

ZONING LEGAL DESCRIPTION

for

1617 Clays Mill Road
Lexington, Fayette County, Kentucky

Clear Optiks, LLC
(Deed Book 3904, Page 739)

Zone Change from P-1to B-1

Being a parcel of land in the city of Lexington, Fayette County, Kentucky lying approximately on the north side of McCubbing Drive, said property being all of Parcels 2 and 4 of Plaza Properties, Inc. subdivision (plat recorded in Plat Cabinet B, Slide 335) less that certain property conveyed to LFUCG in Deed Book 3567, Page 691 and being more particularly described as:

Beginning in the west right-of-way of Clays Mill Road, approximately 358.73 feet south of the point of intersection of said west right-of-way of Clays Mill Road and the east right-of-way of Harrodsburg Road (US 68), said point being a 24"-long, 5/8" diameter rebar with 2.5" aluminum surveyor's cap (PLS 3350) set in the west right-of-way of Clays Mill Road and said point having Kentucky State Plane Coordinates of N=192,959.45' and E=1,559,984.26'; thence leaving said west right-of-way and through the Clays Mill Road right-of-way,

South 64°58'59" East a distance of 34.89 feet to a point in the centerline of Clays Mill Road; thence with the centerline of said Clays Mill Road,

South 25°22'16" West a distance of 167.35 feet to the intersection of the centerlines of Clays Mill Road and McCubbing Drive; thence leaving the center of Clays Mill Road and with the centerline of said McCubbing Drive,

North 54°28'52" West a distance of 306.27 feet to a point in the centerline of Harrodsburg Road (US 68); thence with the centerline of Harrodsburg Road,

North 48°35'00" East a distance of 152.89 feet to a point; thence continuing with the center of Harrodsburg Road,

North 48°17'44" East a distance of 31.82 feet to a point; thence leaving the centerline of Harrodsburg Road, and with a line through the Harrodsburg Road right-of-way,

South 49°25'59" East a distance of 45.77 feet to a point, said point being witnessed by a 5/8" rebar w/ plastic surveyor's cap (PLS 3661) found at North 33°45'20" West, 0.35 feet from corner; thence leaving the Harrodsburg Road right-of-way and with the south line of TATMI, LLC (Deed Book 3311, Page 632; Plat Cabinet D, Slide 799) for three calls:

South 49°25'59" East a distance of 95.41 feet to a 5/8" rebar with plastic cap (found, PLS 3661); thence


South 25°01'01" West a distance of 20.00 feet to a MAG nail with stainless steel surveyor's identification washer (set, PLS 3350); thence

South 64°58'59" East a distance of 57.57 feet to a 24"-long, 5/8" diameter rebar with 2.5" aluminum cap (PLS 3350) set in the aforementioned west right-of-way of Clays Mill Road; which is the Point of Beginning, having a GROSS area of 45,380.8 square feet, or 1.0418 acres and a NET area of 26,704.3 square feet. or 0.6130 acre.

The bearings and coordinates hereon are based on Kentucky State Plane North Zone, North American Datum of 1983 (NAD '83(2011), US Feet). Particularly, the bearings and coordinates are based on a GNSS Survey utilizing a Trimble R6 GNSS Receiver and the KYTC VRS System.

The description above being based on an actual ground survey of the property conducted under the direct supervision of Kevin Phillips (PLS 3350), of Endris Engineering, 771 Enterprise Drive, Lexington, Kentucky.





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

06-30-2023
Date