

**ZONE CHANGE LEGAL DESCRIPTION**

for  
Virginia Way, LLC property  
conveyed in  
Deed Book 3354, Page 378  
located at  
1008 South Broadway  
Lexington, Fayette County, Kentucky

**Zone Change from P-1 (Professional Office)  
to  
B-1 (Neighborhood Business)**

Being a parcel of land in Lexington, Fayette County, Kentucky located at the southeast corner of the intersection of South Broadway and Virginia Avenue and being more particularly described as:

Beginning at the intersection of the centerline intersection of South Broadway and Virginia Avenue; said point having Kentucky State Plane Coordinates [KY North Zone, NAD 83 (2011)] of N(Y) = 196,325.74', E(X) = 1,564,023.15'; thence leaving said intersection and with the centerline of Virginia Avenue,

South 38°43'51" East a distance of 168.56 feet to a point; thence

continuing with the centerline of Virginia Avenue with a curve turning to the right with an arc length of 84.86 feet, with a radius of 1,432.39 feet, with a chord bearing of South 37°02'01" East, with a chord length of 84.85 feet, to a point; thence leaving the center of Virginia Avenue and through the right-of-way,

South 51°11'21" West a distance of 37.15 feet to a 24"-long, 5/8" diameter rebar with 2.5" diameter aluminum cap (PLS 3350) set in the southwest right-of-way of Virginia Avenue (Deed

Book 1769, Page 538); thence leaving the right-of-way and with the northwest line of Gateway Lofts Lexington, LLC (Deed Book 3929, Page 64),

South 51°11'21" West a distance of 1.30 feet to a found 5/8" diameter rebar with plastic cap (PLS 3349); thence continuing with said Gateway Lofts Lexington, LLC,

South 51°11'21" West a distance of 114.12 feet to a 24"-long, 5/8" diameter rebar with 2.5" diameter aluminum cap (PLS 3350) set at a corner to same; thence continuing with said Gateway Lofts Lexington, LLC,

North 38°30'11" West a distance of 214.38 feet to a 24"-long, 5/8" diameter rebar with 2.5" diameter aluminum cap (PLS 3350) set in the southeastern right-of-way of South Broadway; thence through the South Broadway right-of-way,

North 38°30'11" West a distance of 39.63 feet to a point in the center of South Broadway; thence with the center of South Broadway,

North 51°25'34" East a distance of 154.08 feet to a point at the intersection of South Broadway and Virginia Avenue, said point being the Point of Beginning;

**having a gross area of 39,144.8 square feet, 0.8986 acre and net area of 24,850.1 square feet or 0.5705 acre.**

The bearings and coordinates used in the description above being based on KY State Plane coordinates, KY North Zone, NAD 83 (2011) as determined by a GNSS survey to the site using a Carlson BrX7 GNSS Receiver and the KYTC CORS system.

The description above being based on a survey of the property by Kevin M. Phillips, PLS 3350, Endris Engineering, PSC, 771 Enterprise Drive, Lexington, KY 40510 concluded on August 26, 2022.



  
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Kevin M. Phillips, PLS 3350  
Endris Engineering, PSC  
771 Enterprise Drive  
Lexington, KY 40510

January 26, 2023  
Date