

LEGAL DESCRIPTION

BROOKE PROPERTIES LLC,
A KENTUCKY LIMITED LIABILITY COMPANY
DEED BOOK 4060, PAGE 553
SEE PLAT CABINET E, SLIDE 718, PARCELS 1 & 2
2094 AND 2098 HARRODSBURG ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY

All that tract or parcel of land situated on the southeasterly side of Harrodsburg Road (U.S. Highway No. 68) between Springhurst Drive and Lane Allen Road, in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

All bearings, distances and coordinates cited below are referenced to the State Plane Coordinate System, Kentucky Single Zone, NAD 83, in US Survey Feet.

Beginning at a MAG nail found at the rear common corner of Parcel 1 of Brooke Properties LLC, A Kentucky Limited Liability Company (Deed Book 4060, Page 553; see Plat Cabinet E, Slide 718, Lot 2) and Beverly A Chewning (Deed Book 1710, Page 683; see Plat Cabinet E, Slide 718, Lot 3), and being in the line of Clara C. Luigart (Deed Book 1940, Page 284), and said point having State Plane Coordinates of N: 3898927.7 and E: 5270514.5; thence running with the common line of Brooke Properties LLC and Luigart, S 52° 31' 31" W passing an iron pin set at 70.00 feet (all iron pins set this survey are 5/8-inch rebar, 18 inches in length with a plastic cap stamped "PLS 3539 CDP ENGINEERS"), being the rear corner of Parcels 1 and 2 of the Brooke Properties LLC, for a total distance of 161.17 feet to an iron pipe found in the northeasterly right-of-way line of Springhurst Drive, said pipe being a front corner of Luigart, aforesaid, and the rear corner of Parcel 2 of the Brooke Properties LLC; thence continuing along the extension of their common line, S 52° 31' 31" W 26.09 feet to a point in the center line of Springhurst Drive; thence running with the centerline of Springhurst Drive for two calls, with a curve to the right having a radius of 147.64 feet, an arc length of 46.67 feet, and bearing N 44° 47' 44" W a distance of 46.47 feet to a point, and N 33° 40' 56" W 163.39 feet to an intersecting point in the center line of Harrodsburg Road (U.S. Highway 68); thence running with the center line of Harrodsburg Road, N 55° 08' 41" E 193.39 feet to a point, said point being the intersection of the center line and the common line of Parcel 1 of the Brooke Properties LLC and Chewning, aforesaid; thence leaving the center line of Harrodsburg Road and running with the extended line of the Brooke Properties LLC and Chewning, S 34° 22' 59" E 49.85 feet to an iron pin set in the southeasterly right-of-way of Harrodsburg Road, said pin being the front common corner of Brooke Properties LLC, Parcel 1, and Chewning, aforesaid; thence with their common line S 34° 22' 59" E 150.73 feet to the point of beginning and containing a gross area of 39,764 square feet (0.913 acre) and a net area of 26,214 square FEET (0.602 acre) as shown by the attached Notification Map prepared by CDP Engineers, Inc., in July 2024.

Being the same property conveyed to grantors by deed dated February 21, 2024, and recorded in Deed Book 4060, Page 553; said property being designated as Lots 1 and 2 on the Record Plat of the Springhurst Subdivision, Unit 2 recorded in Plat Cabinet E, Slide 718. All of the above-referenced instruments are of record in the Fayette County, Kentucky, Clerk's office.

