

**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
RESOLUTION 19-36**

A RESOLUTION FOR THE SALE OF PROPERTY

WHEREAS, the Madison County Fiscal Court wishes to sell the Battlefield Golf Course, as surveyed by the Madison County Surveyor and identified in said survey as Item G1, G2, G3, G4, G5, G6, and G7 as found on Attachment A and supported with the legal description in Attachment B. In accordance with KRS 67.0802, the use at the time of acquisition was as a golf course. The property is being sold in the best interest of the taxpayer to assist in the financial crisis being faced by the County. The property shall be sold by sealed bid with the minimum set no less than the appraised value of the property; and

WHEREAS, the Madison County Fiscal Court wishes to sell the residential property as surveyed by the Madison County Surveyor and identified in said survey as Item 8 as found on Attachment A and supported with the legal description in Attachment C. In accordance with KRS 67.0802, the property is a residential property that was acquired as part of the original purchase of the golf course and previously used as rental property. The property is being sold in the best interest of the taxpayer to assist in the financial crisis being faced by the County. The property shall be sold by sealed bid with the minimum set no less than the appraised value of the property; and

WHEREAS, the Madison County Fiscal Court wishes to sell the vacant lots, as surveyed by the Madison County Surveyor and identified in said survey as Item 9, 10, and 11 as found on Attachment A and supported with the legal description in Attachment D. In accordance with KRS 67.0802, the property was acquired as a vacant lot. The property is being sold in the best interest of the taxpayer to assist in the financial crisis being faced by the County. The property shall be sold by sealed bid with the minimum set no less than the appraised value of the property; and

WHEREAS, the Madison County Fiscal Court wishes to sell Wilgreen Lake, as described in Attachment E as filed as Deed Book 218 and Page 247 filed in the Madison County Clerk's Office. In accordance with KRS 67.0802, the lake is currently a lake and would be sold in the best interest of the taxpayer to assist in the financial crisis being faced by the County. The property shall be sold by sealed bid with the minimum set no less than the appraised value of the property; and

WHEREAS, the Madison County Fiscal Court wishes to sell property Old School Building on New Road, as described in Attachment F as filed as Deed Book 50 and Page 438 filed in the Madison County Clerk's Office. In accordance with KRS 67.0802, the lot was previously used as a schoolhouse. The property is being sold in the best interest of the taxpayer to assist in the financial crisis being faced by the County. The property shall be sold by sealed bid with the minimum set no less than the appraised value of the property.

NOW THEREFORE, BE IT RESOLVED BY THE MADISON COUNTY FISCAL COURT TO AUTHORIZE THE JUDGE EXECUTIVE TO BEGIN THE PROCESS OF PLACING THE AFOREMENTIONED PROPERTIES FOR SALE.

Motion made by John Tudor, seconded by Tom Botkin.

Vote:
Judge Reagan Taylor

Yes

No

X

Magistrate Larry Combs

Magistrate John Tudor

Magistrate Roger Barger

Magistrate Tom Botkin

X _____
X _____
X _____
X _____

ATTESTED

Kenny Barger
Kenny Barger
Madison County Clerk

Reagan Taylor
Reagan Taylor
Madison County Judge Executive

Magistrate Larry Combs
Magistrate John Tudor
Magistrate Roger Barger
Magistrate Tom Botkin

_____	_____
_____	_____
_____	_____
_____	_____

ATTESTED

Kenny Barger
Madison County Clerk

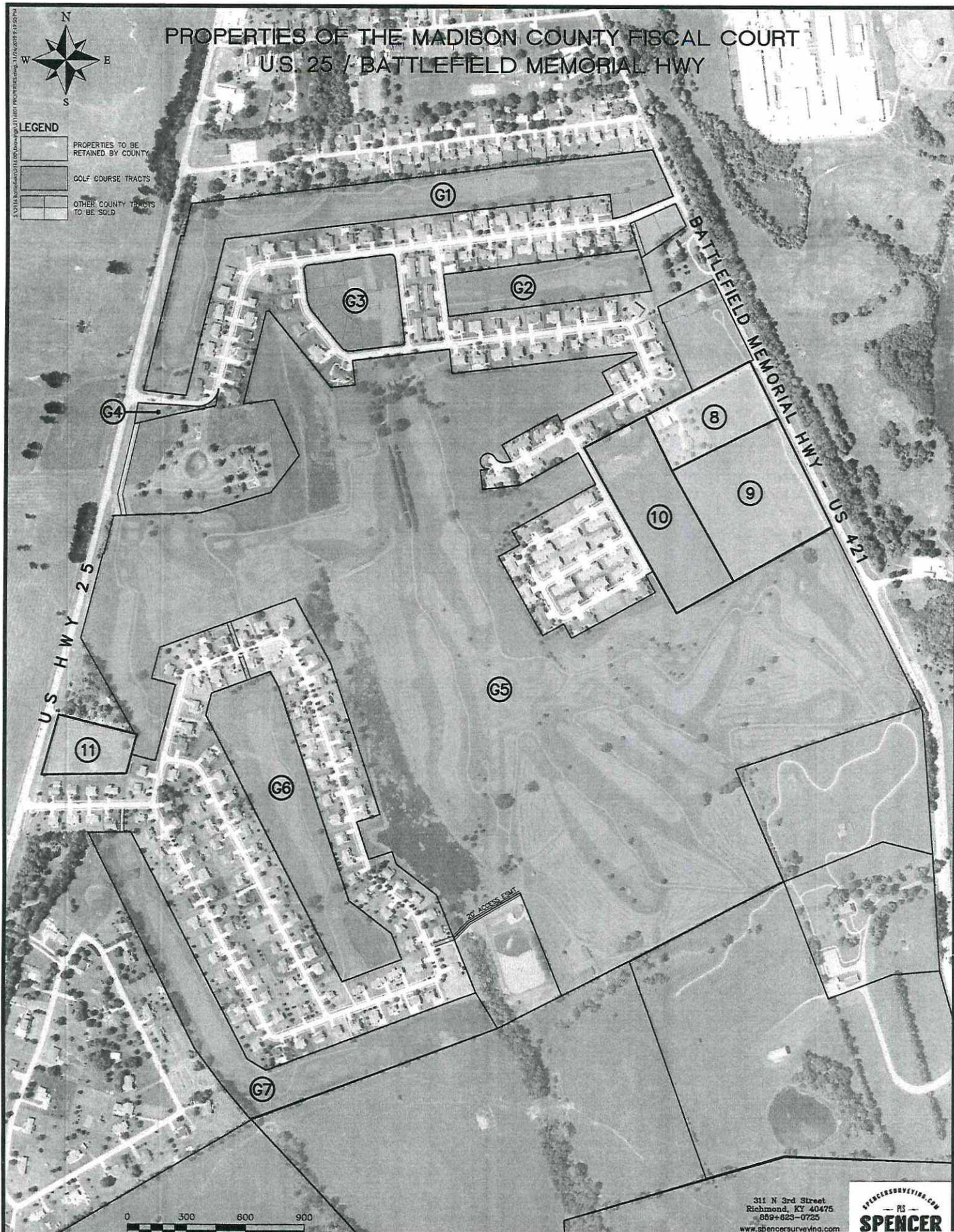
Reagan Taylor
Madison County Judge Executive

PROPERTIES OF THE MADISON COUNTY FISCAL COURT U.S. 25 / BATTLEFIELD MEMORIAL HWY



LEGEND

-  PROPERTIES TO BE RETAINED BY COUNTY
-  GOLF COURSE TRACTS
-  OTHER COUNTY TRACTS TO BE SOLD



311 N 3rd Street
Richmond, KY 40475
859-623-0725
www.spencersurveying.com

SPENCERSURVEYING.COM
— PS —
SPENCER

ATTACHMENT B

Legal Description Golf Course Tracts

Parcel G1 – 15.85 Acres

A certain tract of land located in Madison County, Kentucky, and more particularly described as follows:

Beginning at point at the intersection of the west right of way line of Battlefield Memorial Hwy (US 421) and the north right of way of Nelson Drive (50' right of way) and being the southeast corner of Lot 54, Battlefield Estates, Phase 1 (PB 16, Pg 187); thence with the right of way of Nelson Drive S 75°35'18" W a distance of 228.37'; thence S 75°35'18" W a distance of 23.04' to a point; thence 78.68' along the arc of a curve turning to the right, having a radius of 350.29', and a chord bearing N 82°02'11" E, 78.68' to the southeast corner of Lot 52; thence with the east line of lot 52, N 00°45'58" E a distance of 124.72' to a point in the south line of Tract A (DB 569, Pg 169; PB 21, Pg 271); thence with the line of Tract A and rear lot lines of Lots 52 through 27 (PB 16, Pg 187) N 89°14'02" W a distance of 1,980.40' to a point; thence S 21°11'54" W a distance of 822.29' to a point in the north right of way line of General Nelson Drive (PB 16, Pg 187, 50' right of way); thence with the north right of way of General Nelson Drive N 75°38'47" W a distance of 219.01' to a point in the east right of way of US Hwy 25; thence with the right of way of US 25, N 20°49'30" E a distance of 832.32' to a point; thence S 69°00'55" E a distance of 15.00' to a point; thence N 20°49'30" E a distance of 170.87' to a point in the south line of Battlefield Subdivision No. 1 (PB 2, Pg 90); thence with the line of Battlefield Subdivision No. 1, N 89°14'02" E a distance of 2,372.43' to a point in the west right of way line of US 421; thence with US 421, S 16°36'16" E a distance of 257.98' to the POINT OF BEGINNING and containing 15.85 acres, more or less.

Parcel G1 being all of **Lot 53** Battlefield Estates, Phase 1 (PB 16, Pg 187) conveyed to Madison County Fiscal Court on October 30, 2009, by deed recorded in **Deed Book 651, Page 242**, and all of **Lot 54** Battlefield Estates, Phase 1 (PB 16, Pg 187), conveyed to Madison County Fiscal Court on January 15, 2009 by deed recorded in **Deed Book 642, page 475**, and all of **Tract A** (PB 21, Pg 271), conveyed to Madison County Fiscal Court on February 5, 2004, by deed recorded in **Deed Book 569, Page 168**, all in the office of the Madison County Clerk.

Parcel G2 – 5.08 Acres

A certain tract of land located in Madison County, Kentucky, and more particularly described as follows:

Beginning at a point in the east right of way line of General Mason Drive (PB 16, Pg 187, 24' right of way) and the southwest corner of Lot 12, Battlefield Estates, Phase 1 (PB 16, Pg 187); thence with the rear of Lots 12 thru 3, S 89°14'02" E a distance of 1,005.70' to a point in the west line of Lot 2; thence S 09°26'48" E a distance of 42.03' to a point; thence S 09°42'59" E a distance of 177.41' to the northeast corner of Lot 80, aforesaid subdivision; thence with the line of Lots 80 thru 71, N 89°14'02" W a distance of 1,045.43' to a point in the east right of way line of General Mason Drive; thence with said right of way N 00°45'58" E a distance of 215.82' to the POINT OF BEGINNING, having an area of 5.08 acres, more or less.

Parcel G2 being **Tract B** (PB 21, Pg 271), conveyed to Madison County Fiscal Court on February 5, 2004, by deed recorded in **Deed Book 569, Page 168**, in the office of the Madison County Clerk.

Parcel G3 – 4.82 Acres

A certain tract of land located in Madison County, Kentucky, and more particularly described as follows:

Beginning at a point in the south right of way line of General Nelson Drive (PB 16, Pg 187, 50' right of way) and the northeast end of radius on the east right of way line of General Cruft Drive (50' right of way); thence with the right of way of General Nelson Drive S 89°14'02" E a distance of 418.38' to a point; thence 39.28' along the arc of a curve turning to the right, having a radius of 25.00', a chord bearing S 44°14'02" E, and a chord length of 35.36' to the west right of way line of Palmer Drive (24' right of way); thence with Palmer Drive S 00°45'58" W a distance of 415.82' to a point; thence 39.28' along the arc of a curve turning to the right, having a radius of 25.00', a chord bearing S 45°45'58" W, and a chord length of 35.36' to a point in the north right of way line of General Cruft Drive; thence with General Cruft Drive N 89°14'02" W a distance of 257.58' to a point; thence 47.89' along the arc of a curve turning to the right, having a radius of 47.50', a chord bearing N 60°20'54" W, and a chord length of 45.89' to a point; thence N 31°27'34" W a distance of 230.31' to a point; thence 27.37' along the arc of a curve turning to the right, having a radius of 148.08', a chord bearing N 26°09'52" W, and a chord length of 27.33' to a point; thence 55.92' along the arc of a curve turning to the right, having a radius of 148.08', a chord bearing N 10°03'06" W, and a chord length of 55.59' to a point; thence N 00°45'58" E a distance of 144.86' to a point; thence 35.36' along the arc of a curve turning to the right, having a radius of 25.00', a chord bearing N 50°14'48" E, and a chord length of 32.49' to the POINT OF BEGINNING, having an area of 4.82 acres, more or less.

Parcel G3 being all of **Lots 60-63 & 17-18**, Battlefield Estates, Phase 1 (PB 16, Pg 187) conveyed to Madison County Fiscal Court on July 10, 2007, by deed recorded in **Deed Book 623, Page 506**, and all of **Tract C** (PB 21, Pg 271), conveyed to Madison County Fiscal Court on February 5, 2004, by deed recorded in **Deed Book 569, Page 168**, all in the office of the Madison County Clerk.

Parcel G4 – 0.49 Acres

A certain tract of land located in Madison County, Kentucky, and more particularly described as follows:

Beginning at a point at the intersection of the south right of way line of General Nelson Drive (PB 16, Pg 187, 50' right of way) and the east right of way line of U. S. Hwy 25; thence with General Nelson Drive S 75°38'47" E a distance of 297.76' to a point; thence 158.84' along the arc of a curve turning to the left, having a radius of 109.98', a chord bearing N 62°46'33" E, and a chord length of 145.39' to a corner to Lot 26, Battlefield Estates, Phase 1 (PB 16, Pg 187); thence with the line of Lot 26, S 21°11'54" W a distance of 89.72' to a point in the line of Richard Christopher Clark & Wendee Combs Clark (DB 630, Pg 530); thence with the line of Clark S 89°18'46" W a distance of 228.56' to a point; thence S 87°36'52" W a distance of 195.67' to a point in the east right of way line of U. S. Hwy 25; thence with said right of way N 20°49'30" E a distance of 108.96' to the POINT OF BEGINNING, having an area of 0.49 acres, more or less.

Parcel G4 being all of **Tract I** (PB 21, Pg 271), conveyed to Madison County Fiscal Court on February 5, 2004, by deed recorded in **Deed Book 569, Page 168**, in the office of the Madison County Clerk.

Parcel G5 – 148.71 Acres

A certain tract of land located in Madison County, Kentucky, and more particularly described as follows:

Beginning at a point in the east right of way line of U. S. Hwy 25, a common corner to Richard Christopher Clark & Wendee Combs Clark (DB 630, Pg 530); thence with the line of Clark five (5) calls:

S 84°32'35" E a distance of 446.41' to a point; thence

N 81°18'35" E a distance of 375.46' to a point; thence

N 44°40'27" E a distance of 237.83' to a point; thence

N 17°02'09" W a distance of 312.61' to a point; thence

S 89°18'46" W a distance of 158.46' to the southeast corner of Lot Lot 26, Battlefield Estates, Phase 1 (PB 16, Pg 187); thence with the line of Battlefield Estates, Phase 1, thirty three (33) calls:

N 21°11'54" E a distance of 489.91' to a point; thence

S 85°44'28" E a distance of 14.23' to a point; thence

S 31°27'34" E a distance of 502.60' to a point; thence

S 89°14'02" E a distance of 125.00' to a point; thence

N 00°45'58" E a distance of 124.89' to a point; thence

S 89°14'02" E a distance of 498.40' to a point; thence

S 00°45'58" W a distance of 125.00' to a point; thence

S 89°14'02" E a distance of 947.22' to a point; thence

S 15°24'11" E a distance of 12.06' to a point; thence

S 70°09'02" W a distance of 200.00' to a point; thence

S 19°50'58" E a distance of 125.00' to a point; thence

S 70°09'02" W a distance of 302.22' to a point; thence

N 21°35'42" W a distance of 38.92' to a point; thence

S 68°24'18" W a distance of 321.50' to a point; thence

S 21°35'42" E a distance of 96.60' to a point; thence

17.56' along the arc of a curve turning to the right, having a radius of 116.63', a chord bearing S 86°35'37" W, and a chord length of 17.54' to a point; thence

N 89°05'42" W a distance of 16.20' to a point; thence

59.17' along the arc of a curve turning to the right, having a radius of 50.00', a chord bearing N 55°11'35" W, and a chord length of 55.78' to a point; thence

78.33' along the arc of a curve turning to the left, having a radius of 40.00', a chord bearing S 34°48'25" W, and a chord length of 66.40' to a point; thence

N 89°05'42" W a distance of 43.75' to a point; thence

S 00°54'18" W a distance of 99.18' to a point; thence

S 89°05'42" E a distance of 193.12' to a point; thence

N 68°24'18" E a distance of 339.25' to a point; thence

S 21°35'42" E a distance of 182.94' to a point; thence

S 68°24'18" W a distance of 488.00' to a point; thence

S 21°35'42" E a distance of 83.50' to a point; thence

S 68°24'18" W a distance of 124.00' to a point; thence

S 21°35'42" E a distance of 465.00' to a point; thence

N 68°24'18" E a distance of 124.00' to a point; thence

S 21°35'42" E a distance of 83.50' to a point; thence

N 68°24'18" E a distance of 488.00' to a point; thence

N 21°35'42" W a distance of 100.00' to a point; thence

N 68°24'18" E a distance of 41.00' to a point in the west line of a 20 acre tract owned by Madison County (DB 615, Pg 702); thence with the line of Madison County S 21°35'42" E a distance of 246.88' to a point; thence

N 68°33'02" E a distance of 910.23' to a point in the west right of way line of Battlefield Memorial Hwy (US 421); thence with US 421 S 18°54'12" E a distance of 1,027.92' to a point in the north line of Madison County, Lot 2 (DB 558, Pg 596; PB 18, Pg 393); thence with Lot 2, S 78°59'52" W a distance of 996.65' to a point; thence S 16°07'53" E a distance of 625.62' to the northeast corner of Madison County, Lot 3 (DB 558, Pg 596; PB 18, Pg 393); thence with the line of Lot 3, S 70°20'00" W a distance of 889.17' to the northeast corner of Madison County Tract II (DB 623, Pg 788); thence with the line of Tract II, S 70°23'33" W a distance of 388.02' to the southeast corner of Madison County, Tract H (DB 569, Pg 168; PB 21, Pg 271); thence with the line of Tract H:

N 14°39'14" W a distance of 565.92' to a point; thence

S 67°10'32" W a distance of 303.09' to a point; thence

S 52°11'49" W a distance of 110.05' to a point in the east line of Battlefield Place Subdivision (PB 17, Pg 195); thence the line of Battlefield Place:

N 14°39'13" W a distance of 234.30' to a point; thence

N 45°20'46" W a distance of 261.00' to a point; thence

N 10°52'22" W a distance of 67.43' to the southeast corner of Lot 29, Battlefield Place; thence S 79°07'38" W a distance of 125.00' to a point in the east right of way line of General Cleburne Drive (50' right of way); thence with General Cleburne N 10°52'22" W a distance of 200.00' to the northwest corner of Lot 28; thence N 79°07'38" E a distance of 125.00' to a point; thence continuing with the line of Battlefield Place:

N 10°52'22" W a distance of 811.39' to a point; thence

N 20°53'41" W a distance of 380.28' to a point; thence

S 77°07'45" W a distance of 736.28' to a point; thence

S 22°05'20" W a distance of 165.13' to the northwest corner of former Lot 10, Battlefield Place; thence S 67°54'40" E a distance of 125.00' to the west right of way line of General Cleburne Drive (50' right of way); thence with said right of way S 22°05'20" W a distance of 400.00' to the southeast corner of former Lot 7, Battlefield Place; thence N 67°54'40" W a distance of 125.00' to a point; thence N 22°05'20" E a distance of 105.54' to a point; thence a new line N 68°26'04" W a distance of 9.71' to the southeast corner of David Glen Wright (DB 754, Pg 628 & DB 765, Pg 688); thence with the line of Wright N 21°59'27" W a distance of 561.72' to the east right of way line of U.S. 25; thence with said right of way N 21°42'03" E a distance of 447.27' to a point; thence S 68°27'14" E a distance of 5.00' to a point; thence N 21°42'03" E a distance of 198.68' to a point; thence N 68°27'14" W a distance of 5.00' to a point; thence N 21°42'03" E a distance of 3.04' to the POINT OF BEGINNING, having and area of 148.71 acres, more or less.

Parcel G5 being all of **Lots 7-10** Battlefield Place (PB 17, Pg 195) conveyed to Madison County Fiscal Court on February 5, 2004, by deed recorded in **Deed Book 569, Page 165**, and all of **Lots 28-29** Battlefield Place (PB 17, Pg 195), conveyed to Madison County Fiscal Court on October 27, 2009, by deed recorded in **Deed Book 651, page 147**, and a portion of **Tract E** (PB 21, Pg 271), conveyed to Madison County Fiscal Court on February 5, 2004, by deed recorded in **Deed Book 569, Page 168**, all in the office of the Madison County Clerk.

Parcel G6 - 11.44 Acres

A certain tract of land located in Madison County, Kentucky, and more particularly described as follows:

Beginning at the southwest corner of Lot 125, Battlefield Place Subdivision (PB 17, Pg 195); thence with the rear lot lines of said subdivision:

S 20°53'41" E a distance of 93.29' to a point; thence S 10°52'22" E a distance of 1,145.59' to a point; thence

S 45°20'46" E a distance of 271.75' to a point; thence S 14°39'13" E a distance of 142.39' to a point; thence

S 77°00'44" W a distance of 325.84' to a point; thence N 19°44'05" W a distance of 1,526.68' to a point; thence

N 22°05'31" E a distance of 114.43' to a point; thence N 77°07'45" E a distance of 319.30' to the POINT OF BEGINNING, containing 11.44 acres, more or less.

Parcel G6 being all of **Tract F** (PB 21, Pg 271), conveyed to Madison County Fiscal Court on February 5, 2004, by deed recorded in **Deed Book 569, Page 168**, in the office of the Madison County Clerk.

Parcel G7 – 13.24 Acres

A certain tract of land located in Madison County, Kentucky, and more particularly described as follows:

Beginning at the northwest corner of Lot 58, Battlefield Place Subdivision, (PB 17, Pg 195); thence with the rear lot lines of Battlefield Place S 19°44'05" E a distance of 1,299.44' to a point; thence S 51°39'43" E a distance of 111.43' to a point; thence N 77°00'44" E a distance of 1,144.05' to a point in the west line of Madison County, Tract H (DB 569, Pg 168; PB 21, Pg 271); thence with Tract H, S 23°49'56" E a distance of 215.20' to a point in the north line of Madison County, Tract II; thence with Tract II, S 77°14'10" W a distance of 1,345.34' to the southeast corner of Lot 23, Valley Green Subdivision (PB 9, Pg 67; PB 14, Pg 98; & PB 11, Pg 141); thence with the line of Valley Greendi N 32°43'02" W a distance of 224.03' to a point; thence N 29°09'54" W a distance of 232.23' to a point; thence N 19°04'23" W a distance of 229.97' to a point; thence N 18°59'45" W a distance of 230.45' to a point; thence N 18°49'10" W a distance of 229.21' to a point; thence N 19°16'28" W a distance of 146.65' to a point; thence N 18°37'31" W a distance of 204.71' to a point; thence N 18°29'38" W a distance of 187.63' to a point in the line of Battlefield Place, Lot 61; thence with Battlefield Place S 83°29'15" E a distance of 217.25' to the Point of Beginning, containing 13.24 acres, more or less.

Parcel G7 being all of **Tract G** (PB 21, Pg 271), conveyed to Madison County Fiscal Court on February 5, 2004, by deed recorded in **Deed Book 569, Page 168**, in the office of the Madison County Clerk.

ATTACHMENT C

Parcel 8 - 4.51 Acres

A certain tract of land known as Lot 1, located in Madison County, Kentucky, and more particularly described as follows:

Beginning at a 1/2" rebar set (PLS 4068, red cap) in the west right of way line of Battlefield Memorial Highway (US 421) and the southeast corner of Madison County, Tract D (DB 569, Pg 168); thence with said right of way S 26°31'07" E a distance of 325.70' to a 1/2" rebar set (PLS 4068, red cap) a corner to Lot 2 (this survey); thence a new line with Lot 2, S 63°35'57" W a distance of 616.45' to a 1/2" rebar set (PLS 4068, red cap) at a fence post in the line of Lot 3 (this survey); thence a new line with Lot 3, N 26°13'26" W a distance of 312.37' to a 1/2" rebar set in the rear line of Lot 96, Battlefield Estates, Phase 1 (PB 16, Pg 187); thence with said subdivision and then the line of Madison County, Tract D, N 62°21'25" E a distance of 614.96' to the POINT OF BEGINNING, having an area of 4.51 acres, more or less.

Said property being subject to a 20' Recreational Trail Easement centered on the existing walking trail and further described as follows:

Beginning at a point in the south property line of this tract, in the center of the walking trail, and 38.48' west of the west right of way line of Battlefield Memorial Hwy (US 421); thence with the center of the walking trail, N 23°45'14" W a distance of 192.51' to a point; thence N 27°48'03" W a distance of 132.73' to a point in the north line of this tract, 32.17' west of the west right of way line of US 421.

Being a portion of the lands conveyed to Madison County Fiscal Court on December 14, 2006, by deed recorded in Deed Book 615, Page 702, in the office of the Madison County Clerk.

ATTATCHMENT D

Parcel 9 - 8.73 Acres

A certain tract of land known as Lot 2, located in Madison County, Kentucky, and more particularly described as follows:

Beginning at a rebar set in the west right of way line of Battlefield Memorial Hwy (US 421) and common corner to Madison County, Tract E (DB 569, Pg 168); thence with the line of Tract E, S 60°44'45" W a distance of 584.43' to a 1/2" rebar set (PLS 4068, red cap), a corner to Lot 3 (this survey); thence a new line with Lot 3, N 29°24'25" W a distance of 648.59' to a 1/2" rebar set (PLS 4068, red cap) at a fence post and corner to Lot 1 (this survey); thence a new line with Lot 1, N 63°35'57" E a distance of 616.45' to a 1/2" rebar set (PLS 4068, red cap) in the west right of way of US 421; thence with US 421, S 26°31'07" E a distance of 618.61' to the POINT OF BEGINNING, containing 8.73 acres, more or less.

Said property being subject to a 20' Recreational Trail Easement centered on the existing walking trail and further described as follows:

Beginning at a point in the south property line of this tract, in the center of the walking trail, and 37.66' west of the west right of way line of Battlefield Memorial Hwy (US 421); thence with the center of the walking trail, N 27°19'49" W a distance of 236.91' to a point; thence 107.97' along the arc of a curve turning to the left, having a radius of 639.81', a chord bearing N 34°51'12" W, and a chord length of 107.84' to a point; thence 129.32' along the arc of a curve turning to the right, having a radius of 373.87', a chord bearing N 25°32'21" W, and a chord length of 128.68' to a point; thence 96.91' along the arc of a curve turning to the left, having a radius of 460.62', a chord bearing N 18°33'37" W, and a chord length of 96.73' to a point; thence N 23°45'14" W a distance of 52.50' to a point in the north line of this tract, 38.48' west of the west right of way line of US 421.

Being a portion of the lands conveyed to Madison County Fiscal Court on December 14, 2006, by deed recorded in Deed Book 615, Page 702, in the office of the Madison County Clerk.

ATTACHMENT D

Parcel 10 - 7.48 Acres

A certain tract of land known as Lot 3, located in Madison County, Kentucky, and more particularly described as follows:

Beginning at a 1/2" rebar found (LS 3265) in the east right of way line of General Cruft Drive, Battlefield Estates, Phase 1 (PB 16, Pg 187) and being the southwest corner of Lot 99 of the same; thence with the rear lines of Lots 99 thru 96, N 62°21'25" E a distance of 352.17' to a 1/2" rebar set (PLS 4068, red cap) in the rear line of Lot 96 and corner to Lot 1 (this survey); thence a new line with Lot 1, S 26°13'26" E a distance of 312.37' to a 1/2" rebar set (PLS 4068, red cap) at a fence post and corner to Lot 2 (this survey); thence a new line with Lot 2, S 29°24'25" E a distance of 648.59' to a 1/2" rebar set (PLS 4068, red cap) in the line of Madison County, Tract E (DB 569, Pg 168); thence with the line of Tract E, S 60°44'45" W a distance of 334.66' to a 1/2" rebar found (no cap); thence N 29°24'25" W a distance of 970.42' to the POINT OF BEGINNING, having an area of 7.48 acres, more or less.

Being a portion of the lands conveyed to Madison County Fiscal Court on December 14, 2006, by deed recorded in **Deed Book 615, Page 702**, in the office of the Madison County Clerk.

ATTACHMENT D

Parcel 11 - 2.49 Acres

A certain tract of land located in Madison County, Kentucky, and more particularly described as follows:

Beginning at a 1/2" rebar set (PLS 4068, red cap) in the east right of way line of US Hwy 25 and the northwest corner of Lot 1, Battlefield Place (PB 16, Pg 187); thence with said right of way line N 24°01'19" E a distance of 318.75' to a 1/2" rebar found (PLS 3265, yellow cap) and corner to David Glenn Wright (DB 765, Pg 688); thence with the line of Wright S 67°40'33" E a distance of 400.14' to a 1/2" rebar found (no cap); thence a new line S 67°40'33" E a distance of 9.71' to a point in the rear line of Lot 8, Battlefield Place (PB 16, Pg 187); thence with the rear lines of Lots 8 thru 1, S 22°47'07" W a distance of 206.50' to a 1/2" rebar found (PLS 3265, yellow cap); thence N 82°42'10" W a distance of 432.42' to the POINT OF BEGINNING, having an area of 2.49 acres, more or less.

Being a portion of Tract E of the lands conveyed to Madison County Fiscal Court on February 5, 2004, by deed recorded in **Deed Book 569, Page 168**, in the office of the Madison County Clerk.

ATTACHMENT E

File 58

RECEIVED
C. S. WATERS, CLERK
SEP 21 10 47 AM '63
MADISON COUNTY COURT
KENTUCKY

DEED

THIS DEED OF CONVEYANCE made and entered into by and between ROBERT L. ADAMS and DOSHA S. ADAMS, husband and wife, of Madison County, Kentucky, parties of the first part, and MADISON COUNTY, KENTUCKY, party of the second part:

WITNESSETH: That for and in consideration of ONE DOLLAR (\$1.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, the parties of the first part do hereby BARGAIN, SELL, GRANT AND CONVEY unto the party of the second part, its successors and assigns forever, such portion of their real estate lying and being in Madison County, Kentucky, as may be needed to create a lake, and described as follows:

(1) That portion of land which shall be covered by the water in the permanent pool of a lake to be created by the construction of a dam in Taylor's Fork Creek at a point approximately 2800 feet southeast and upstream from the Curtis Pike, the "permanent pool", or fixed pool, being the pool formed by the dam below the permanent spillway, which is Eight Hundred Twenty-five feet (825') elevation based on sea level, and this conveyance being of all land lying below the elevation of Eight Hundred Twenty-five feet (825') from sea level.



(2) A strip of land surrounding the water which will be impounded by the dam, and being all land contiguous with and adjacent to said permanent pool, which strip of land extends horizontally for a distance of Fifty feet (50') from the contour elevation of Eight Hundred Thirty-five feet (835') above sea level, or extends along the contour line of Eight Hundred Forty-five feet (845') above sea level, which ever elevation is greater in any particular instance, all as shown by marks on the premises.

(3) Beginning at a new corner with Marion Adams on the south bank of Taylor's Fork Creek at a stake, said new corner being located in the center line of the Taylor's Fork Dam, thence down the creek along the south bank, as it meanders, in a westerly direction a total distance of 330 feet, thence a new line with Robert Adams in a northeasterly direction and across the Creek a distance of 615 feet to a new corner, in line with the center line with said Taylor's Fork Dam, said creek being 65 feet southwest of the spillway for said dam, thence in a southwesterly direction along the center line of said Dam a distance of 615 feet to the point of beginning.

(4) Beginning at a new corner to Robert Adams, said new corner being located $S 77^{\circ}-00' E 138.0'$ and $S 13^{\circ}-00' W 155.0'$ of the point of intersection of the center line of the Taylor's Fork Dam with the baseline of the spillway for said Dam, thence a new line with Adams $N 77^{\circ}-00' W 753.0'$, $S 53^{\circ}-35' W 166.2'$ to a point on the west bank of Taylor's Fork Creek thence continuing with Adams along the west bank of said Creek $N 36^{\circ}-25' W 150.0'$ to a point and corner, thence crossing the Creek with Adam's line $N 53^{\circ}-35' E 380.0'$, $S 77^{\circ}-00' E 727.8'$ to a corner to Adams, thence $S 13^{\circ}-00' W 260.0'$ to the beginning.

It is expressly understood and agreed by and between the parties hereto that grantors retain full title to that portion of their property lying between the dam site, described in (3) above and the spillway described in (4) above.

Containing in (1), (2), (3), and (4) above described, a total of 10 acres, more or less, and being a portion of the same land heretofore conveyed to grantors by Ernest Miller and Mossie Miller, husband and wife, by Deed bearing date of January 7, 1964, which said Deed is duly recorded in Deed Book 290, at Page 496, in the office of the Clerk, of the Madison County Court, to which reference is hereby made.

The parties of the first part hereby reserve to themselves, their heirs and assigns, the following rights in the land conveyed:

1. The right to make reasonable use of the water from the lake for land irrigation, livestock, and normal farm use, and for household use on the farm and in any private camp sites which may be established thereon, said water rights to apply to the property comprising the farm from which the portion of land conveyed herein is taken, but such use of water for land irrigation shall be subject to reasonable regulation by grantee, its successors and assigns, so as to prevent excessive use of said water to the detriment of other property owners adjoining the lake.
 2. The right to graze and pasture their ~~cattle~~^{livestock} on the adjacent strip of land lying above the elevation of the permanent pool including the right to maintain existing division line fences between adjoining landowners which extend perpendicularly into the permanent pool subject, however, to the owners of said division line fences building and maintaining a stile, turnstile or gate in said fences within said adjacent strip for the purpose of granting the public using said lake and adjacent strip access ~~therein~~ ^{over} said fences. (see 2(a) below)
 3. The right to place and maintain on the lake an individual boat dock, the exact size and type of which must be approved by the Department of Fish and Wildlife Resources of the Commonwealth of Kentucky and the right to keep a boat thereat for their own personal use on the lake, said dock and boat to be maintained, used and operated in accordance with any regulation which may be promulgated by the Department in the best interest of the public and the lake project as a whole. But same shall not be maintained or used for any commercial purpose whatever, and parties of the first part, their heirs and assigns, shall have no right to rent boats or a dock to anyone. The herein described right to a dock and boat, and limitations thereon, shall extend to each owner or lessee of any private camp site which may be established on the property comprising the farm from which the portion of land conveyed herein is taken.
 4. The right to remove, at their own cost and prior to construction of the lake, any timber which they may desire from that part of the land (cont. next page)
- 2(a). The further right to maintain existing fences that now extend perpendicularly into the permanent pool and to construct such additional fences for farming purposes as may be required which shall extend perpendicularly into the permanent pool, subject, however, to the building and maintaining of stiles, turnstiles or gates, as aforesaid.

conveyed herein which lies below the elevation of the permanent pool of the lake. Any timber removed by the party of the second part during lake construction shall become the property of the second party.

The parties of the first part hereby agree and covenant for themselves, their heirs and assigns, that the party of the second part is released from all claims for damages which may occur as a result of the construction of the dam and the impoundage of water created thereby, and it is further agreed and covenanted that grantee, its successors and assigns, shall be given such reasonable rights of ingress and egress over any of the property of the first parties, their heirs and assigns, as may be required for construction and general maintenance of the dam and lake, and during construction of the dam the contractor and his employees shall also have such reasonable rights of ingress and egress as may be deemed necessary to complete the project.

And the parties of the first part for themselves, their heirs and assigns, further covenant with the party of the second part, its successors and assigns that:

Necessary line fences will be replaced by the party of the second part, but such party shall not be liable for the construction of fences running parallel to the water's edge.

The party of the second part does not assume any responsibility for providing bridges or other means of access to portions of the first parties' farm which may be cut off or isolated by creation of the lake.

TO HAVE AND TO HOLD said land above described, together with all the appurtenances to the same, belonging unto the party

of the second part, its successors and assigns forever, with
covenant of general warranty.

IN TESTIMONY WHEREOF, the parties of the first part
have hereunto subscribed their names this 27 day of ^{August} ~~July~~ 1965.

Dosha S. Adams

Robert L. Adams

STATE OF KENTUCKY)
COUNTY OF MADISON) SCT.

I, Ward E. (Hancock), a Notary Public in
and for the County and State aforesaid, do certify that the
foregoing instrument of writing from ROBERT L. ADAMS and
DOSHA S. ADAMS, husband and wife.

to MADISON COUNTY, KENTUCKY, was this day produced to me in the
County and State aforesaid by Robert L. Adams and Dosha S. Adams.

and acknowledged by them to be their act and deed, and the same
together with this Certificate, is hereby certified to the
Madison County Court Clerk's office for record.

IN WITNESS WHEREOF, I have hereunto affixed my hand
August
notarial seal, this 27 day of ~~July~~, 1965.

Ward E. (Hancock)
Notary Public

My Commission expires 1/1/66.

THIS INSTRUMENT PREPARED BY:
CHENAULT, COY AND SWORD

BY: James S. Chenaault
Attorneys at Law

ADDRESS: Taylor Building
Richmond, Kentucky

300 218 251

State of Kentucky |
County of Madison | Sec.

I, C. S. WAGGERS, Clerk of the Madison County Court, do certify that the foregoing DEED to MADISON COUNTY was on the 21 day of SEPTEMBER 19 65, produced to me in my office certified as above for record. Whereupon the same with the foregoing and this certificate have been duly recorded in my office.

Given under my hand, this 21 day of SEPTEMBER 19 65

By *C S Waggers* Clerk
Betha Olds D. C.

BOOK 218 PAGE 252

ATTACHMENT F

over lots Nos 6th 7 and for the benefit hereon to same of lots Nos 1-2nd 3 to the County road on the Turpin Branch near Eggleston Vincent.

To have and to hold the same with the appurtenances unto the party of the second part his heirs and assigns forever and the said parties of the first part by the Commissioner's aforesaid hereby Covenant with the party of the second part that they will warrant and defend the title of the land and premises hereby conveyed against the claims of all persons whatsoever

Witness my hand this 7 day of February 1901

S. O. Scott Master Commissioner
Madison Circuit Court

Examined and approved in open Court this 7 day of February 1901
J. J. Scott Judge

State of Kentucky }
Madison Circuit Court }

At a Court held for said Circuit and the 7 day of Feb'y 1901 this Deed from Woodson Murphy &c by S. O. Scott as Commissioner to Morris Murphy was produced in open Court and acknowledged by said S. O. Scott Master Commissioner to be his act and deed which was Examined and confirmed by this Court ordered to be certified to the Clerk of the Madison County Court for record and the same is hereby done according to

Attest A. H. Thayer Jr. C. M. C.

State of Kentucky }
Madison County }

I John F. White Clerk of the County Court for the County and State aforesaid do certify that the foregoing Deed from Woodson Murphy &c by S. O. Scott Master Commissioner to Morris Murphy was on the 25 day of Feb'y 1901 presented in open Court and was acknowledged by the said S. O. Scott party thereto to be his act and deed and lodged for record and the said Deed having been Examined by the Court was approved and confirmed and so endorsed by the Judge

Whereupon the same with the Certificate of the Judge and this Certificate have been duly admitted to record in my office Given under my hand this 30 day of March 1901

John F. White Clerk
By Chas. L. Burns D.C.

Reynolds thence with the same S 79 W 66 poles to the be-
ginning containing 50 9/10 acres the same to have a practicable
passway at least 12 feet wide over the lands of of late Mas 6 & 7
to the County Road on Luffin Branch near Ezekiel Vincent
To have and to hold the same with the appurtenances unto
the party of the second part his heirs and assigns forever and
the said parties of the first part by the Commissioner aforesaid
hereby covenants with the party of the second part that they
will warrant and defend the title of the land and premises
hereby conveyed against the claims of all persons whatsoever
Witness my hand this 7 day of Feb'y 1901

S C Scott Master
Commissioner Madison Circuit Court

Examined and approved in open Court this 7 day of Feb'y 1901
J G Scott Judge M C C

State of Kentucky } set
Madison Circuit }

At a Court held for said Circuit on the 7 day of Feb'y 1901
this Deed from M Murphy by S C Scott as Commissioner to
Woodson Murphy was produced in open Court and acknowledged
by said S C Scott as Commissioner to be his act and deed which
was examined and confirmed by the Court ordered to be certified
to the Clerk of the Madison County Court for record and the same
is hereby done accordingly

Attest S H Thayer Jr C M C C

State of Kentucky } set
Madison County }

I John F White Clerk of the County Court for the County and
State aforesaid do certify that the foregoing Deed from M
Murphy & Co by S C Scott Commissioner to Woodson Murphy
was on the 23 day of Feb'y 1901 presented in open Court and
was acknowledged by the said S C Scott party thereto to be his
act and deed and lodged for record and the said Deed having been
examined by the Court was approved and confirmed and is indorsed
by the Judge

Whereupon the same together with the Certificate of the Judge and
this Certificate have been duly admitted to record in my Office
Given under my hand this 23 day of April 1901

John F White Clerk