines:

1. North 40°23'28" West, 231.60 feet to a point,
2. Along a curve to the right with a radius of 99.50 feet, an arc length of 118.75 feet and a chord North 06°12'08" West, 111.82 feet to a point,
3. North 27°59'12" East, 104.49 feet to a point,
4. Along a curve to the right with a radius of 379.60 feet, an arc length of 165.85 feet and a chord North 40°30'13" East, 164.54 feet to a point,

5. North 53°01'13" East, 115.90 feet to a point,
6. Along a non-tangent curve to the left with a radius of 643.54 feet, an arc length of 183.70 feet and a chord North 44°49'00" East, 183.07 feet to a point,
7. North 53°23'13" West, 3.46 feet to a point,
8. North 36°36'47" East, 186.77 feet to a point,
9. South 75°43'39" East, 24.47 feet to a point,
10. North 61°36'33" East, 527.25 feet to a point,
11. South 28°23'27" East, 64.62 feet to a point,
12. South 61°36'33" West, 552.82 feet to a point,
13. South 36°36'47" West, 151.12 feet to a point,
14. Along a non-tangent curve to the right with a radius of 100.00 feet, an arc length of 148.70 feet and a chord South 08°22'26" West, 135.37 feet to a point,
15. South 50°58'25" West, 222.14 feet to a point,
16. Along a curve to the left with a radius of 300.00 feet, an arc length of 100.44 feet and a chord South 41°22'58" West, 99.97 feet to a point,
17. Along a compound curve to the left with a radius of 100.00 feet, an arc length of 125.98 feet and a chord South 04°17'58" East, 117.82 feet to a point,
18. South 40°23'28" East, 37.13 feet to a point,
19. Along a curve to the right with a radius of 100.00 feet, an arc length of 157.08 feet and a chord South 04°36'32" West, 141.42 feet to a point,
20. South 49°36'32" West, 38.00 feet to the **TRUE POINT OF BEGINNING**, containing 158,704 square feet or 3.64 acres (gross) and 123,807 square feet or 2.84 acres (net), more or less.

