

Beaumont YMCA Multi-Use Trail

Permanent Easements (1)

LFUCG Division of Engineering
Lexington, KY Fayette County

EASEMENT DESCRIPTIONS

Parcel 1 YMCA of Central KY: 3251 Beaumont Centre Circle; Deed Book/Page Number: 2026/261

Total Tract Area: 20.42 acres

Permanent Easement Area: 23,115 sq ft.

Being a tract of land in Fayette County along Beaumont Centre Circle, beginning at a point on the existing Beaumont Centre Circle Right-of-Way line; thence with the permanent easement line S 83d 45m 31s W a distance of 19.96 feet to a corner of the permanent easement line; thence with the permanent easement line N 5d 43m 19s W a distance of 63.29 feet to a point on the permanent easement; thence with the permanent easement line along an arc 5.54 feet to the left having a radius of 40 feet, the chord of which is N 9d 48m 57s W, 5.53 feet to a point on the permanent easement; thence with the permanent easement line N 13d 46m 52s W a distance of 113.38 feet to a point on the permanent easement; thence with the permanent easement line along an arc 101.01 feet to the left having a radius of 50 feet, the chord of which is N 71d 39m 18s W feet 84.69 feet to a point on the permanent easement; thence with the permanent easement line S 50d 28m 16s W a distance of 292.86 feet to a point on the permanent easement; thence with the permanent easement line along an arc 13.91 feet to the right having a radius of 60 feet, the chord of which is S 57d 6m 49s W, 13.88 feet to a point on the permanent easement; thence with the permanent easement line S 63d 45m 21s W a distance of 23.12 feet to a point on the permanent easement; thence with the permanent easement line along an arc 7.29 feet to the left having a radius of 40 feet, the chord of which is S 58d 31m 55s W, 7.28 feet to a point on the permanent easement; thence with the permanent easement line S 53d 18m 28s W a distance of 125.11 feet to a point on the permanent easement; thence with the permanent easement line along an arc 33.83 feet to the right having a radius of 60 feet, the chord of which is S 69d 27m 42s W, 33.39 feet to a point on the permanent easement; thence with the permanent easement line S 85d 36m 57s W a distance of 1.40 feet to a point on the permanent easement; thence with the permanent easement line along an arc 25.94 feet to the left having a radius of 90 feet, the chord of which is S 77d 21m 30s W, 25.85 feet to a point on the permanent easement; thence with the permanent easement line S 69d 06m 02s W a distance of 246.39 feet to a point on the permanent easement; thence with the permanent easement line along an arc 47.61 feet to the right having a radius of 110 feet, the chord of which is S 81d 29m 59s W, 47.24 feet to a point on the permanent easement; thence with the permanent easement line N 86d 06m 04s W a distance of 43.80 feet to a corner of the permanent easement and a point along the property line; thence with the property line and permanent easement line N 1d 56m 38s W a distance of 20.10 feet to a corner of the permanent easement and a point along the property line; thence with the permanent easement line S 86d 06m 04s E a distance of 45.85 feet to

a point on the permanent easement; thence with the permanent easement line along an arc to the left 38.95 feet having a radius of 90 feet, the chord of which is N 81d 29m 59 E, 38.65 feet to a point on the permanent easement; thence with the permanent easement line N 69d 06m 02s E a distance of 246.39 feet to a point on the permanent easement; thence with the permanent easement line along an arc 31.71 feet to the right having a radius of 110 feet, the chord of which is N 77d 21m 30s E, 31.60 feet to a point on the permanent easement; thence with the permanent easement line N 85d 36m 57s E a distance of 1.40 feet to a point on the permanent easement; thence with the permanent easement line along an arc 22.56 feet to the left having a radius of 40 feet, the chord of which is N 69d 27m 42s E, 22.26 feet to a point on the permanent easement; thence with the permanent easement line N 53d 18m 28s E a distance of 125.11 feet to a point on the permanent easement; thence with the permanent easement line along an arc 10.94 feet to the right having a radius of 60 feet, the chord of which is N 58d 31m 55s E, 10.93 feet to a point on the permanent easement; thence with the permanent easement line N 63d 45m 21s E a distance of 23.12' to a point on the permanent easement; thence with the permanent easement line along an arc 9.27 feet to the left having a radius of 40 feet, the chord of which is N 57d 06m 49s E, 9.25 feet to a point on the permanent easement; thence with the permanent easement line N 50d 28m 16s E a distance of 292.86 feet to a point on the permanent easement; thence with the permanent easement line along an arc 141.41 feet to the right having a radius of 70 feet, the chord of which is S 71d 39m 18s E, 118.56 feet to a point on the permanent easement; thence with the permanent easement S 13d 46m 52s E a distance of 110.29 feet to a point on the permanent easement and a point on the existing Beaumont Centre Circle Right-of-Way line; thence with the permanent easement and existing Right-of-Way line S 04d 53m 33s E a distance of 30.81 feet to a point on the permanent easement and a point on the existing Beaumont Centre Circle Right of Way line; thence with the permanent easement and existing Right-of-Way line S 06d 55m 40s E a distance of 26.47 feet to a point on the permanent easement and a point on the existing Beaumont Centre Circle Right of Way line; thence with the permanent easement and existing Right-of-Way line S 08d 37m 28s E a distance of 17.23 feet to a corner on the permanent easement, a point on the existing Beaumont Centre Circle Right-of-Way line and the point of beginning;