

**LEGAL DESCRIPTION
FOR
PARTIAL RIGHT OF WAY CLOSURE
OF
CONCORD DRIVE
LEXINGTON, FAYETTE COUNTY, KENTUCKY**

Tract A

All that tract or parcel of land situated on Concord Drive north of Pine Meadow Road in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows, to wit:

BEGINNING at found iron pin with survey cap (PLS 3350) in the westerly right-of-way line of Concord Drive as shown on the Record Plat of Pine Meadows Unit 1, of record in Plat Cabinet C, Slide 597 in the Fayette County Clerk's Office, and being the northeasterly corner of Lot 13, Block "D" as shown thereon, said point having State Plane coordinates of $x = 1,559,265.66$ feet and $y = 198,456.08$ feet (NAD83, Kentucky North Zone, US Survey Feet);

Thence leaving Lot 13, with the northerly boundary line of Pine Meadows Unit 1, South $83^{\circ}04'57''$ East, a distance of 15.00 feet to a set iron pin with red plastic survey cap (PLS 4494);

Thence leaving the northerly boundary line of Pine Meadows Unit 1, with a new right-of-way line through Concord Drive for two (2) calls:

- 1) South $06^{\circ}55'03''$ West, a distance of 46.82 feet to a set mag nail with stamped washer (PLS 4494);
and
- 2) North $83^{\circ}04'57''$ West, a distance of 15.00 feet to a set iron pin with red plastic survey cap (PLS 4494), said point being in the easterly property line of the aforesaid Lot 13;

Thence with a line coincident with the westerly right-of-way line of Concord Drive and the easterly property line of Lot 13, North $06^{\circ}55'03''$ East, a distance of 46.82 feet to the **POINT OF BEGINNING**, containing 0.016 acres (702 square feet).

Tract B

All that tract or parcel of land situated on Concord Drive north of Pine Meadow Road in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows, to wit:

BEGINNING at found iron pin with survey cap (PLS 3350) in the easterly right-of-way line of Concord Drive as shown on the Record Plat of Pine Meadows Unit 1, of record in Plat Cabinet C, Slide 597 in the Fayette County Clerk's Office, and being the northwesterly corner of Lot 1, Block "E" as shown thereon, said point having State Plane coordinates of $x = 1,559,315.30$ feet and $y = 198,450.05$ feet (NAD83, Kentucky North Zone, US Survey Feet);

Thence leaving the northerly boundary line of Pine Meadows Unit 1, with a line coincident with the westerly property line of Lot 1 and the easterly right-of-way line of Concord Drive, South $06^{\circ}55'03''$ West, a distance of 46.82 feet to a set iron pin with red plastic survey cap (PLS 4494);

Thence leaving the westerly property line of Lot 1, with a new right-of-way line through Concord Drive for two (2) calls:

- 1) North $83^{\circ}04'57''$ West, a distance of 15.00 feet to a set mag nail with stamped washer (PLS 4494);
and
- 2) North $06^{\circ}55'03''$ East, a distance of 46.82 feet to a set iron pin with red plastic survey cap (PLS 4494), said point being in the northerly boundary line of Pine Meadows Unit 1;

Thence with the northerly boundary line of Pine Meadows Unit 1, South $83^{\circ}04'57''$ East, a distance of 15.00 feet to the **POINT OF BEGINNING**, containing 0.016 acres (702 square feet).

Tracts A and B being portions of the right-of-way dedicated as Concord Drive in the Record Plat of Unit 1, Pine Meadows Subdivision, of record in Plat Cabinet C, Slide 597, in the Fayette County Clerk's Office.

This legal description was prepared by Matthew J. McMackin, P.E., P.L.S. and is based on a boundary survey completed in the field by Strand Associates, Inc., 651 Perimeter Drive, Suite 220, Lexington, KY 40517 on between June and August of 2023 which complies with the minimum standards of practice as outlined in 201 KAR 18:150.

