

CITY OF BEREA

STEVEN CONNELLY
MAYOR

PAUL S SCHRADER, PLS
LAND SURVEYOR-GIS COORDINATOR

GIS – SURVEY DEPARTMENT
212 CHESTNUT STREET BEREA, KENTUCKY 40403
(859) 986-8528 FAX (859) 986-7657
T.D.D.# 1-800-648-6057
November 8, 2006

RECEIVED AND FILED
DATE November 10, 2006

TREY GRAYSON
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandie Adkinson

Secretary of State Land Office
Room T40, Capital Annex
700 Capital Avenue
Frankfort, KY 40601
Attn: Ms. Kandie Adkinson

Re: Annexation Ordinance 22-05

Kandie,

Please accept our apologies for the absence of Exhibit A in the first copy of this ordinance packet.

Please find enclosed a certified copy of Ordinance No. 22-05 (complete with its exhibit A which includes my legal description), enacted October 04, 2005, annexing real property into the corporate limits of the City of Berea.

I have enclosed the two copies the annexation maps with my certification now dated.

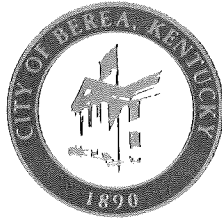
Also, a copy of this ordnance including its exhibit A is being forwarded to the Governor's Office for Local Development.

Please feel free to contact me if you should have any questions or concerns.

Sincerely,

Paul S. Schrader, PLS
City Land Surveyor

cc: Governor's Office for Local Development



CITY OF BERA

CITY ADMINISTRATORS OFFICE

STEVEN CONNELLY
MAYOR

212 CHESTNUT STREET • BERA, KENTUCKY 40403
(859) 986-8528 • FAX (859) 986-7657
T.D.D.# 1-800-648-6057

RANDY STONE
CITY ADMINISTRATOR

PROOF OF MUNICIPAL LEGISLATION

I, Randy Stone, City Clerk of the City of Berea, Kentucky, hereby certify that the attached is a true and accurate copy of Ordinance #22-05 adopted by the Berea City Council on October 4, 2005, and I am the custodian of the original, which is maintained at the City Clerk's Office, Berea City Hall, Berea, Kentucky.

October 19, 2006

Date

Randy Stone

Randy Stone, City Clerk

RECEIVED AND FILED
DATE November 10, 2006

TREY GRAYSON
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Katie Johnson

ORDINANCE NO. 22 - 05

AN ORDINANCE OF THE CITY OF BERA, KENTUCKY, ANNEXING CERTAIN REAL PROPERTY LOCATED NEAR BERA, MADISON COUNTY KENTUCKY.

WHEREAS, in Ordinance No. 04-05, the City Council declared its intent to annex certain real property owned by Berea College, City of Berea, and Ronnie and Barbara Terrill, located on Big Hill Road; and

WHEREAS, as directed in Ordinance No. 04-05, the Planning Commission held a public hearing on June 28, 2005, and has recommended that the property annexed be assigned a zoning classification of A-1 (Agriculture); and

WHEREAS, the City Council has determined that the tract of land to be annexed is adjacent and contiguous to the current corporate limits and which by reason of population density, use of the land, including subdivision of land, both existing and expected, the land to be annexed is suitable for development for urban purposes, so that the corporate boundaries of the City should be extended to include this area; and

WHEREAS, the City wishes to be able to be in the position to extend certain municipal services to this area; and

WHEREAS, the tract described herein is not already incorporated; and

WHEREAS, the owner of the property agree to the annexation;

NOW, THEREFORE, the City Council of the City of Berea, Kentucky, does ordain as follows:

SECTION I

That the City of Berea, Kentucky, pursuant to KRS 81A.420 and KRS 81A.412, hereby annexes and makes a part of the corporate area a certain tract of property described as follows: Attached as Exhibit

A.

SECTION II

Upon the enactment of this ordinance, the territory described in Section I is part of the City of Berea for all purposes.

SECTION III

Pursuant to the recommendation of the Planning Commission at its June 28, 2005, regular meeting, and KRS 81A.420, KRS 81A.412, and KRS 100.209, the property annexed herein and described on Exhibit A is hereby assigned the following zoning classifications: A-1 (Agriculture).

SECTION IV

The City Clerk or any other officer having custody of official maps or records of the City is hereby directed to amend such maps or records to reflect the annexation and zoning classification provided for and assigned herein.

SECTION V

All ordinance or parts of ordinances in conflict with this ordinance are hereby repealed.

FIRST READING: September 20, 2005.

SECOND READING & ENACTMENT October 4, 2005.

CITY OF BEREА, KENTUCKY

ATTEST:



Clerk of the City Council

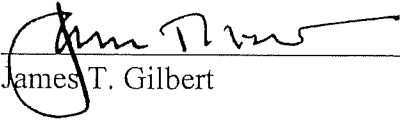
APPROVED:



Steven Connelly, Mayor

PREPARED BY:

COY, GILBERT & GILBERT
212 North Second Street
Richmond, Kentucky 40475
(859) 623-3877



James T. Gilbert

CITY OF BEREHA, KENTUCKY
PLANNING COMMISSION

In Re: Annexation Zone Classification Recommendation for
Berea College, City of Berea, and Ronnie and Barbara Terrill
Big Hill Road
Berea, Kentucky 40403

RECOMMENDATION OF ZONING CLASSIFICATION FOR ANNEXED PROPERTY

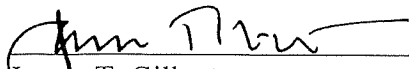
This matter having been heard on June 28, 2005, at a public hearing before the Berea Planning Commission, for the purpose of recommending the zoning classification to be assigned to the property to be annexed, and the Planning Commission having considered the fact that the City Council adopted Ordinance No. 04-05, declaring its intention to annex certain property located on Big Hill Road, owned by Berea College, City of Berea, and Ronnie and Barbara Terrill, and the Commission considering the records of the City of Berea, including the Comprehensive Plan; the Planning Commission makes the following Recommendation:

1. That because the current classification is Agriculture, and because the property owners did not request a different classification, the most appropriate classification for the Berea College, City of Berea, and Terrill tracts to be annexed is A-1 (Agriculture), and the Planning Commission therefore recommends that the Berea College, City of Berea, and Terrill tracts to be annexed be assigned the zoning classification of A-1 (Agriculture).

Dated: 9-20-05

By: 
Chairman, City Planning Commission

Prepared by:


James T. Gilbert
Corporation Counsel

Ordinance 22-05 Legal Description

A certain tract or parcel of land lying contiguous to the City of Berea, Madison County, Kentucky; more particularly bounded and described as follows:

Beginning at a point in the northeasterly right of way of KY Highway 21 (Big Hill Road); said point being at the approximate NAD 1983 Kentucky South state plane coordinates of North 2,091,461 by East 2,074,612; thence with new lines extending the corporate limits of the City of Berea as follows:

with said northeasterly right of way S 33°07'15" E, 27.13 feet to a point in the line of parcel #2; thence leaving said right of way and with parcel #2 N 72°19'50" E, 51.74 feet; thence continuing southeasterly with the line of parcel #2 50 feet from and parallel to the northeasterly right of way of KY Highway 21 for eight (8) calls: S 32°33'49" E, 35.24 feet; S 26°14'48" E, 334.72 feet; 179.64 feet along a curve to the left having a radius of 706.11 and a chord of S 32°31'31"E, 179.16 feet; S 39°58'52" E, 342.18 feet; S 38°45'26" E, 261.53 feet; S 41°18'40" E, 182.65 feet; S 46°25'46" E, 519.49 feet; S 46°33'27" E, 25.38 feet; thence turning toward KY Highway 21 S 37°52'51" W, 50.24 feet to a point in the northeasterly right of way of KY Highway 21; thence with said northeasterly right of way for fourteen (14) calls:

S 46°33'27" E, 237.74 feet; S49°51'19" E, 73.19 feet; S 48°36'12" E, 285.34 feet; S 47°59'38" E, 246.24 feet; 148.66 feet along a curve to the right having a radius of 616.86 and a chord of S41°27'04"E, 148.30 feet; S 33°40'24" E, 136.01; 138.56 feet along curve to the left having a radius of 870.22 and a chord of S38°31'36"E, 138.56 feet; 65.59 feet along a curve to the left having a radius of 1554.31 and a chord of S44°17'49"E, 65.58 feet; S 46°58'20" E, 604.59 feet; S 47°08'04" E, 276.92 feet; S 46°28'36" E, 340.82 feet; S 47°13'23" E, 331.10 feet; 262.02 feet along a curve to the left having a radius of 1640.54 feet and a chord of S53°03'34"E, 261.74 feet; 149.48 feet along a curve to the left having a radius of 603.56 and a chord of S64°43'49"E, 149.10 feet; thence crossing the right of way of KY Highway 21 S 25°16'16" W, 146.39 feet to a point in the line of parcel #4 and in the easterly right of way of an unnamed gravel road leading to the city reservoir; thence with the line of parcel #4 and along said right of way for eighteen (18) calls:

S 66°04'21" W, 142.53 feet; S 44°05'46" W, 209.44 feet; S 32°14'47" W, 82.78 feet; S 10°55'21" W, 56.61 feet; S 00°46'24" W, 169.22 feet; S 18°29'00" W, 276.81 feet; S 20°54'29" W, 225.57 feet; S 19°40'19" W, 116.88 feet; S 14°36'19" W, 143.53 feet; S 15°29'02" W, 386.74 feet; S 09°22'35" W, 52.48 feet; S 08°55'51" E, 78.66 feet; S 01°21'37" E, 131.42 feet; S 06°32'28" E, 178.68 feet; S 00°04'46" E, 104.76 feet; S 12°52'37" W, 63.79 feet; S 39°15'56" W, 108.45 feet; S 39°15'56" W, 63.67 feet; thence crossing said right of way and continuing with the line of parcel #4 and along the opposite side of said right of way northerly for sixteen (16) calls:

N 50°44'04" W, 20.00 feet; N 05°43'38" E, 47.68 feet; N 00°55'25" W, 40.56 feet; N 89°23'56" E, 39.03 feet; N 63°00'17" E, 56.04 feet; N 39°15'56" E, 20.39 feet; N 12°52'37" E, 56.83 feet; N 00°04'46" W, 101.36 feet; N 06°32'28" W 178.46 feet; N

01°21'37" W, 131.00 feet; N 08°55'51" W, 80.56 feet; N 09°22'35" E, 56.76 feet; N 15°29'02" E, 387.66 feet; N 14°26'19" E, 144.27 feet; N 19°40'19" E, 117.98 feet; N 20°54'29" E, 214.64 feet to a point on the southerly right of way of an unnamed gravel road leading to the city water treatment plant; thence continuing with the line of parcel #4 and along said southerly right of way N 74°14'20" W, 138.44 feet to a point where said right of way intersects with property lines of the water treatment plant; thence continuing with the line of parcel #4 and with the property lines of the water treatment plant for thirteen (13) calls:

N 82°53'17" W, 1.69 feet; S 20°53'00" W, 5.23 feet; N 76°10'17" W, 71.89; S 69°20'45" W, 46.97 feet; S 36°15'12" W, 62.75 feet; S 11°22'28" W, 232.47 feet; S 17°29'40" E, 131.61 feet; S 11°42'36" W, 186.38 feet; S 11°50'12" W, 292.02 feet; N 69°35'05" W, 193.03 feet; N 18°38'52" E, 280.24 feet; N 31°17'06" W, 240.72 feet; N 10°11'25" W, 180.25 feet to a point in the southerly right of way of said unnamed gravel road; thence with said southerly right of way of aforementioned gravel road extending beyond water treatment plant to the water tank for four (4) calls: S 51°47'25" W, 83.86 feet; S 58°20'15" W, 349.73 feet; S 72°17'45" W, 100.40 feet; S 87°49'54" W, 390.34 feet to a point in the property line of the city water tank site; thence with said property line for nine (9) calls:

S 63°28'48" W, 14.01 feet; S 26°31'12" E, 42.38 feet; S 17°49'42" W, 160.71 feet; N 61°00'31" W, 81.39 feet, N 41°53'53" W, 57.51 feet; N 09°48'44" E, 70.66 feet; N 66°01'55" E, 76.98 feet; N 51°46'01" E, 56.08 feet; S 26°31'12" E, 10.11 feet to a point on the northerly right of way of said unnamed gravel road; thence with said northerly right of way for six (6) calls:

N 63°28'48" E, 18.32 feet; N 87°49'54" E, 391.92 feet; N 72°17'45" E, 95.22 feet; N 58°20'15" E, 346.13 feet; N 51°47'25" E, 86.86; N 38°17'33" E, 7.66 feet to a point in the property lines of the water treatment plant; thence continuing along said property lines for six (6) calls: N 10°11'25" W, 87.36 feet; N 62°01'20" E, 138.19 feet; N 67°57'22" E, 168.54 feet; S 13°58'05" E, 46.00 feet; S 87°53'58" E, 244.77 feet; S 20°53'00" W, 5.49 feet to a point in the northerly right of way of aforementioned unnamed road, thence with said northerly right of way S 74°14'20" E, 139.71 feet to a point in the westerly right of way aforementioned unnamed road leading back to KY Highway 21; thence with said westerly right of way for seven (7) calls:

N 18°29'00" E, 263.95 feet; N 00°46'24" E, 167.88 feet; N 10°55'21" E, 62.15 feet; N 32°14'47" E, 88.62 feet; N 44°05'46" E, 215.40 feet; N 66°04'21" E, 138.97 feet; N 25°16'16" E, 26.42 feet to a point in the line of parcel #3 said point being 50 feet southerly of the southerly right of way of KY Highway 21; thence with the line of parcel #3 50 feet from and parallel to the southerly right of way of KY Highway 21 four (4) calls:

142.96 feet along a curve to the right having a radius of 713.56 and a chord of N 63°22'29" W, 142.73 feet; 280.82 feet along a curve to the right having a radius of

1750.54 feet and a chord of N 53°02'21" W, 280.52 feet; N 47°13'23" W, 333.00 feet; N 46°28'36" W, 53.32 feet to a point in the line of parcel #1; thence with said line of parcel #1 for thirty-one (31) calls:

S 56°57'33" W, 116.08 feet; N 46°28'36" W, 51.41 feet; S 56°57'33" W, 398.68 feet; N 43°15'38" W, 209.28 feet; S 46°31'56" W, 103.26 feet; N 43°48'50" W, 609.28 feet; N 62°37'26" W, 443.80 feet; S 24°23'37" W, 379.11 feet; N 68°58'51" W, 443.43 feet; N 24°09'15" E, 583.95 feet; N 87°53'57" W, 222.76 feet; N 84°59'20" W, 116.86 feet; N 88°18'13" W, 275.83 feet; N 19°25'30" E, 49.60 feet; N 28°15'06" E, 98.81 feet; N 26°49'33" E, 50.72 feet; N 20°17'23" E, 24.39 feet; N 14°44'58" E, 39.09 feet; N 18°57'40" E, 104.13 feet; N 19°23'19" E, 69.40 feet; N 25°38'59" E, 27.59 feet; N 29°22'03" E, 36.53 feet; N 28°37'12" E, 24.93 feet; N 15°36'36" E, 57.32 feet; N 21°26'32" E, 57.42 feet; 44.05 feet along a curve to the right having a radius of 36.42 feet and a chord of N 73°57'58" E, 41.42 feet; S 77°13'34" E, 49.49 feet; 81.79 feet along a curve to the left having a chord of N 73°39'29" E, 77.78 feet; N 36°22'05" E, 88.95 feet; N 37°47'48" E, 56.02 feet; N 37°52'51" E, 288.44 feet to a point in the southerly right of way of KY Highway 21; thence with said right of way for twelve (12) calls: N 46°25'46" W, 510.51 feet; N 41°18'40" W, 190.02 feet; N 38°45'26" W, 1.63 feet; N 38°45'26" W, 261.17 feet; N 39°58'52" W, 341.16 feet; 206.79 feet along a curve to the right having a chord of N 32°33'59" W, 206.23 feet; N 26°14'48" W, 169.67 feet; N 26°14'48" W, 158.04 feet; N 32°33'49" W, 43.71 feet; 172.87 feet along a curve to the left having a chord of N 46°08'17" W, 170.88 feet; N 59°31'02" W, 57.59 feet; N 82°27'59" W, 1351.28 feet crossing the right of way of KY Highway 1617 (Gabbardtown Road) to a point at the intersection of the westerly right of way of KY Highway 1617 with the southerly right of way of KY Highway 21 said point also being in the existing corporate limits of the City of Berea; thence with said existing corporate limits and crossing the right of way of KY Highway 21 N 09°20'12" E, 61.25 feet to a point at the intersection of the northerly right of way of KY Highway 21 with the westerly right of way of KY Highway 1617; thence continuing with said existing corporate boundaries crossing the right of way of KY Highway 1617 and with the northerly right of way of KY Highway 21 for three (3) calls:

S 82°09'59" E, 1380.92 feet; S 86°52'30" E, 52.91 feet; S 86°52'30" E, 209.72 feet; thence leaving said corporate boundaries for two (2) calls: S 15°10'30" E, 95.01; S 72°19'50" W, 121.98 feet to the point of beginning and containing approximately 66 acres.

There is excepted from this Tract #1 the following described tract of land: Beginning at a point in the southerly right of way of KY Highway 21, said point being at the approximate NAD 1983 Kentucky South State Plane coordinates of North 2,088,195 by East 2,077,523; thence leaving said right of way and with the line of this exception for four (4) calls: S 56°57'33" W, 116.08 feet; N 41°25'19" W, 248.04 feet; N 53°23'55" E, 92.31 feet to a point in the southerly right of way of KY Highway 21; thence with of said right of

way S 46°30'06" E, 258.21 feet to the point of beginning and containing approximately 0.6 acres.

And being all of parcel #1 (Deed Book 379, Page 713), parcel #2 (SOT Unknown), parcel #3 (SOT Unknown), & parcel #4 (Deed Book 585, Page 86), part of the city water treatment plant, a portion of the right of way of KY Highway 21 and a portion of the right of way of KY Highway 1617.

*Pat S. Schaefer, PLS
11.08.06*

**EXHIBIT
A**

MADISON COUNTY
D585 PG 86

GENERAL WARRANTY DEED

(WATER TREATMENT PLANT, GROUND STORAGE
FACILITY & PIGG HOLLOW PUMP STATION SITE)

THIS DEED, made and entered into this 26th day of January, 2005 by and between **BEREA COLLEGE**, a Kentucky non profit corporation, whose mailing address is CPO 2211, Berea, Kentucky 40404, (hereinafter referred to as the "Grantor"), and the **CITY OF BERA**, a Kentucky municipal corporation, whose mailing address is 212 Chestnut Street, Berea, Kentucky 40403, (hereinafter referred to as the "Grantee").

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the total sum of Two Million, Nine Hundred Twenty-Seven Thousand, Six Hundred Seventy-Five and 74/100 Dollars (\$2,927,675.74), cash in hand paid, the receipt of all of which is hereby acknowledged, Grantor hereby **BARGAINS, SELLS, GRANTS AND CONVEYS** unto the Grantee, in fee simple with the covenant of **GENERAL WARRANTY**, the property comprised of a water treatment plant and storage facility comprised of two parcels of land situated in the Silver Creek Section of the Berea College Forest, located in Madison County, Kentucky, and being more particularly described in Exhibit A attached hereto and made a part hereof (the "Property"). Grantor also transfers to the Grantee the non-exclusive easement providing access to the Property which is described on Exhibit A. Grantor retains a non-exclusive easement across the Property which is also described on Exhibit A. Said easements shall be jointly maintained by the Grantor and the Grantee.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any easements and restrictions of record affecting said

Property, and taxes and assessments for the current year, which taxes and assessments and those of succeeding years, Grantee assumes and agrees to pay.

TO HAVE AND TO HOLD the same, together with all appurtenances thereunto belonging unto the Grantee, in fee simple, its successors and assigns, forever.

IN TESTIMONY WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer, on the date first above written.

BEREA COLLEGE

By: E. Diane Kerby
E. Diane Kerby
Vice President for Business & Administration

Attest: Judge B. Wilson II
Judge B. Wilson II
Secretary of the College

COMMONWEALTH OF KENTUCKY

COUNTY OF MADISON

The foregoing instrument was acknowledged before me this ___ day of January, 2005, by E. Diane Kerby, as Vice President for Business & Administration, and Judge B. Wilson II, as Secretary, of Berea College, a Kentucky non profit corporation, on behalf of the corporation.

My Commission expires: 4-26-08

Cheryl Chasteen
Notary Public
State at Large

CERTIFICATE OF CONSIDERATION

The undersigned hereby swear and affirm, under penalty of perjury, that the consideration recited in the foregoing instrument is the full actual consideration paid or to be paid for the Property transferred hereby.

BEREA COLLEGE

By: E. Diane Kerby
E. Diane Kerby
Vice President for Business & Administration

Attest: [Signature]
Judge B. Wilson II
Secretary of the College

CITY OF BERA

By: [Signature]
Steven Connelly, Mayor

Attest: [Signature]
Randy Stone, City Clerk

COMMONWEALTH OF KENTUCKY

COUNTY OF MADISON

The foregoing Certificate of Consideration is subscribed and sworn to before me this ___ day of January, 2005, by E. Diane Kerby, as Vice President for Business & Administration, and Judge B. Wilson II, as Secretary, of Berea College, a Kentucky non profit corporation, on behalf of the corporation.

My Commission expires: 4-26-08.

Cheryl Chasteen
Notary Public
State at Large

COMMONWEALTH OF KENTUCKY

COUNTY OF MADISON

The foregoing Certificate of Consideration is subscribed and sworn to before me this ___ day of January, 2005, by Steven Connelly, as Mayor, and Randy Stone, as City Clerk, of the City of Berea for and on behalf of the City.

My Commission expires: 4-26-08.

Cheryl Chasteen
Notary Public
State at Large

PREPARED BY:

[Signature]

Judge B. Wilson II
General Counsel
Berea College
CPO 2211
Berea, Kentucky 40404

EXHIBIT A

**TO THE DEED BETWEEN BERE A COLLEGE AND THE CITY OF BERE A
(WATER TREATMENT PLANT, GROUND STORAGE FACILITY &
PIGG HOLLOW PUMP STATION SITE)**

PROPERTY DESCRIPTION

Being that property situated in the Silver Creek Section of the Berea College Forest, Madison County, Kentucky which is specifically identified and described as Parcels 3, 4 and 5 on that certain plat prepared by Central Kentucky Land Surveying, Inc., dated January 20, 2005, (the "Plat") of record at Plat Book 22, Page 184, in the office of the Madison County Clerk. Also conveyed are those non-exclusive access easements described in the Plat. Grantor retains that certain non-exclusive access easement also described in the Plat. A copy of said Plat is attached hereto and incorporated herein by this reference.

And being a part of the property conveyed to Berea College by deed from Anthony and Belona Burnell, recorded in Deed Book 67, Page 354, and by deed from Sallie Ann Powell-Burnell, recorded in Deed Book 85, Page 469 in the office of the Madison County Clerk.

DOCUMENT NO: 339234
RECORDED ON: JANUARY 26, 2005 02:03:34PM
TOTAL FEES: \$16.00
TRANSFER TAX: \$2928.00
COUNTY CLERK: WILLIAM E GABBARD
COUNTY: MADISON COUNTY
DEPUTY CLERK: LORENA BURNS

3-6-80
Mail to
Ronnie Terrill
Box 170 Route 2
Berea, Ky. 40403
Janice Alexander D.C.

DEED

THIS DEED OF CONVEYANCE by and between SARAH BAKER TERRILL, a single person, party of the first part, of Berea, Madison County, Kentucky, and RONNIE TERRILL, party of the second part, of Big Hill Road, Berea, Madison County, Kentucky,

WITNESSETH: That the first party for and in consideration of love and affection, the receipt of which is hereby acknowledged, does hereby sell, grant and convey her undivided one-half interest (1/2) unto the second party, subject to life interest retained by the first party to use, occupy, rent and lease, and to receive the income from said property, for and during her natural life, and upon death of first party then in fee simple unto the second party, his heirs and assigns, the following described property, viz:

A certain tract or parcel of land situated in Madison County, Kentucky, on the waters of Narrow Gap Fork of Silver Creek and bounded and described as follows: Beginning at a stone on the South side of the Pike leading from Berea to Big Hill, thence with the pike S 46 E 43 1/2 poles to a point in the East side of a culvert, thence down the branch S 23 W 8 poles to the creek, thence down the creek N 31 W 12 poles to a stake at the edge of the creek S 31 W 12 poles to a large sycamore on the south bank of the creek; thence down the creek N 60 W 26 poles to a stake N 28 1/2 W 4 poles and 8 links to a stump corner to the J. K. Harris land N 27 1/2 E 23 poles and 11 links to the beginning and containing 4 58/100 acres.

And being the same property conveyed to Charlie Baker, by deed from J. W. Johnson, et.ux., dated 26th day of May, 1923, and recorded in Deed Book 110 at page 493 in the Madison County Clerk's office, reference to which is hereby made.

A certain tract or parcel of land situated in Madison County, Kentucky, on the waters of Narrow Gap Fork of Silver Creek and bounded and described as follows: Beginning at a post at Charlie Baker's corner on Berea and Big Hill Road, running in a westernly direction with said road, approximately 210 feet to a stone, thence in a southernly direction, a straight line to a stone at Narrow Gap Fork of Silver Creek, thence east with said creek to Charlie Baker's corner, thence in a northernly direction to the beginning corner containing one acre, more or less.

Parent
to
Child

BOOK 367 PAGE 105

RECEIVED
FEB 25 10 45 AM '85

And being the same property conveyed to Charlie Baker by deed from J. W. Johnson, dated 17th day of April, 1931 and recorded in Deed Book 110 at page 494 in the Madison County Clerk's office, reference to which is hereby made.

A certain tract of land lying on the waters of Silver Creek, in Madison County, Kentucky, bounded and described as follows: BEGINNING at the West side of Big Hill Pike, corner to J. W. Johnson, thence with Johnson's line S $57\frac{1}{2}$ W to a sycamore on the bank of a branch still with Johnson's line down the center of the creek to Johnson's corner; thence with Baker's line up the hill S. 32 E 30 poles to a stone, corner to S. R. Baker, and in line of Berea College, corner to a point in the old road, and wire fence, a new line S $61\frac{1}{2}$ E. 16 poles, still with same S $53\frac{1}{4}$ E 18 $\frac{4}{10}$ poles, leaving the road S 41 E $27\frac{1}{2}$ poles to a stone in the line of Burnell; and Berea College, thence with Burnell N 42 E 6 poles to a corner of Burnell; thence with Burnell S 48 E 14 poles to a stone in Burnell's line, now line with Berea College N $57\frac{1}{2}$ E 36 poles to a stone on west side of the pike; thence with pike N $45\frac{1}{2}$ W with the pike to the beginning, containing approximately 57 acres more or less.

It is understood that this property is sold by the fences boundary and not by the number of acres.

There is excluded from this deed of conveyance a tract of land used as a graveyard and is presently fence and located near the South West corner of said tract, and a passway from Kentucky Highway #21 to said graveyard.

There is also excluded from the above conveyance any part of said property that is now used as a public highway, or previously conveyed to the State of Kentucky for highway purposes.

There is also excluded from this conveyance a tract of land previously conveyed to Johnson Hylton by deed from Clark Hylton and his wife, Julia Hylton, dated the 21st day of December, 1946, which is recorded in the Madison County Clerk's office and described as follows:

Located on the south side of the Berea-Big Hill Pike about three miles east of Berea, in Madison County, Kentucky, and more particularly described as follows, to-wit:

Beginning at a point in the south line of the right of way of said pike, corner to Berea College, a stone marker; thence south-westwardly with Berea College line a distance of about 103 feet to a locust; thence north-westwardly about 228 feet at a stake in line with the small locust and a large locust nearest point to an elm tree in fence row next to pike, thence northeastwardly 98 feet to an elm in the east line of said pike; a new corner; thence southeastwardly with the south line of said pike 236 feet to the place of beginning.

And being the same property conveyed to Charlie Baker and his wife, Mabel J. Baker, by deed from Clark Hylton, et.ux., dated 12th day of August, 1958, and recorded in Deed Book 176 at page 275 in the Madison County Clerk's office, reference to which is hereby made.

A certain tract or parcel of land in Madison County, Kentucky, on the waters of Narrow Gap Fork of Silver Creek, bounded and described as follows:

Beginning at a point in the S right-of-way of the Big Hill Road (Kentucky 21), and the center of the Snake Hollow Road; thence in an southeasterly direction with the Berea Big Hill Road a distance of approximately 198 feet to the corner of Charlie Baker; thence South with the Charlie Baker line a distance of 282 feet to a stone on the bank of the creek; thence in the easterly direction still with Baker a distance of 204 feet to another corner of Baker; thence South with Baker and Hylton a distance of approximately 506 feet to a stone, corner to Hylton and John Raymond Johnson; thence in a westerly direction 571 feet to the center of Snake Hollow Road, thence in a northerly direction with the center of said road a distance of 1226 feet to the point of beginning.

There is hereby reserved and not conveyed herein any part or parcel of the Snake Hollow Road located on the above described premises.

And being the same property conveyed to Charlie Baker and Mabel Johnson Baker by deed from John Raymond Johnson, et.al., dated 1st day of March, 1957, and recorded in Deed Book 170 at page 206 in the Madison County Clerk's office, reference to which is hereby made.

And being the same property Charlie Baker owned in fee simple as the survivor of Mabel J. Baker, deceased, who died on 2nd day of October, 1972.

And being the same property first party inherited as one of the heirs at law of Charlie Baker, deceased, as shown in Affidavit of Descent recorded in Deed Book 327 at page 172 in the Madison County Clerk's office, reference to which is hereby made.

TO HAVE AND TO HOLD the same with all the appurtenances thereunto belonging unto the second party with all the appurtenances belonging thereto, subject to life interest retained by the first party to use, occupy, rent and lease, and to receive the income from said property for and during her natural life, and upon the death of first party then in fee simple unto the second party, his heirs and assigns, forever, with the Covenant of "GENERAL WARRANTY".

IN TESTIMONY WHEREOF witness the signature of the first party this 22nd day of April, 1980.

Sarah Baker Terrill
Sarah Baker Terrill

STATE OF KENTUCKY

COUNTY OF MADISON

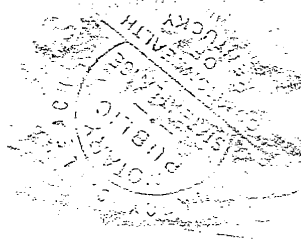
The foregoing Deed was signed, executed and acknowledged before me, Nancy C. Leach, a notary public in and for the State of Kentucky at Large, by Sarah Baker Terrill, a single person, this 22nd day of April, 1980.

Nancy C. Leach
Notary Public, State at Large, Kentucky

My commission expires: June 14, 1984.

PREPARED BY:

Frederick G. Williams
Frederick G. Williams
Attorney at Law
Short Street
Berea, Kentucky 40403



Recorded this the 25 day of February, 1985
Madison County Clerk (S. Wagers) By: Judy Perkins D.C.

(d1d10)

D E E D

10-14-86
Delivered to
D. Connelly
By: mmy dc

THIS DEED OF CONVEYANCE by and between HELEN B. COLLINS and ROBERT G. COLLINS, spouses, parties of the first part, and RONNIE TERRILL and BARBARA TERRILL, spouses, parties of the second part, of Big Hill Road, Berea, Madison County, Kentucky 40403,

WITNESSETH: That the first parties, for and in consideration of the sum of FORTY-SEVEN THOUSAND FOUR HUNDRED (\$47,400.00) DOLLARS, the receipt of which is hereby acknowledged, do sell, grant, and convey an undivided one-half interest (1/2) unto the second parties, for and during their joint lives with remainder in fee simple to the survivor thereof, his or her heirs and assigns, in the following described property:

A certain tract or parcel of land situated in Madison County, Kentucky, on the waters of Narrow Gap Fork of Silver Creek and bounded and described as follows:

RECEIVED
MARY JANE GINTER
OCT 13 | 10 PM '86
MADISON CO. CLERK
KENTUCKY

Beginning at a stone on the South side of the Pike leading from Berea to Big Hill; thence with the pike S 46 deg E 43 1/2 poles to a point in the East side of a culvert; thence down the branch S 23 deg. W 8 poles to the creek; thence down the creek N 31 deg. W 12 poles to a stake at the edge of the creek S 31 deg. W 12 poles to a large sycamore on the south bank of the creek; thence down the creek N 60 deg. W 26 poles to a stake N 28 1/2 deg. W 4 poles and 8 links to a stump corner to the J. K. Harris land N 27 1/2 deg. E 23 poles and 11 links to the beginning and containing 4 58/100 acres.

STATE TAX \$ 47.50
PAID 10-13-86
MARY JANE GINTER, CLERK
BY *[Signature]* D.C.

And being the same property conveyed to Charles Baker, by Deed from J. W. Johnson, et. ux., dated May 26, 1923, and recorded in Deed Book 110 at page 493 in the Madison County Clerk's office, reference to which is hereby made.

A certain tract or parcel of land situated in Madison County, Kentucky, on the waters of Narrow Gap Fork of Silver Creek and bounded and described as follows:

Beginning at a post at Charlie Baker's corner on Berea and Big Hill Road running in a westerly direction with said road, approximately 210 feet to a stone; thence in a southerly direction, a straight line to a stone at Narrow Gap Fork of Silver Creek; thence east with said creek to Charlie Baker's corner;

thence in a northerly direction to the beginning corner containing one (1) acre, more or less.

And being the same property conveyed to Charlie Baker by deed from J. W. Johnson, dated April 17, 1931, and recorded in Deed Book 110 at page 494 in the Madison County Clerk's office, reference to which is hereby made.

A certain tract of land lying on the waters of Silver Creek, in Madison County, Kentucky, bounded and described as follows:

BEGINNING at the west side of Big Hill Pike, corner to J. W. Johnson; thence with Johnson's line S 57 1/2 W to a sycamore on the bank of a branch still with Johnson's line down the center of the creek to Johnson's corner; thence with Baker's line up the hill S 32 E 30 poles to a stone, corner to S. R. Baker, and in line of Berea College, corner to a point in the old road, and wire fence, a new line S 61 1/2 E 16 poles, still with same S 53 1/4 E 18 4/10 poles, leaving the road S 41 E 27 1/2 poles to stone in the line of Burnell and Berea College; thence with Burnell N 42 E 6 poles to a corner of Burnell; thence with Burnell S 48 E 14 poles to a stone in Burnell's line, now line with Berea College N 57 1/2 E 36 poles to a stone on west side of the pike; thence with pike N 45 1/2 W with the pike to the beginning, containing approximately 57 acres more or less.

It is understood this property is sold by the fences boundary and not by the number of acres.

There is excluded from this deed of conveyance a tract of land used as a graveyard and is presently fenced and located near the southwest corner of said tract, and a passway from Kentucky #21 to said graveyard.

There is also excluded from the above conveyance any part of said property that is now used as a public highway, or previously conveyed to the State of Kentucky for highway purposes.

There is also excluded from this conveyance a tract of land previously conveyed to Johnson Hylton by deed from Clark Hylton and his wife, Julia Hylton, dated December 21, 1946, which is recorded in the Madison County Clerk's office and described as follows:

Located on the south side of the Berea-Big Hill Pike about three miles east of Berea, in Madison County, Kentucky, and more particularly described as follows, to-wit:

Beginning at a point in the south line of the right of way of said pike, corner to Berea College, a stone marker; thence south-westwardly with Berea College a line a distance of about 103 feet to a locust; thence north-westwardly about 228 feet at a stake in line with the small locust and a large locust nearest point to an elm tree in fence row next

to pike; thence northeastwardly 98 feet to an elm in the east line of said pike, a new corner; thence southeastwardly with the south line of said pike 236 feet to the place of beginning.

And being the same property conveyed to Charlie Baker and his wife, Mabel J. Baker, by deed from Clark Hylton, et. ux., dated August 12, 1958, and recorded in Deed Book 176 at page 275 in the Madison County Clerk's office, reference to which is hereby made.

A certain tract or parcel of land in Madison County, Kentucky, on the waters of Narrow Gap Fork of Silver Creek, bounded and described as follows:

Beginning at a point in the S right-of-way of the Big Hill Road (KY 21), and the center of the Snake Hollow Road; thence in a southeasterly direction with the Berea Big Hill Road a distance of approximately 198 feet to the corner of Charlie Baker; thence South with the Charlie Baker line a distance of 282 feet to a stone on the bank of the creek; thence in the easterly direction still with Baker a distance of 204 feet to another corner of Baker; thence south with Baker and Hylton a distance of approximately 506 feet to a stone, corner to Hylton and John Raymond Johnson; thence in a westerly direction 571 feet to the center of Snake Hollow Road; thence in a northerly direction with the center of said road a distance of 1226 feet to the point of beginning.

There is hereby reserved and not conveyed herein any part or parcel of the Snake Hollow Road located on the above described premises.

And being the same property conveyed to Charlie Baker and Mabel Johnson Baker by deed from John Raymond Johnson, et. al., dated March 1, 1957, and recorded in Deed Book 170 at page 206 in the Madison County Clerk's office, reference to which is hereby made.

And the property conveyed being the same property Charlie Baker owned in fee simple as the survivor of Mabel J. Baker, deceased, who died on the 2nd day of October, 1972.

And being the same property Helen Baker Collins inherited as one of the heirs at law of Charlie Baker, deceased, as shown in Affidavit of Descent recorded in Deed Book 327 at page 172 in the Madison County Clerk's office.

TO HAVE AND TO HOLD same with all appurtenances thereunto belonging unto the second parties for and during their joint lives with remainder in fee simple to the survivor thereof, his or her heirs and assigns, forever, with the covenant of "GENERAL WARRANTY".

PROVIDED, HOWEVER, this conveyance is made subject to all easements, conditions, and restrictions that may appear of record pertaining to said property and all planning and zoning regulations.

IN TESTIMONY WHEREOF, witness the signatures of Helen B. Collins and Robert G. Collins, spouses, on this 6th day of October, 1986.

Helen Baker Collins

Robert G. Collins

STATE OF Florida
COUNTY OF Pasco

The foregoing deed was acknowledged before me by Helen B. Collins and Robert G. Collins, spouses, on this 6 day of October, 1986.

Notary Public, State of Florida
My Commission Expires June 17, 1989.
Bonded Thru Troy Fain - Insurance, Inc.

My commission expires: _____

[Signature]
Notary Public

PREPARED BY:

Steven Connelly
Steven Connelly, Attorney

208 Short Street
Berea, Kentucky 40403

Recorded this the 13th day of Oct. 1986.
Madison County Clerk MARY JANE GINTER
By: Janece Alexander D.C.

800 379 4716

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

To research the map, contact the
Office of Secretary of State
or the County Clerk.