

Easement Description

All that certain piece, parcel or tract of land located in Lexington-Fayette County, Kentucky, being west of Bull Lea Road and South of Citation Boulevard, and more particularly described as follows:

Commencing at a 1/2" rebar found (LS 3185) at the southwesterly intersection of Citation Boulevard (150' r/w; PB K-799) and Bull Lea Road (varied r/w) a corner to Lot 2 (PB R, Pg 575), University of Kentucky (DB 2121, Pg 575); thence with the Bull Lea Road right-of-way S 24°14'31" W a distance of 49.28'; thence 19.27' along the arc of a curve turning to the right, having a radius of 216.00', a chord bearing S 26°47'52" W, and a chord length of 19.26'; thence S 29°21'13" W a distance of 150.27'; thence 24.88' along the arc of a curve turning to the left, having a radius of 284.50', a chord bearing S 26°50'54" W, and a chord length of 24.87', to a 1/2" rebar found (LS 3185); thence S 24°20'34" W a distance of 2.58' to the POINT OF BEGINNING, having Kentucky State Plane, North Zone coordinates North 213,815.77 and East 1,569,844.42;

Thence continuing with Bull Lea Road S 24°20'34" W a distance of 82.64'; thence S 16°31'05" W a distance of 17.51'; thence leaving Bull Lea Road with a line through the lands of the University of Kentucky (DB 2121, Pg 575) N 66°12'19" W a distance of 61.21'; thence S 16°47'41" W a distance of 170.08'; thence 231.26' along the arc of a curve turning to the right, having a radius of 350.00', a chord bearing S 35°43'24" W, and a chord length of 227.07'; thence S 54°39'07" W a distance of 36.38' to a ; thence 52.65' along the arc of a curve turning to the right, having a radius of 84.00', a chord bearing S 72°36'34" W, and a chord length of 51.80', to a point in the line of LFUCG (DB 1744, Pg 630; PB R-34, Lot 4); thence with the line of LFUCG N 54°06'30" W a distance of 22.93'; thence N 38°23'41" W a distance of 1,670.22'; thence N 05°42'28" W a distance of 317.86'; thence N 25°22'12" W a distance of 277.61'; thence N 16°03'54" W a distance of 5.77' to a point in the southerly right-of-way line of Citation Boulevard (150' r/w; PB K-799); thence with said right-of-way S 40°31'30" E a distance of 234.83'; thence leaving said right-of way through the lands of the University of Kentucky, S 06°00'19" E a distance of 350.80'; thence 26.29' along the arc of a curve turning to the left, having a radius of 46.50', a chord bearing S 22°12'00" E, and a chord length of 25.94'; thence S 38°23'41" E a distance of 1,614.50'; thence 13.66' along the arc of a curve turning to the left, having a radius of 9.00', a chord bearing S 81°52'17" E, and a chord length of 12.39'; thence N 54°39'07" E a distance of 36.41'; thence 181.70' along the arc of a curve turning to the left, having a radius of 275.00', a chord bearing N 35°43'24" E, and a chord length of 178.41'; thence N 16°47'41" E a distance of 280.04'; thence S 66°12'19" E a distance of 147.62' to the Point of Beginning, having an area of 3.53 acres, as surveyed by Spencer Land Surveying (Job No. 2961) on November 22, 2023 Stuart W. Spencer, PLS 4068, as depicted on a plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, in the office of the Fayette County Clerk.

Being a portion of the lands conveyed by Nancy T. Ray, Trustee, to the Commonwealth of Kentucky, for the use and benefit of the University of Kentucky, on February 15, 2000, by deed recorded in Deed Book 2121, Page 575.

STATE of KENTUCKY  
STUART W. SPENCER  
4068  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

Stuart W. Spencer, PLS 4068  
Spencer Land Surveying  
311 N 3<sup>rd</sup> Street  
Richmond, KY 40475

*Stuart W. Spencer*  
11/22/2023