

APPLICATION TO PLANNING COMMISSION

Subdivision

Bourbon County Joint Planning Commission

525 High Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. MS 22-38 Fee Amount: \$ 150 Date Fee Received: 11/10/22 *check 12073*

1. APPLICANT Arco Farms III, LLC

MAILING ADDRESS 900 Seventeenth St NW, Ste 1000, Washington, D.C. 20006-2513

PHONE NO. Chandi Heffner-859-233-2012 (HOME) _____ (WORK)

2. TYPE OF REQUEST (Check one) MINOR SUBDIVISION MAJOR SUBDIVISION
 AMENDED SUBDIVISION PLAT CONSOLIDATION

3. PLEASE CIRCLE: Paris Bourbon County North Middletown/ Millersburg

4. SUBDIVISION NAME: _____ TOTAL ACREAGE: 487 +/- NUMBER OF LOTS: 2

5. EXISTING USE: agriculture ZONING DISTRICT: A-1

6. LOT INFORMATION (as it pertains to individual application):

Acreege of Original Lots: Property 1- 1+2= 261.148; 2- 3=305.82 +/- 3- _____ 4- _____ 5- _____

Acreege of Parcel to be divided: 261.148

7. FEE: Refer to Fee Schedule

8. SUPPLEMENTAL INFORMATION: Refer to Article VI of the Subdivision Regulations.

CHECKLIST:

- Attach a Legal Description of the Property (include deed book and page number for all tracts comprising the plat)
- Attach a plan of the proposed use (as described above)
- Attach a narrative of the proposed use (as described above)
- Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- Attach a list of adjoining property owners (name and address)

DocuSigned by:

Chandi Heffner, owner

November 9, 2022

2B18AA4B08C94A5
APPLICANT SIGNATURE

DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. You are not required to employ an attorney but you are encouraged to do so.

Certificate Of Completion

Envelope Id: 505499DE67B842B0B9A7A4DDB1919648

Status: Completed

Subject: Complete with DocuSign: KazeeArcoConsolApp.pdf

Source Envelope:

Document Pages: 1

Signatures: 1

Certificate Pages: 5

Initials: 0

AutoNav: Enabled

Envelope Stamping: Enabled

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Envelope Originator:

Jonathon P. Nunley

250 West Main Street

Suite 1600

Lexington, KY 40507-1746

jnunley@wyattfirm.com

IP Address: 208.87.239.202

Record Tracking

Status: Original

11/9/2022 8:58:52 AM

Holder: Jonathon P. Nunley

jnunley@wyattfirm.com

Location: DocuSign

Signer Events

Chandi Heffner

chandi@cdhinternational.com

X

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Chandi Heffner
2B18AA4B6C04A5

Signature Adoption: Pre-selected Style

Using IP Address: 107.77.218.143

Signed using mobile

Timestamp

Sent: 11/9/2022 9:15:28 AM

Viewed: 11/9/2022 11:39:15 AM

Signed: 11/9/2022 11:39:34 AM

Electronic Record and Signature Disclosure:

Accepted: 11/9/2022 11:39:15 AM

ID: e539001a-2e4a-4a0a-b5d4-698f7be5bd6d

Company Name: Wyatt Tarrant & Combs, LLP

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Jennifer Yazell

darnellengineeringinc@gmail.com

Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

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Sent: 11/9/2022 9:15:28 AM

Viewed: 11/9/2022 9:50:32 AM

Jonathon P. Nunley

jnunley@wyattfirm.com

Wyatt, Tarrant & Combs, LLP

Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

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Sent: 11/9/2022 9:15:28 AM

Resent: 11/9/2022 11:39:37 AM

Viewed: 11/9/2022 9:55:35 AM

REAL ESTATE TAX PAID AMT \$ 40⁰⁰
RICHARD STIPP, FADS, DCC
DATE 4-19-13 BY Mary Talbot

BOOK 290 PAGE 748

GENERAL WARRANTY DEED

This DEED is made and entered into as of April 19, 2013, from

BETTY C. LONG, a/k/a BETTY W. LONG, ("Grantor")
a single person
1806 Thatcher's Mill Road
Paris, Bourbon County, Kentucky 40361

to

LORAYNE AND VIVIAN KAZEE TRUST, ("Grantee")
ALICIA KAZEE, TRUSTEE
P.O. Box 22696
Lexington, Fayette County, Kentucky 40522

WITNESSETH

Pursuant to KRS 382.135, the in-care-of address to which the property tax bill for the year in which the property is transferred may be sent is: P. O. Box 22696, Lexington, Kentucky 40502.

For a total consideration of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00), the receipt and sufficiency of which are acknowledged, Grantor grants and conveys to Grantee, in fee simple, its successors and assigns, forever, with covenant of General Warranty, the following real property located in Bourbon County, Kentucky:

All of that certain tract or parcel of land, lying and being located in Bourbon County, Kentucky, and situated on the west side of Thatcher's Mill Road (KY 57); and more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin" is a set #4 rebar, eighteen (18") inches in length, with an orange cap stamped "Darnell 3553." All bearings stated herein are referenced to Plat Cabinet C, Sheet 326. All deed and plat references stated herein are found in the office of the Bourbon County Clerk, unless otherwise stated.

TRACT (13.995 Acres)

Beginning at a found iron pin in the west right-of-way of Thatcher's Mill Road (KY 57), a corner to Lorayne and Vivian Kazee Trust (D.B. 289, Pg. 745); said point lying N.52°16'17"E. 711.23 feet from a point in the west right-of-way of Thatcher's Mill Road (KY 57), a corner between Betty C. Long (D.B. 201, Pg. 220) and Steve T. Dennis & Jerri L. Dennis (D.B. 248, Pg. 515; P.C. B, Sh. 398); thence with said west right-of-way of said Thatcher's Mill Road (KY 57) S.52°16'17"W. 257.59 feet to a point at the center of Stoner Creek, a corner to Tract 3, a new division of Betty C. Long (D.B. 201, Pg. 220); thence with the center of said creek and with said Tract 3

Page 1 of 3

Return to: Grantee.

LOADED FOR RECORD
RICHARD STIPP, FADS, DCC
13 APR 19 AM 11:33

for seven calls as follows: (1) N.35°00'46"W. 563.71 feet to a point, (2) N.55°12'17"W. 369.43 feet to a point, (3) N.68°15'10"W. 440.30 feet to a point, (4) N.59°56'26"W. 569.44 feet to a point, (5) N.76°35'34"W. 175.80 feet to a point, (6) N.82°43'47"W. 327.09 feet to a point, and (7) N.88°25'33"W. 464.08 feet to a point, in the line of Stone Farms, LLC (D.B. 286, Pg. 123); thence with said Stone Farms, LLC for three calls as follows: (1) N.08°57'49"W. 46.37 feet to a found iron pin, (2) S.81°16'11"W. 360.98 feet to a fence post, and (3) N.58°08'28"W. 102.99 feet to a found iron pin, a corner to Lorayne and Vivian Kazee Trust (D.B. 289, Pg. 745); thence with said Lorayne and Vivian Kazee Trust for four calls as follows: (1) N.50°29'11"E. 644.69 feet to an iron pin, (2) S.63°16'24"E. passing an iron pin at 1,394.47 feet, in all 2,788.93 feet to a found iron pin, (3) S.68°32'42"W. 99.70 feet to a found iron pin, and (4) S.48°00'42"E. 333.28 feet to the point of beginning containing an area of 13.995 acres more or less, and being subject to any and all easements or right-of-way of record and in existence and in accordance with a survey and plat by Darnell Engineering, Inc. on March 26, 2013. Also described as Tract 2 as shown on the Triple Consolidation Plat - Betty C. Long, of record in Plat Cabinet C, Sheet 240, in the Bourbon County Clerk's Office.

SOURCE OF TITLE

Being a portion of Tract 5 conveyed to Betty C. Long, by deed dated July 28, 1987, from William E. Lane, a single person, of record in Deed Book 201, Page 220, in the Bourbon County Clerk's Office.


To have and to hold the above property together with all rights, privileges, appurtenances and improvements thereunto belonging unto the Grantee, in fee simple, its successors and assigns, forever.

Grantor covenants (a) lawful seisin of the Property (b) full right and power to convey same, and (c) that the Property is free and clear of all liens and encumbrances, except liens for real property taxes and assessments due and payable for 2013 and thereafter, which Grantee assumes and agrees to pay. This conveyance is made subject to all (i) easements, restrictions and stipulations of record, and (ii) governmental laws, ordinances and regulations affecting the Property.

For purposes of KRS 382.135, Grantor and Grantee, by execution of this Deed, certify that the consideration reflected in this Deed is the full consideration paid for the Property.

IN WITNESS WHEREOF, Grantor and Grantee executed this Deed effective as of the date first set forth above, but actually on the dates set forth below.

GRANTOR:



BETTY C. LONG
a/k/a BETTY W. LONG

Page 2 of 3

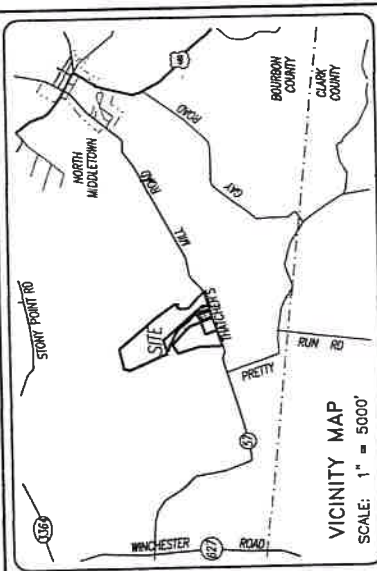
NOTES:

- Tract 1, Tract 2, and Tract 3 plotted hereon are the same as Tract 1, Tract 2, and Tract 3 described in Deed Book 201, Page 220 less that previously mentioned shown on Plat Exhibit B, Sheet 387 and further described in Deed Book 233, Page 40, as that tract or parcel of land shown in Deed Book 289, Page 581; not surveyed hereon.
- Tract 4 shown hereon is the same as Tract 1 described in Deed Book 289, Page 581 less exception therein; not surveyed hereon.
- Tract 5 shown hereon is the same as that tract or parcel of land described in Deed Book 233, Page 697 and shown on Plat Exhibit B, Sheet 387, not surveyed hereon.
- Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey, shown hereon, and in existence at the date of the field consolidation survey.
- Property shown hereon is subject to those restrictions set forth in the Plat-Bourbon County Planning Commission for its re-creation zoning classification.
- The purpose of this plat is to consolidate Tract 1 with Tract 4, Tract 2 with Tract 5, and consolidate Tract 3 and Tract 6 with Tract 1, Tract 2, and Tract 5, and to show the consolidated tract with an adjoining legal parcel and connect the same with the Plat-Bourbon County Planning Commission for its re-creation zoning classification.
- Any part of the Planning Commission Chairman's signature being affixed hereon.

LEGEND:

- Iron Pin Found with I.D. Cop bearing "RDH 1967"
- #4 Rebar, 18" long, with I.D. Cop bearing "Witness Set"
- Set this Survey as Reference
- #4 Rebar, 18" long, with I.D. Cop bearing "Darnell 3553"
- Cap bearing "Darnell 3553"
- Mag. Nail Set in Road
- Point of Right-of-Way
- Found Sycamore Tree
- Fence Post
- Center of Creek
- Address

LINE	BEARING	DISTANCE
L1	N 34°07'31" E	41.27
L2	N 89°57'40" W	46.37
L3	N 85°37'46" W	46.37
L4	N 26°03'59" W	102.95
L5	S 82°43'51" E	372.05
L6	S 78°35'31" E	175.80
L7	S 55°12'17" E	181.55
L8	S 86°32'42" W	59.20
L9	S 55°12'17" E	187.87
L10	N 76°35'34" W	175.80
L11	N 82°43'47" W	372.05



OWNER'S CERTIFICATION
 (we) do hereby certify that I am (we are) the owner(s) of record of the property plotted hereon, and property being (a portion of) the same property conveyed to me (us) by _____ on _____ and recorded in Deed Book _____ page _____ in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

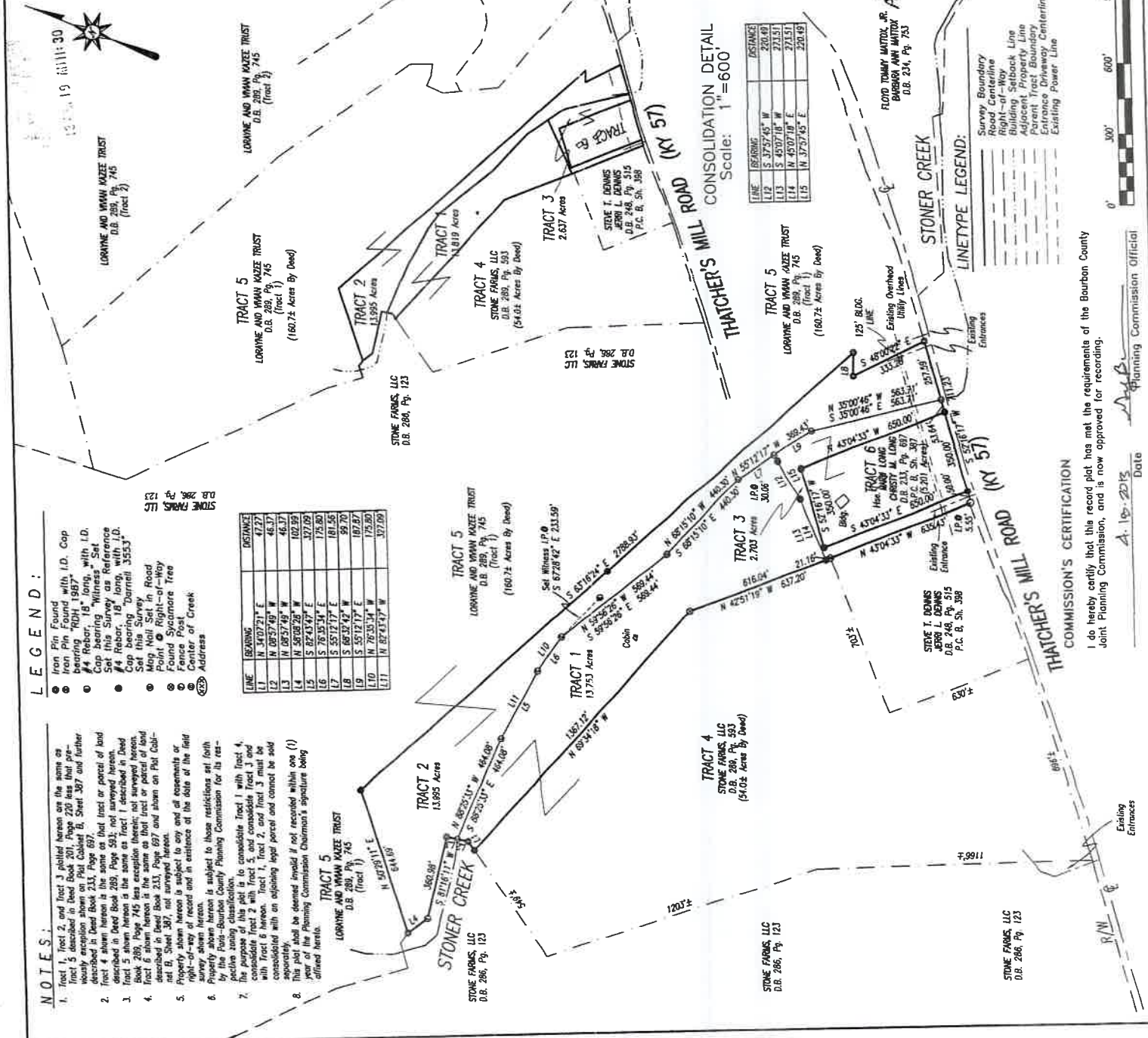
Owner: Betty C. Long
 Address: 1906 Thatcher's Mill Rd, Hazard, KY 40361
 Date: 4/19/2013
 Witness: Pi. Rexits
 Address: _____
 Date: _____

CONSOLIDATION ACRES:
 BEFORE CONSOLIDATION:
 Tract 1 = 54.63 Acres (See Note Below)
 Tract 2 = 13.95 Acres (See Note Below)
 Tract 3 = 160.74 Acres (See Note Below)
 Tract 4 = 2.87 Acres (See Note Below)
 Tract 5 = 2.70 Acres (See Note Below)
 Tract 6 = 5.20 Acres (See Note Below)
 AFTER CONSOLIDATION:
 Tract 1 = 174.72 Acres
 Tract 2 = 174.72 Acres
 Tract 3 = 174.72 Acres
 Tract 4 = 174.72 Acres
 Tract 5 = 174.72 Acres
 Tract 6 = 174.72 Acres

LAND SURVEYOR'S CERTIFICATION
 I do hereby certify that this plat depicts a survey made by me or under my direction, by the method of random traverse and all monuments indicated actually exist and their location, and material are correctly shown. The smallest mathematical error of closure ratio of the random traverse was _____ The survey as shown hereon is a Class Rural survey and have been adjusted for closure. This survey meets all the specifications of this class. The survey and the accuracy and precision meets the minimum standards of all governing authorities. The books of this survey and plot meets or exceeds the minimum standards of all governing authorities. The books of this survey and plot meet or exceeds the minimum standards of all governing authorities. The books of this survey and plot meet or exceeds the minimum standards of all governing authorities.

CONSOLIDATION DETAIL
 Scale: 1" = 600'

LINE	BEARING	DISTANCE
L1	S 37°57'45" W	220.49
L2	S 43°07'08" W	273.51
L3	N 43°07'08" E	273.51
L4	N 37°57'45" E	220.49



LINE TYPE LEGEND:
 Survey Boundary
 Road Centerline
 Right-of-Way
 Building Setback Line
 Adjacent Property Line
 Entrance Driveway Centerline
 Existing Power Line

COMMISSIONER'S CERTIFICATION
 I do hereby certify that this record plat has met the requirements of the Bourbon County Joint Planning Commission, and is now approved for recording.

Planner: _____
 Date: 4-19-2013

DARNELL ENGINEERING, INC.
 P.O. Box 175
 Cynthiana, Kentucky 41031
 (859) 234-8857

SALE DATE: 02/28/13
 FILE NO: LONG82
 JOB NO: 13-4433
 DRAWN BY: DICKSON
 CHECKED BY: DICKSON
 DATE: APD

BETTY C. LONG
 THATCHER'S MILL ROAD (KY 57)

PLATED: 04/09/13 @ 8:00 BY APD



THIS DEED OF CONVEYANCE made and entered into this 31st day of December, 2012, by and between D. B. Kazee and Alicia Kazee his wife, of P.O. Box 22696, Lexington, KY 40522, parties of the first part, and the Lorayne and Vivian Kazee Trust, Alicia Kazee, Trustee, of 1620 Richmond Road, Lexington, KY 40502, party of the second part;

IN-CARE-OF ADDRESS to which the 2012 Property Tax Bill and Deed copy may be sent: D. B. Kazee, P.O. Box 22696, Lexington, KY 40522.

WITNESSETH: That for love, affection, good and valuable consideration the receipt of which is hereby acknowledged, the party of the first part does grant, sell and convey unto the party of the second part, in fee simple, the following described real estate located in Bourbon County, Kentucky, to-wit:

TRACT 1:

Beginning at a stone in W.T. Bryan's line and corner to Dower Tract; thence along Dower Tract S 66-10 E 2430 ft. to oak tree; thence S 59-50 E 1346 ft.; thence S 25-00 E 189 ft.; thence S 73-00 W 100 ft. to Sycamore tree; thence crossing Stoner Creek S 88-50 W 90 ft. to post; thence S 00-30 W 151 ft. to Oak tree; thence S 30-30 E 470 ft. to post; thence S 74-00 E 1222 ft. to center of Thatcher's Mill & North Middletown Pike corner to Dower Tract; thence along center of said pike N 24-00 E 416 ft.; thence N 39-30 E 262 ft.; thence N 59-30 E 356 ft.; thence N 54-30 E 302 ft. to point in center of said pike and corner to J.C. Bryan's line; thence along his lines S 20-00 E 1325 ft. to center of Stoner Creek; thence along center of same N 88-15 W 450 ft.; thence N 80-00 W 224 ft.; thence S 65-20 W 380 ft. to centerwater gap corner to H.C. Smith; thence N 25-00 W 40 ft.; thence S 62-40 W 665 ft.; thence N 65-10 W 2285 ft. to point in McCray's line; thence N 64-45 W 1015 ft.; thence S 48-50 W 645 ft.; thence N 79-25 W 55 ft.; thence crossing Stoner Creek S 50-10 W 106 ft. to post corner to McCray; thence N 39-30 W 305 ft.; thence N 48-00 W 250 ft.; thence N 46-45 W 1300 ft. along McCray's line; thence N 45-30 W 400 ft.; thence N 4-30 W 282 ft. to Stone corner in McCray's line and corner to W.T. Bryan; thence along his line N 50-45 E 1070 ft. to place of beginning, containing 189.44 acres.

EXCEPTIONS:

There is excepted out of the above tract, a parcel containing 28.764 acres and more fully described in Deed Book 226, Page 795, of the Bourbon County Records at Paris, Kentucky.

1 13 JAN -2 PM 3:17

RECORDED FOR RECORD
RICHARD STEPHENS
13 JAN 2013 3:17 PM

TRACT 2:

All that certain tract of land lying and being in Bourbon County, State of Kentucky, located about 2 ½ miles Southwest of North Middletown on the west side of Big Stoner Creek, more particularly described as follows:

Beginning at a fence post in the line of Miss Mary Frances Kerr, a corner to another tract belonging to Mrs. Emma B. Snyder; thence with said Snyder S 66-37 E 1652.8 feet to a point in the fence; thence, S 66-28 E 733.9 feet to a fence post; thence, S 61-47 E 339.8 feet to a point in the fence; thence S 61-33 E 175.3 feet to a point in the fence; thence S 61-44 E 721.0 feet to a stake; thence S 25-00 E 307.8 feet to a stake; thence, S 73-00 W 100.0 feet to nail in the root of 36 inch Sycamore tree on the east bank of Big Stoner Creek, called for and marked as a corner; thence crossing said creek S 87-00 W 84.8 feet to a fence post; thence S 03-59 E 134.7 feet to a stake; thence S 30-43 E 141.4 feet to a set stone in the fence, a corner to W.C. and J.C. Bryan in the line of said Snyder; thence with said Bryan N 43-42 E 91.0 feet to the point in the center of Big Stoner Creek; thence down the center of said creek as it meanders S 73-22 E 370.5 feet; thence N 84-57 E 184.8 feet; thence N 60-57 E 132.1 feet; thence N 41-51 E 128.0 feet; thence N 22-33 E 149.0 feet; thence N 13-53 W 196.5 feet; thence N 30-15 W 189.8 feet; thence N 55-35 W 1242.1 feet; thence N 47-04 W 351.7 feet; thence N 50-13 W 357.0 feet; thence N 26-44 W 502.8 feet; thence N 23-17 E 258.7 feet to a point in the center of said creek; thence leaving said creek N 71-36 W 22.0 feet to a nail in the root of a 36 inch Elm on the west bank of said creek; thence, N 61-21 W 1268.0 feet to a stake in the fence, a corner to said Bryan in the line of Miss Mary Frances Kerr; thence with said Kerr S 49-39 W 670.6 feet to a point in the fence; thence S 49-38 W 743.1 feet to a point in the fence; thence, S 49-28 W 145.0 feet to the place of beginning, containing an area of 90.0 acres, more or less.

TRACT 3:

That certain tract of land with all improvements thereon lying along the Thatcher's Mill Road, in Bourbon County, Kentucky and being near a certain covered bridge over Stoner Creek, and bounded as follows:

Beginning at a gate post in William McCray's line on said pike and running along said pike north 141 feet to a corner with Mrs. Emma Bryan Snyder, thence with her line 354.146 feet to a corner to said Bryan's line; thence from said point some 105 feet to a corner to the said McCray; thence with McCray's line east 354.146 feet to said pike, the place of beginning; containing one acre of ground.

TRACT 4:

Also, a certain tract of land in said County, lying along the Thatcher's Mill Road, and being near a certain covered bridge over Stoner Creek, and adjoining the above described property and bounded as follows:

Beginning at a point on said Turnpike, corner to Dora Clarke and William McCray, thence west along the line of Dora Clarke 150 feet to a point in the line of Dora Clarke, corner to said McCray, and from said point in a southeasterly direction to said pike; thence along said pike north 34 feet to the beginning, containing about one half acre of land.

Being the same property conveyed to D.B. Kazee from Big Branch Holding Company, LLC, by deed dated December 27, 2012, and of record in the Office of the Bourbon County Court Clerk in Deed Book ____, at Page ____.

This conveyance is subject to all applicable streets, alleys, easements and restrictive covenants of record.

TO HAVE AND TO HOLD the above described real estate, together with all the appurtenances thereunto belonging, unto the party of the second part, in fee simple, forever, with covenant of GENERAL WARRANTY.

The parties hereto do hereby certify that the consideration of ONE MILLION ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$1,125,000.00) is true and fair market value for the property hereby conveyed. This conveyance is exempt from tax under KRS Chapter 342. The party of the second part joins in this deed for the sole purpose of certifying the consideration and fair market value of the property.

IN TESTIMONY WHEREOF, witness the signature of the parties of the first part and party of the second part, this day and year first above written.

Parties of the First Part:



D.B. Kazee



Alicia Kazee

REALESTATE TAX PAID AMT \$ 2,500.00
RICHARD STIPPE ADS, BCC
DATE 12-16-2021 BY Dona A. Moore DC

BOOK 320 PAGE 126

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made and entered into this 19 day of November, 2021, by and among [i] PAULA S. WRIGHT and ALICIA S. MCKENZIE, CO-EXECUTRICES OF THE ESTATE OF HOMER SHORT (the "Estate"); [ii] PAULA S. WRIGHT and ALICIA S. MCKENZIE, CO-TRUSTEES OF THE HOMER SHORT REVOCABLE TRUST U/A dated August 10, 1995, as amended (the "Trust" the Estate and Trust are collectively known herein as "Grantor") both with a mailing address of 7766 Route 321 South, Hager Hill, Kentucky 41222; and [iii] ARCO FARMS III, LLC, a Kentucky limited liability company, having a mailing address of c/o Bessemer Trust Company 900 Seventeenth St. N.W., Ste 1000, Attn: Elizabeth Delo, Washington, D.C. 20006-2513, hereinafter referred to as "Grantee". Pursuant to KRS 382.135, the in-care-of address to which the property tax bill for the year in which the property is transferred may be sent is: c/o Bessemer Trust Company, 900 Seventeenth St., N.W., Ste 1000, Attn: Elizabeth Delo, Washington, D.C. 20006-2513.

W-I-T-N-E-S-S-E-T-H:

For a total consideration of TWO MILLION FIVE HUNDRED THOUSAND and 00/100 DOLLARS (\$2,500,000.00), the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold and does hereby grant, bargain, sell, transfer and convey all of its right, title and interest unto Grantee, in fee simple, with covenant of SPECIAL WARRANTY, its successors and assigns, forever, the following tracts or parcels of land located in Bourbon County, Kentucky, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof together with all applicable appurtenances thereto (the "**Property**").

Grantor covenants (a) lawful seisin of the Property (b) full right and power to convey same, and (c) that the Property is free and clear of all liens and encumbrances by or in favor of any party claiming by, through or under Grantor except liens for real property taxes and assessments due and payable in 2021 and thereafter, which Grantee assumes and agrees to pay. This conveyance is made subject to all (i) easements, restrictions and stipulations of record, and (ii) governmental laws, ordinances and regulations affecting the Property.

For purposes of compliance with KRS 382.135, Grantor and Grantee hereby certify that the estimated fair cash value of the Property is Two Million Five Hundred Thousand and 00/100 Dollars (\$2,500,000.00). Grantee joins in the execution of this Deed for the purpose of certifying the amount of the consideration.

The conveyance of the Property is made by PAULA S. WRIGHT and ALICIA S. MCKENZIE in their fiduciary capacities as aforesaid, and they shall not be liable individually for any breach or failure of any of the covenants, warranties, and representations made herein, and the liability, if any, of PAULA S. WRIGHT and ALICIA S. MCKENZIE in their fiduciary capacities as aforesaid, in the event such breach or failure, shall be limited to the value of the assets in their hands as such fiduciary on the date they receive notice thereof.

The Trust is entering into this Deed for the sole purpose of conveying any and all interest it may have in the Property.

2021 DEC 16 PM 3:13

RECORDED FOR RECORD
RICHARD STIPPE ADS
BOURBON COUNTY CLERK

0118456.0584265 4888-0526-5921v2

RETURN TO:

MORPAYER PLLC
211 EAST MAIN ST., STE 900
LEXINGTON, KY 40507

EXHIBIT A

820 STONEY POINT ROAD

Tract No. I:

Consisting of 305.82 acres, more or less, located three miles West of North Middletown, Kentucky on the Simmonds Mills and Stoney Point Road, bounded and described as follows:

BEGINNING at a point at the center of said pike and running therefrom South 7 degrees East 624 feet; thence South 15 degrees East 952 feet; thence South 20 degrees East 1307 feet; thence South 4 degrees East 1897 feet to a corner to Emma Snyder; thence along her line North 52 degrees East 4728 feet the center of Stoner Creek; thence with the center of same North 76 degrees West 780 feet; thence due North 100 feet; thence North 18 degrees East 100 feet; thence North 35 degrees East 100 feet; thence North 40 degrees East 100 feet; thence North 36 degrees East 100 feet; thence North 30 degrees East 100 feet; thence North 31 degrees East 100 feet; thence North 22 degrees East 100 feet; thence North 10 degrees East 100 feet; thence North 40 feet degrees East 366 feet across Stoner over the so-called backbone of Stoner Creek to the center of same; thence along center of same North 53 degrees West 700 feet; thence North 63 degrees West 300 feet; thence North 61 degrees West 200 feet; thence North 60 degrees West 96 feet; thence leaving the creek South 6 degrees East 460 feet; thence North 81 degrees West 1014 feet to a bend in fence; thence North 77 degrees West 36 feet; thence North 88 degrees West 48 feet; thence North 67 degrees West 1633 feet to the center of said pike; thence along center of same South 64 degrees West 787 feet; thence South 75 degrees West 298 feet to the beginning and containing 305.82 acres of land according to survey made October 21, 1937, by J. M. Scott, C. E.

Tract No. II:

All that certain tract of land near the Seamond's Mill Pike, and on the waters of Strodes Creek in said County described as follows:

BEGINNING at a post corner to Bartlett Brothers and Mary Frances Kerr, thence with the line of the said Kerr North 10 degrees West 739 feet to a stake, a new corner to first part; thence with said first part for three new lines; South 72 degrees West 1844 feet, to a post, thence South 67 degrees ¼ minutes West 1819 feet to a point near Strodes Creek near a water gap; thence North 65 degrees West 46 feet to a stone corner to Alfred Clay; thence with Alfred Clay for five lines, crossing Strodes Creek at a water gap and up a bluff South 24 degrees West 300 feet to a stone on top of bluff; thence with the fence at top of bluff South 50 degrees East 301.6 feet to a stone; thence South 58 ½ degrees East 594 feet to a stone; thence South 57 degrees East 454.8 feet to a stone; thence South 45 ½ degrees East 99 feet to a stone corner to said Barlett Brothers; thence with the said Barlett Brothers for six lines; North 8 ½ degrees East 198 feet down the cliff to a stone near the South Bank of Strodes Creek, thence along a fence near said South bank of creek North 39 ¼ degrees East 747.2 feet to a stone, thence North 63 degrees east 379 feet to a stone; thence South 88 ¼ degrees East 247.5 feet to a stone; thence crossing Strodes Creek North 14 degrees East 305 feet to a stone; thence North 73 ½ degrees East 1959 feet to the beginning, and containing 79 acres of land and

Tract No. III:

BEGINNING at a steel pin corner to Sparks; thence South 38 degrees 43' 04" East 59.24 feet to a point; thence South 61 degrees 37' 03" West 107.99 feet to a point; thence South 02 degrees 32' 55" West 404.90 feet to a point; thence South 19 degrees 40' 20" East 125.31 feet to a point; thence North 35 degrees 13' 28" West 292.0 feet to a point in the center of said creek, a corner to other property of Thomas Stevens; thence leaving said creek with said Stevens, South 49 degrees 47' West 104.0 feet to a fence post; thence South 49 degrees 34' West 1,000.2 feet to a point in the fence; thence South 49 degrees 47' West 218.1 feet to a point in the fence; thence South 49 degrees 39' West 782.7 feet to a stake in the fence, a corner to Mrs. Emma B. Snyder in the line of said Stevens; thence with said Snyder 90 acre tract, South 61 degrees 21' East 1,268.0 feet to a nail in the root of a 36 inch Elm on the West bank of Big Stoner Creek; thence crossing said creek South 39 degrees 10' East 126 feet to a steel pin, corner to other lands of William B. Bryan; thence with the line of said William B. Bryan, North 60 degrees 10' East 145.1 feet to a steel post; thence South 73 degrees 26' East 373.3 feet to a steel post; thence South 30 degrees 32' East 182.5 feet to a steel post; thence South 46 degrees 07' East 181.0 feet to a steel post; thence South 84 degrees 38' East 342.7 feet to a steel post; thence North 62 degrees 34' East 531.7 feet to a steel post; thence North 49 degrees 16' East 158.7 feet to the point of beginning, containing an area of 90.24 acres, more or less; and

Being the same property conveyed to Homer Short by deed dated the 22nd day of December, 1987 and of record in Deed Book 201, Page 309 in the office of the Bourbon County Clerk. Homer Short died testate, a widower, on November 28, 2009 and by his will of record in Will Book XX, Page 763, Paula S. Wright and Alicia S. McKenzie were appointed Co-Executrixes with full power of sale. Paul S. Wright and Alicia S. McKenzie join in this conveyance as Co-Trustees of the Homer Short Revocable Trust w/a August 10, 1995, as amended, which said trust is beneficiary under the will.

STATE OF KENTUCKY
 COUNTY OF BOURBON, Sct.
 I, RICHARD STIPP EADS, Clerk of Bourbon County Court,
 do certify that the foregoing DEED
 was on 12/16/2021 lodged in my office for record,
 and that it has been duly recorded in my said office,
 together with this and the certificate thereon endorsed.
 Given under my hand.
 RICHARD STIPP EADS, CLERK

Richard Stipp Eads, BCC

DARNELL ENGINEERING, INC.

P.O. Box 175
Cynthiana, KY 41031
(859) 234-8957-Telephone

ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
allenpatrickdarnell@gmail.com (EMAIL)

November 10, 2022

File No. 22-5231

Bourbon County Planning Commission
525 High Street, Room 127
Paris, Kentucky 40361

RE: Consolidation @ Thatcher's Mill Road (KY 57), Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 182.082 acre tract with an existing 305.82 acre tract. The land use will remain the same-agricultural.

To our knowledge, the board of adjustments has not taken any prior action in regards to this property.

The adjoining property owners are:

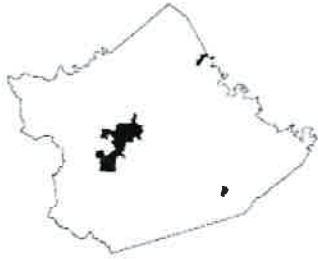
MARK & CHRISTY M LONG, 1077 THATCHERS MILL RD, PARIS KY 40361
STONE FARMS LLC, 200 STONEY POINT RD, PARIS KY 40361
A & M FARM, 902 EDGEMONT DR, PARIS KY 40361-1010
ROXY DAVIS II & TERESA KASH-DAVIS, 736 STONEBRIAR WAY, RICHMOND KY 40475
LINDA L BRADY, 982 STONEY POINT RD, PARIS KY 40361
JOSIAH A JONES III & JANISE S JONES, 1020 STONEY POINT RD, PARIS KY 40361
DAVID B & DOROTHY SPARKS, 1495 THATCHERS MILL RD, PARIS KY 40361
TIM F CRISP, 11 CANARY LANE, WINCHESTER KY 40391

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures



BOURBON COUNTY JOINT PLANNING OFFICE

**525 High Street
Paris, KY, 40361
859.987.2150**

www.bourboncountyplanning.com

Permit #: 365

Permit Type:

Address: 1139 THATCHERS MILL RD

City: Paris

State: KY

Zip: 40361

Owner: KAZEE LORAYNE & VIVIAN TRUST

Owner Address: PO BOX 22696

Owner City: Lexington

Owner State: KY

Owner Zip: 40522

Owner Phone:

Owner Email:

Receipt #: 253

Date: 11/10/2022

Paid By: Darnell Engineering

Description: Check 12073

Payment Type: Check

Payment Type Description: Check

Accepted By: Andrea Lacy

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Consolidation Plat	Application		0.00	150.00	150.00
				Total:	\$150.00