

**LEGAL DESCRIPTION  
OF  
LEXINGTON CENTER CORPORATION PROPERTY  
FOR  
ZONE CHANGE REQUEST  
FROM I-1 TO R-2 (PARCEL THREE)  
150 TUCKER STREET  
LEXINGTON, FAYETTE COUNTY, KENTUCKY  
JANUARY 28, 2022**

All that tract or parcel of land situated within the right-of-way of Ty Court, south of 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 94.32 feet right of the centerline of survey of Manchester Street at Station 26+38.70, as shown on the May 9, 1979 construction plans of Manchester and Jefferson Streets by the Kentucky Transportation Cabinet (Project Number 2169, SP 34-7164).

Thence with the southerly right-of-way line of Manchester Street and Ty Court for two (2) calls:

- 1) North 54° 27' 53" West, 65.32 feet to a point; and
- 2) North 72° 01' 10" West, 35.06 feet to a point;

Thence leaving the southerly right-of-way line of Manchester Street and Ty Court, with an existing zone boundary line, North 20° 16' 18" East, 19.11 feet to a point in the centerline of Ty Court;

Thence with the centerline of Ty Court for two (2) calls:

- 1) South 69° 43' 42" East, 114.22 feet to a point; and
- 2) 58.37 feet along an arc to the right, having a radius of 500.00 feet, the chord of which is South 66° 23' 02" East, 58.33 feet to a point;

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

- 1) South 36° 39' 03" West, 59.46 feet to a point; and
- 2) North 61° 59' 02" West, 37.92 feet to a point in the southerly right-of-way line of Manchester Street and Ty Court;

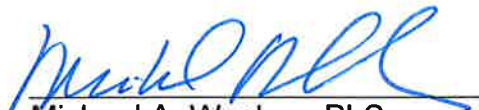
Thence with the southerly right-of-way line of Manchester Street and Ty Court for two (2) calls:

- 1) North 11° 41' 24" East, 14.79 feet to a point; and
- 2) North 51° 43' 14" West, 18.79 feet to the **POINT OF BEGINNING**, containing a net area of 0.00 acres and a gross area of 0.13 acres.



Being a portion of the existing right-of-way of Manchester Street (formerly KY 1681) and Ty Court as shown on the 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.



Michael A. Woolum, PLS  
Strand Associates, Inc.®  
651 Perimeter Drive, Suite 220  
Lexington, KY 40517  
(859) 225-8500

1/28/2022  
Date

