

**LEGAL DESCRIPTION
OF
LEXINGTON CENTER CORPORATION PROPERTY
FOR
ZONE CHANGE REQUEST
FROM R-2 TO B-2B (PARCEL TWO)
150 TUCKER STREET
LEXINGTON, FAYETTE COUNTY, KENTUCKY
JANUARY 28, 2022**

All that tract or parcel of land situated between Ty Court and Manchester Street in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows:

BEGINNING at a point in the southerly right-of-way line of Manchester Street and Ty Court, said point being the northernmost corner of Kentucky Utilities Company (Deed Book 998, Page 38);

Thence with the southerly right-of-way line of Manchester Street and Ty Court, and the westerly property line of Kentucky Utilities Company (Deed Book 998, Page 38) South 25° 45' 26" West, 20.22 feet to a point in the centerline of Ty Court;

Thence leaving the southerly right-of-way line of Manchester Street and Ty Court, and the westerly property line of Kentucky Utilities Company (Deed Book 998, Page 38), with the centerline of Ty Court for two (2) calls:

- 1) North 58° 37' 54" West, 41.92 feet to a point; and
- 2) 38.47 feet along a curve to the left, having a radius of 500.00 feet, the chord of which is North 60° 50' 09" West, 38.46 feet to a point;

Thence leaving the centerline of Ty Court, with an existing zone boundary line for two (2) calls:

- 1) North 36° 39' 03" East, 21.63 feet to a point; and
- 2) North 40° 46' 41" East, 28.25 feet to a point in the centerline of Manchester Street;

Thence with the centerline of Manchester Street, 71.25 feet along an arc to the left, having a radius of 6,300.00 feet, the chord of which is South 59° 21' 03" East, 71.25 feet to a point;

Thence leaving the centerline of Manchester Street, South 30° 19' 31" West, 28.71 feet to the **POINT OF BEGINNING**, containing a net area of 0.00 acres and a gross area of 0.08 acres.



Being a portion of the existing right-of-way of Manchester Street (formerly KY 1681) and Ty Court as shown on Highway Plans of Lexington-Versailles Road (US 60) and Jefferson Street, Project Number 2169 (SP 34-7164), dated May 9, 1979 and on file with the Kentucky Transportation Cabinet.

This legal description is adapted from the May 9, 1979 Highway Plans of Lexington-Versailles Road (US 60) and Jefferson Street by the Kentucky Transportation Cabinet, Project Number 2169, (SP 34-7164). The description was prepared by Michael A. Woolum, PLS, Strand Associates, Inc., 651 Perimeter Drive, Suite 220, Lexington, KY 40517. The surveyor of record makes no representation that a boundary survey was conducted for the purpose of preparing this description to be used in connection with a zone change request.



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Date

