

East Maxwell Street & Kalmia Street R-4 to B-2A Zone Change Legal Description

A certain tract of block of land bounded on the northwest by Lexington Avenue, on the northeast by Kalmia Street, on the southeast by Rose Street, and on the southwest by East Maxwell Street, within the City of Lexington, County of Fayette, Commonwealth of Kentucky and more particularly described as follows:

Beginning at the centerline intersection of East Maxwell Street and Lexington Avenue as depicted on Plat of Lyndhurst Place, as Amended of record at Plat Cabinet E, Slide 213 of the Fayette County Clerk's records; thence with the centerline of Lexington Avenue for one (1) call:

1. N 48°44'16" E a distance of 313.18' to the centerline intersection of said Lexington Avenue and Kalmia Street; thence with the centerline of said Kalmia Street for one (1) call:
2. S 41°22'56" E a distance of 378.77' to the centerline intersection of said Kalmia Street and Rose Street; thence with the centerline of said Rose Street for one (1) call:
3. S 48°39'43" W a distance of 311.18' to the centerline intersection of said Rose Street and East Maxwell Street; thence with the centerline of said East Maxwell Street for one (1) call:
4. N 41°41'04" W a distance of 379.19' to the Point of Beginning, having a gross area of 2.716 acres and a net area 2.003 acres.

Being the same properties as conveyed to 251 East Maxwell, LLC in Deed Book 3908, Page 288 (251 East Maxwell Street), Tim Chesney in Deed Book 3116, 579 (253 East Maxwell), Greg C. Treharne in Deed Book 3099, Page 584 (255 East Maxwell Street), Mary Khayat in Deed Book 3759, Page 205 (261 & 263 East Maxwell Street), Mary Khayat in Deed Book 1950, Page 655 (271 East Maxwell Street), Advantage Real Estate, LLC in Deed Book 4070, Page 697 (273 East Maxwell Street), Gerard R. Gerhard in Deed Book 1100, Page 551 (256 Kalmia Avenue), Timothy D. Chesney in Deed Book 2553, Page 745 (258 Kalmia Avenue), The Shires at Kalmia, LLC in Deed Book 3137, Page 87 (262 Kalmia Avenue), Burton Properties, LLC in Deed Book 4013, Page 290 (266, 268. 270 & 272 Kalmia Avenue), all of the Fayette County Clerk's records.