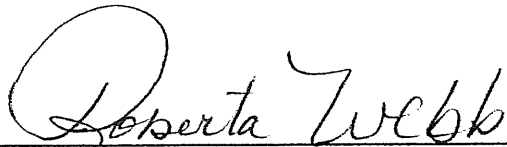


# CERTIFICATION

I certify I am the duly qualified City Clerk of the City of Corbin, Kentucky, and the foregoing 3 pages of Ordinance No 20-2017 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on October 20, 2017, all as appears in the official records of said City.

WITNESS, my hand and seal this 23 day of October, 2017.



City Clerk

(SEAL)



RECEIVED AND FILED  
DATE November 29, 2017

ALISON LUNDERGAN GRIMES  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Alison Lundergan Grimes

ORDINANCE NO. 20-2017

**AN ORDINANCE OF THE CITY OF CORBIN, KENTUCKY ESTABLISHING A PROPERTY ASSESSMENT AND REASSESSMENT MORATORIUM PROGRAM FOR QUALIFYING PROPERTIES IN THE CITY OF CORBIN, KENTUCKY PURSUANT TO KRS 99.595 THROUGH 99.605 AND KRS 132.452 AND SETTING FORTH CERTAIN REGULATIONS RELATED THERETO.**

\*\*\*\*\*

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF CORBIN, KENTUCKY, AS FOLLOWS:**

**SECTION 1: PROGRAM ESTABLISHED.**

The Board of Commissioners of the City of Corbin, Kentucky hereby establishes a property assessment and reassessment moratorium program for qualifying property pursuant to KRS 99.595 through 99.605 and KRS 132.452.

**SECTION 2: QUALIFYING CONDITIONS OF STRUCTURES.**

All existing residential and commercial structures at least 25 years old may qualify for a reassessment moratorium if:

The costs of the improvements made to the structure to repair, rehabilitate, restore or stabilize its equal at least 25% of the value of the improvements to the property based on the latest assessment made by either the Whitley County Property Valuation Administrator or the Knox County Property Valuation Administrator.

**SECTION 3: ADMINISTERING AGENCIES.**

The administering agencies for the moratorium program in Corbin shall be the Code Enforcement Office and the office of either the Whitley County Property Valuation Administrator or the Knox County Property Valuation Administrator, as applicable.

**SECTION 4: APPLICATION FOR MORATORIUM CERTIFICATE; FEE.**

A. The applications for moratorium certificates shall be made the Code Enforcement Office at least 30 days before any construction work on the property is begun. Each application for a moratorium certificate will include or be accompanied by:

- 1) A general description of the property.

- 2) Proof the property is at least 25 years old.
- 3) A general description of the proposed use of the property.
- 4) The nature and extent of the restoration, repair, rehabilitation or stabilization and cost estimates based on bids submitted to the owner.
- 5) A time schedule for undertaking and completing the project.
- 6) If the property is commercial, a descriptive list of the fixed building equipment, which will be part of the facility and a statement of the economic advantage (including expected construction employment) shall be part of the application.

B. That in order to cover the administrative costs for the program, a fee of \$100.00 shall be charged an applicant applying for a moratorium certificate.

#### SECTION 5: ASSESSMENT OF PROPERTY VALUE.

The Property Valuation Administrator of Whitley County or Knox County, as applicable, and the Code Enforcement Office shall maintain a record of all applications for a property assessment or reassessment moratorium. The PVA shall assess or reassess the property within 30 days of receipt of the application. This assessment shall be the value on which the Whitley County or Knox County taxes are based and is not to be raised for 15 years after the certificate has been issued, however, this provision shall not preclude normal reassessment of the property.

#### SECTION 6: COMPLETION OF IMPROVEMENTS.

A. The applicant shall have one year, as approved by the Code Enforcement Office, in which to complete the improvements unless granted an extension by the Code Enforcement Office. In no case shall the application be extended beyond one additional year.

B. Upon notice by the applicant to the Code Enforcement Office that the work has been completed on the property, that office shall conduct an on-site inspection of the property to certify that the improvements described in the application have been completed. The Code Enforcement Office shall then certify to the Property Valuation Administrator that the improvements have been completed and the moratorium certificate shall be issued. However, no moratorium certificate will be issued on property in which there are delinquent Corbin property tax bills.

#### SECTION 7: DURATION OF CERTIFICATE.

The moratorium shall become effective on the assessment date next following the issuance of the moratorium certificate and shall remain in effect for fifteen years.

#### SECTION 8: TRANSFER OR ASSIGNMENT OF CERTIFICATE.

An assessment or reassessment moratorium certificate may be transferred or assigned by the holder of the certificate to a new owner or lessee of the property.

SECTION 9: SUBSEQUENT MORATORIUM CERTIFICATE.

Any property granted an assessment or reassessment moratorium may be eligible for a subsequent moratorium certificate provided that reapplication be made no sooner than three years following the expiration of the original moratorium.

SECTION 10: ASSESSMENT OF PROPERTY FOLLOWING MORATORIUM.

On the assessment date next following the expiration, cancellation or revocation of an assessment or reassessment moratorium, the property shall be assessed on the basis of its full fair cost value.

SECTION 11: SEVERABILITY.

If any provision of this Ordinance as now or later amended or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions that can be given effect without the invalid provision or application.

SECTION 12: EFFECT.


This Ordinance shall take effect upon proper passage and legal advertisement.

FIRST READING October 16, 2017

SECOND READING October 20, 2017

APPROVED

By:

  
WILLARD McBURNEY, MAYOR

ATTEST:

  
ROBERTA WEBB, CITY CLERK

**Legal Description**  
**Corbin Tri-County Joint Industrial Development Authority**  
**Willow Creek Farms, LLC**  
**Corbin By-Pass Parcels**

**Tract 1**

A certain parcel of land lying on the waters of Young's Creek, on the west side of Kentucky Highway 3041 (Carnell Sprinkles Corbin By-Pass) within the corporate limits of the City of Corbin, County of Knox, Commonwealth of Kentucky and more particularly described as follows:

Beginning at a found metal fence post set in concrete (Fence Post) on the western Right-of-Way line of State Route 3041, 190.00 feet left of said State Route 3041 centerline station 375+25 at Kentucky State Plane Single Zone (NAD'83) coordinate N 3497787.5183, E 5416202.7839, a corner to the parcel conveyed to the Commonwealth of Kentucky in Deed Book 272, Page 676 of the Knox County Court Clerk's records; thence with said Right-of-Way line for one (1) calls:

1. North 66° 30' 33" West 440.61 feet to a found 5/8" rebar with cap stamped "BOWMAN 1804" (Bowman Pin) 38.00 feet left of Allison Boulevard Approach centerline station 43+81.06, a corner to the parcel conveyed to Teco Coal Corporation in Deed Book 376, Page 455 and depicted as Lot 3 of Corbin-London Real Estate, LLC Subdivision Plat in Plat Cabinet 2, Slide 138; thence with the line of Teco Coal for four (4) calls:
2. North 46° 26' 16" East 166.21 feet;
3. North 12° 12' 22" East 20.00 feet to a Bowman Pin;
4. North 12° 12' 22" East 278.40 feet to a Bowman Pin;
5. North 77° 47' 23" West 304.17 feet to a Bowman Pin on the eastern line of the 50.00 foot Right-of-Way of Allison Boulevard as depicted on said Corbin-London Real Estate, LLC Subdivision Plat; thence with said Right-of-Way line for four (4) calls:
6. Along a curve to the left having a Radius of 157.81 feet and a Long Chord of North 41° 53' 36" West 1.90 feet to a set 1/2" rebar with cap stamped "VISION PLS 3674"; (Set Rebar);
7. North 42° 19' 23" West 410.39 feet to a found 5/8" rebar;
8. North 41° 29' 11" West 16.39 feet to a Bowman Pin;
9. South 48° 54' 31" West 50.19 feet along the northern terminus of said Allison Boulevard Right-of-Way to a Bowman Pin, a corner to the parcel conveyed to Bernor Real Estate Investment, LLC in Deed Book 402, Page 785 and depicted as Lot 1 on said Corbin-London Real Estate, LLC Subdivision Plat; thence with the line of Bernor Real Estate Investment, LLC for one (1) call:
10. South 77° 51' 01" West 174.66 feet to a found 1" rebar, a corner to the parcel conveyed to James Hubbs and William Keck in Deed Book 295, Page 31; thence with the line of Hubbs and Keck for nine (9) calls:
11. South 54° 57' 02" West 89.44 feet to a Set Rebar;
12. South 48° 18' 51" West 40.94 feet to a 20" Black Oak found blazed in a fence line;
13. South 51° 35' 38" West 198.36 feet with fence to an 18" Black Oak in fence, marked with three hacks this survey;

14. South 56° 18' 49" West 161.67 feet with fence to a Set Rebar;
15. South 57° 46' 35" West 224.82 feet leaving fence to a Set Rebar;
16. South 56° 00' 56" West 141.77 feet crossing into a marsh at the base of a highwall;
17. South 83° 16' 35" West 178.33 feet continuing across marsh and highwall area;
18. South 72° 18' 38" West 167.57 feet leaving marsh and highwall area to a found 1" rebar on a point;
19. South 88° 13' 36" West 48.62 feet to a Set Rebar in the line of a water storage tank site as conveyed to the City of Corbin, Kentucky in Deed Book 320, Page 38; thence with the line of said City of Corbin for three (3) call:
  
20. North 60° 39' 33" West 96.65 feet to a Bowman Pin on the side of the point;
21. South 25° 49' 11" West 199.87 feet to a Bowman Pin on the side of the point;
22. South 64° 04' 54" East 64.58 feet to a Set Rebar on point, a corner to said Hubbs and Keck; thence with the line of Hubbs and Keck for four (4) calls:
  
23. South 71° 06' 58" West 74.35 feet up the center of point;
24. South 56° 07' 24" West 146.01 feet up the center of point;
25. South 86° 54' 18" West 69.81 feet to an "X" carved into a sandstone outcrop this survey adjacent to downed fence on the top of Horse Mill Knob,;
26. North 69° 20' 00" West 8.25 feet to a found 1" rebar on knob, a corner to the parcel conveyed to CH Development, LLC as Tracts 6 and 7 in Deed Book 289, Page 475; thence with the line of CH Development and the centerline of ridge for ten (11) calls:
  
27. North 69° 20' 00" West 8.25 feet;
28. North 40° 17' 58" West 146.78 feet;
29. North 20° 51' 58" West 139.80 feet;
30. North 10° 24' 21" West 159.88 feet;
31. North 04° 28' 01" West 238.08 feet to an 18" Hickory with old fence, found blazed;
32. North 17° 27' 38" West 119.79 feet;
33. North 46° 46' 12" West 300.24 feet;
34. North 22° 29' 14" West 258.81 feet;
35. North 00° 09' 03" West 213.10 feet;
36. North 08° 48' 08" West 176.34 feet;
37. North 18° 51' 30" West 75.91 feet to a found roof bolt on a knob, a corner to the parcel conveyed now or formerly to Frankland Strickland in Deed Book 128, Page 614; thence with the line of Strickland and center of ridge for two (2) calls:
  
38. North 70° 26' 07" East 223.39 feet to a 2" Mag-Nail with washer stamped "VISION PLS 3674" (Set Nail);
39. North 56° 59' 58" East 188.66 feet to a corner of the parcel conveyed now or formerly to Frankland C. and Hazel Strickland in Deed Book 140, Page 16; thence with the line of Strickland (Deed Book 140, Page 16) and continuing with centerline of ridge for four (4) calls:
  
40. North 42° 36' 58" East 52.03 feet;
41. North 39° 55' 31" East 302.01 feet;
42. North 47° 14' 23" East 44.53 feet;
43. North 60° 46' 08" East 123.95 feet to a found 1" square iron rod; thence leaving ridge and down the hill, continuing with the line of Strickland and with the line of the parcel conveyed to Michael M. Mitchell in Deed Book 374, Page 653 for one (1) call:

44. South 73° 46' 47" East 518.55 feet to a Set Rebar at Kentucky State Plane Single Zone (NAD'83) coordinate N 3500012.0836, E 5414233.3414; thence with a new severance line for three (3) calls:
45. South 16° 12' 44" West 180.76 feet to a Set Rebar;
46. South 73° 47' 16" East 180.75 feet to a Set Rebar;
47. North 16° 12' 44" East 180.75 feet to a Set Rebar in the line of Mitchell; thence with the line of Mitchell for five (5) calls:
48. South 73° 47' 16" East 557.67 feet to an 18" Black Oak with old fence, found marked with three hacks;
49. North 47° 03' 27" East 372.92 feet to a found 5/8" rebar with cap stamped "JDB LS 3409" (JDB Pin);
50. South 02° 06' 07" West 333.53 feet to a JDB Pin in an Oak stump with old fence;
51. South 75° 58' 20" East 265.08 feet to a JDB Pin near the toe of fill slope of Opportunity Drive;
52. North 09° 42' 44" East 925.08 feet to a JDB Pin in the southern Right-of-Way line of Buchanan Drive projected, a corner to the parcel conveyed to Tri Hill, Inc. in Deed Book 247, Page 291; thence with the line of Tri Hill, Inc. for one (1) call;
53. North 09° 42' 44" East 50.00 feet to a Set Nail in the northern Right-of-Way line of said Buchanan Drive, a corner to the parcel conveyed to Elmo Greer and Son, Inc. in Deed Book 302, Page 113; thence with the line of Greer for one (1) call;
54. North 09° 16' 07" East 699.20 feet to a 5/8" rebar with cap stamped "LS 2989" found at the top of a rock cut, a corner to the parcel conveyed to James A. Lacefield, et al in Deed Book 328, Page 429; thence with the line of Lacefield et al for two (2) calls:
55. South 51° 52' 44" East 443.03 feet crossing Opportunity Drive to a set rebar;
56. North 66° 40' 14" East 449.55 feet to a 1/2" rebar with cap stamped "HR 3458" found on the western Right-of-Way line of State Route 3041 as conveyed to the Commonwealth of Kentucky in Deed Book 256, Page 583; thence with said Right-of-Way line for one (1) call:
57. South 05° 12' 01" East 241.24 feet to a Fence Post, a corner to the parcel conveyed Commonwealth of Kentucky in Deed Book 287, Page 531 and Deed Book 272, Page 676; thence continuing with said Right-of-Way line (Deed Book 287, Page 531) for four (4) calls:
58. North 83° 24' 42" West 14.26 feet to a Fence Post;
59. South 06° 22' 12" East 351.43 feet to a Fence Post;
60. South 05° 07' 42" West 203.27 feet to a Set Rebar;
61. North 84° 47' 42" East 50.77 feet to a Set Rebar, a corner to the parcel conveyed to the Commonwealth of Kentucky (Deed Book 272, Page 676); thence continuing with said Right-of-Way (Deed Book 272, Page 676) for one (1) call:
62. South 06° 05' 54" East 100.08 feet to a Set Rebar, a corner to the parcel conveyed to the Commonwealth of Kentucky in Deed Book 287, Page 531; thence continuing with said Right-of-Way (Deed Book 287, Page 531) for six (6) calls:

63. South 85° 23' 08" West 61.46 feet to a point, said point being North 70° 51' 00" East 3.25 feet from a Set Rebar as witness;
64. South 02° 42' 37" West 164.18 feet to a Fence Post;
65. South 07° 27' 43" West 243.11 feet to a Fence Post;
66. South 07° 59' 45" West 87.45 feet to a Fence Post;
67. South 04° 07' 02" West 275.59 feet to a Fence Post;
68. North 88° 10' 25" East 171.95 feet to a Fence Post, a corner to the parcel conveyed to the Commonwealth of Kentucky in Deed Book 272, Page 676; thence continuing with said Right-of-Way (Deed Book 272, Page 676) for four (4) calls:
  
69. South 01° 44' 35" East 405.48 feet to a Fence Post;
70. South 13° 40' 27" West 477.53 feet to a Fence Post;
71. South 26° 02' 24" West 662.90 feet to a Fence Post;
72. South 38° 03' 28" West 255.59 feet to the Point of Beginning containing 145.926 Acres.

There is excepted from the above described Tract 1 the parcels conveyed to Willow Creek Farms, LLC in Deed Book 415, Page 774 of the Knox County Clerk's records.

This description is based on a field survey conducted under the direction of Richey B. Newton, PLS 3674 of Vision Engineering, LLC located at 128 East Reynolds Road, Lexington, KY 40517 between January 13, 2015 and July 25, 2017. The basis of meridian is Kentucky State Plane Coordinates Single Zone (NAD'83) as observed by GPS static observation at the time of the field survey. Coordinate values stated herein are for reference only and shall not supersede actual monuments.

This being portions of Parcel 1, Parcel 3, Parcel 4-Tracts 1 and 2, Parcel 8-Tract 1 and being all of Parcel 6 of the same property as conveyed to the Corbin Tri-County Joint Industrial Development Authority in Deed Book 179, Page 429 of the Knox County Clerk's records.

### **Tract 2**

A certain parcel of land lying on the waters of Young's Creek, on the east side of Kentucky Highway 3041 (Carnell Sprinkles Corbin By-Pass) within the corporate limits of the City of Corbin County of Knox, Commonwealth of Kentucky and more particularly described as follows:

Beginning at a set ½" rebar with cap Stamped "VISION PLS 3674" (Set Rebar) on the eastern Right-of-Way line of State Route 3041, 177.45 feet right of said State Route 3041 centerline station 368+97.33 at Kentucky State Plane Single Zone (NAD'83) coordinate N 3497077.4239, E 5416048.7361 and being South 16° 34' 06" East 485.43 feet from the Point of Beginning of Tract 1 described herein, a corner to the parcel conveyed to the Commonwealth of Kentucky in Deed Book 272, Page 676 of the Knox County Court Clerk's records and a corner to the parcel conveyed to Brian and Stephanie Mills in Deed Book 344, Page 652 and, a corner to the property conveyed to the Southeast Kentucky Industrial Development Authority, Inc. in Deed Book 306, Page 1, Deed Book 306, Page 353, Deed Book 310, Page 164 and Deed Book 310, Page 588; thence with said Right-of-Way line for four (4) calls:

1. North 68° 36' 39" East 122.47 feet to a found metal fence post set in concrete (Fence Post);
2. North 41° 53' 55" East 267.62 feet to a Fence Post;
3. South 50° 53' 19" East 220.99 feet to a Set Rebar;



4. North 72° 50' 44" East 101.50 feet to a Set Rebar 20.00 feet from the centerline and in the western Right-of-Way line of Young's Creek Road; thence with said Right-of-Way, parallel with and 20.00 feet from said centerline for two (2) calls:
5. South 45° 18' 12" East 146.63 feet to a set 2" Mag-Nail with washer stamped "VISION PLS 3674" (Set Nail);
6. Along a curve to the right having a Radius of 338.60 feet, and a Long Chord of South 24° 26' 28" East 133.40 feet to a Set Nail, a corner to Mills, thence with the Line of Mills for two (2) calls:
7. North 83° 20' 10" West 706.96 feet to a 20" Beech marked with three hacks this survey;
8. North 66° 10' 06" West 20.17 feet to the Point of Beginning containing 2.570 Acres.

This description is based on a field survey conducted under the direction of Richey B. Newton, PLS 3674 of Vision Engineering, LLC located at 128 East Reynolds Road, Lexington, KY 40517 between January 13, 2015 and July 25, 2017. The basis of meridian is a Kentucky State Plane Coordinates Single Zone (NAD'83) as observed by GPS static observation at the time of the field survey. Coordinate values stated herein are for reference only and shall not supersede actual monuments.

This being a portion of Parcel 1 of the same property as conveyed to the Corbin Tri-County Joint Industrial Development Authority in Deed Book 179, Page 429 of the Knox County Clerk's records.

### **Tract 3**

A certain parcel of land lying on the waters of Young's Creek, on the west side of Kentucky Highway 3041 (Carnell Sprinkles Corbin By-Pass) within the corporate limits of the City of Corbin County of Knox, Commonwealth of Kentucky and more particularly described as follows:

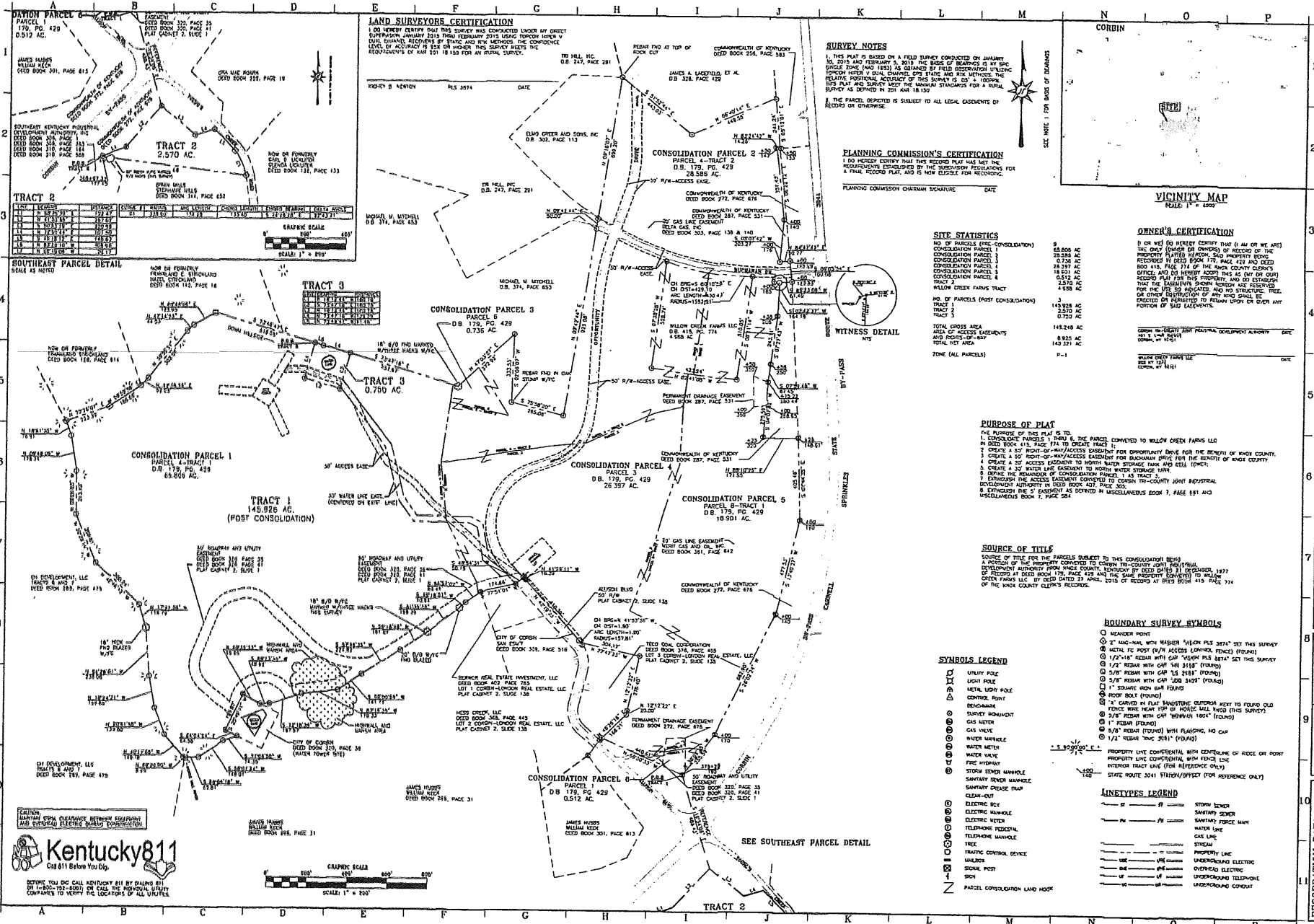
Beginning at a set ½" rebar with cap stamped "VISION PLS 3674" (Set Rebar) at Kentucky State Plane Single Zone (NAD'83) coordinate N 3500012.0836, E 5414233.3414, on the line of the parcel conveyed to Michael M. Mitchell in Deed Book 374, Page 653 of the Knox County Clerk's records, said Set Rebar being South 73° 46' 47" East 518.55 feet from a 1" square iron rod found on a ridge (Call No. 42 of Tract 1); thence with a new severance line for three (3) calls:

1. South 16° 12' 44" West 180.76 feet to a Set Rebar;
2. South 73° 47' 16" East 180.75 feet to a Set Rebar;
3. North 16° 12' 44" East 180.75 feet to a Set Rebar on the line of Mitchell; thence with said line for two (2) calls:
4. North 73° 47' 16" West 139.29 feet to a Set Rebar;
5. North 73° 46' 47" West 41.46 feet to the Point of Beginning containing 0.750 Acre.

This description is based on a field survey conducted under the direction of Richey B. Newton, PLS 3674 of Vision Engineering, LLC located at 128 East Reynolds Road, Lexington, KY 40517 between January 13, 2015 and July 25, 2017. The basis of meridian is a Kentucky State Plane Coordinates Single Zone (NAD'83) as observed by GPS static observation at the time of the field

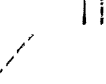
survey. Coordinate values stated herein are for reference only and shall not supersede actual monuments.

This being a portion of Parcel 4-Tract 1 of the same property as conveyed to the Corbin Tri-County Joint Industrial Development Authority in Deed Book 179, Page 429 of the Knox County Clerk's records.



**LAND SURVEYORS CERTIFICATION**

I DO HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION JANUARY 2018 THRU FEBRUARY 2018 USING TORINO LEICA V-DUAL CHANNEL RECEIVERS BY STAFF AND FIELD TECHNICIANS THE CONFIDENCE LEVEL OF ACCURACY IS 5 CM OR BETTER THIS SURVEY MEETS THE REQUIREMENTS OF KRS 201.18.150 FOR A RURAL SURVEY.



**SURVEY NOTES**

1. THIS PLAT IS BASED ON A FIELD SURVEY CONDUCTED ON JANUARY 10, 2018 AND FEBRUARY 6, 2018. THE BASE OF BEARINGS IS BY SPIC (TRIGONOMETRIC) MEASUREMENTS AS OBTAINED BY FIELD OBSERVATIONS USING THE TRIGONOMETRIC METHOD OF MEASUREMENTS AND THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY IS 5 CM OR BETTER. THIS PLAT AND SURVEY MEET THE MINIMUM STANDARDS FOR A RURAL SURVEY AS DEFINED IN 201 KAR 18.150.

2. THE PARCEL DEPICTED IS SUBJECT TO ALL LEGAL EASEMENTS OF RECORD OR OTHERWISE.

**PLANNING COMMISSION'S CERTIFICATION**

I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS ESTABLISHED BY THE SUBDIVISION REGULATIONS FOR A FINAL RECORD PLAT, AND IS NOW READY FOR RECORDING.

**VICINITY MAP**



**OWNER'S CERTIFICATION**

I, OR WE (OR WE) DO HEREBY CERTIFY THAT I (AM OR WE ARE) THE ONLY (OWNER OR OWNERS) OF RECORD OF THE PROPERTY PLATED HEREON. EACH PROPERTY BEING RECORDED IN DEED BOOK 174, PAGE 429 AND DEED BOOK 415, PAGE 374 OF THE JAMES EARL RAY COUNTY CLERK'S OFFICE AND I HEREBY ADMIT THAT AS OWNER (OR OWNERS) I (OR WE) HAVE FULL KNOWLEDGE AND UNDERSTANDING OF THE EXISTING RECORDS AND RECORDS OF ANY AND ALL OTHER PARTIES OF SAID EASEMENTS.

**SITE STATISTICS**

NO. OF PARCELS (PRE-CONSOLIDATION)	8
CONSOLIDATION PARCEL 1	68,808 AC
CONSOLIDATION PARCEL 2	0.736 AC
CONSOLIDATION PARCEL 3	28,327 AC
CONSOLIDATION PARCEL 4	18,501 AC
CONSOLIDATION PARCEL 5	2,570 AC
TRACT 1	145,826 AC
TRACT 2	2,570 AC
TRACT 3	0.780 AC
NO. OF PARCELS (POST CONSOLIDATION)	3
TRACT 1	145,826 AC
TRACT 2	2,570 AC
TRACT 3	0.780 AC
TOTAL GROSS AREA	145,248 AC
AREA OF ACCESS EASEMENTS AND RIGHTS-OF-WAY	8,825 AC
TOTAL NET AREA	145,221 AC
ZONE (ALL PARCELS)	P-1

**PURPOSE OF PLAT**

1. THE PURPOSE OF THIS PLAT IS TO:
2. CONSOLIDATE PARCELS 1 THRU 8, THE PARCELS CONVEYED TO WILLOW CREEK FARMS LLC IN DEED BOOK 415, PAGE 374 TO CREATE TRACT 1;
3. CREATE A 50' RIGHT-OF-WAY/ACCESS EASEMENT FOR EMERGENCY DRIVE FOR THE BENEFIT OF MOORE COUNTY;
4. CREATE A 50' RIGHT-OF-WAY/ACCESS EASEMENT FOR BUSHAWK DRIVE FOR THE BENEFIT OF MOORE COUNTY;
5. CREATE A 30' WATER LINE EASEMENT TO NORTH WATER STORAGE TANK AND WELL (OPEN);
6. DEFINE THE BOUNDARIES OF CONSOLIDATION PARCEL 1 (4.8 TRACT);
7. EXTEND THE ACCESS EASEMENT CONVEYED TO CORBIN TRI-COUNTY JOINT INDUSTRIAL DEVELOPMENT AUTHORITY IN DEED BOOK 407, PAGE 205;
8. EXTEND THE 'S' EASEMENT AS DEFINED IN MISCELLANEOUS BOOK 3, PAGE 181 AND MISCELLANEOUS BOOK 7, PAGE 284.

**SOURCE OF TITLES**

SOURCE OF TITLES FOR THE PARCELS SUBJECT TO THIS CONSOLIDATION BEING A PORTION OF THE PROPERTY CONVEYED TO CORBIN TRI-COUNTY JOINT INDUSTRIAL DEVELOPMENT AUTHORITY FROM MOORE COUNTY, KENTUCKY BY DEED DATED 11 (NOVEMBER), 1877 OF RECORD IN DEED BOOK 174, PAGE 429 AND THE SAME PROPERTY CONVEYED TO WILLOW CREEK FARMS LLC BY DEED DATED 31 (MARCH), 2015 OF RECORD IN DEED BOOK 415, PAGE 374 OF THE MOORE COUNTY CLERK'S RECORDS.

**BOUNDARY SURVEY SYMBOLS**

- 2" MAG-NAIL WITH WASSER 'NAIL' (PLS 3874) SET BY SURVEY
- ⊙ METAL TO POST (2X4) (WOOD, FENCED) (FOUND)
- 1/2" REBAR WITH CAP 'W/100 PLS 3874' SET BY SURVEY
- 1/2" REBAR WITH CAP '48 3181' (FOUND)
- 1/2" REBAR WITH CAP '18 3181' (FOUND)
- 5/8" REBAR WITH CAP '208 3181' (FOUND)
- 1" SQUARE IRON BAR FOUND
- ROOF BOLT (FOUND)
- 1" CARVED IN PLACE (SHEATHING) (CUTTING) KEY TO FOLD OLD (FENCE) (NEAR TOP OF) (HOLE) (WELL) (THIS SURVEY)
- 1/2" REBAR WITH CAP 'REBAR 1804' (FOUND)
- 1" REBAR (FOUND)
- 1/2" REBAR (FOUND) WITH FLAGGING, NO CAP
- 1/2" REBAR 'TMC 3811' (FOUND)
- PROPERTY LINE CONVENTIONAL WITH CENTERLINE OF ROADS OR POINT
- PROPERTY LINE CONVENTIONAL WITH FENCE LINE (INTERIOR TRACT LINE (FOR REFERENCE ONLY))
- STATE ROUTE 2041 (INTERSECTION (FOR REFERENCE ONLY))

**SYMBOLS LEGEND**

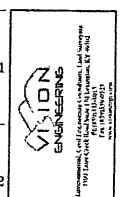
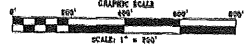
- LIGHT POLE
- UTILITY POLE
- METAL POINT POLE
- CONCRETE POINT
- BENCHMARK
- SURVEY MONUMENT
- GAS METER
- GAS VALVE
- WATER METER
- WATER METER
- FEE HIGHWAY
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER TRAP
- CLEAN-OUT
- ELECTRIC POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE PEDestal
- TELEPHONE MANHOLE
- TREE
- TRAFFIC CONTROL DEVICE
- MAILBOX
- SOCIAL POST
- SIGN
- Z

**LINE TYPES LEGEND**

- STORM SEWER
- SANITARY SEWER
- SANITARY FORCE MAIN
- WATER LINE
- STREAM
- PROPERTY LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CONDUIT



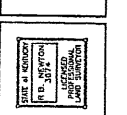
BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-321-8111 OR CALL THE NEAREST UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.



WILLOW CREEK FARMS, LLC  
CORBIN, KY 40401

PROPERTY OWNER  
CORBIN TRI-COUNTY JOINT INDUSTRIAL DEVELOPMENT AUTHORITY  
101 WEST MAIN STREET, CORBIN, KY 40401

**CORBIN TRI-COUNTY JOINT INDUSTRIAL AUTHORITY**  
CORBIN BYPASS (KY 3041)  
CORBIN, KNOX COUNTY, KENTUCKY  
MINOR CONSOLIDATION PLAT



DATE: 11, JAN, 2018

**RECORDATION DATA**