

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Randee Williams

ORDINANCE 13-2015

**AN ORDINANCE ANNEXING APPROXIMATELY 290.41 ACRES INTO THE CITY OF
HOPKINSVILLE, KENTUCKY (CSX Railway Property)**

WHEREAS, the City of Hopkinsville has declared it desirable to annex certain unincorporated property owned by CSX Transportation, Inc. into the City of Hopkinsville limits; and

WHEREAS, the subject property is adjacent to the City's current boundaries and is urban in character or suitable for development for urban purposes; and

WHEREAS, CSX Transportation, Inc., has given prior written consent to annexation, a copy of which is on file in Miscellaneous Book 126, page 120 at the Christian County Courthouse.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF HOPKINSVILLE, KENTUCKY AS FOLLOWS:**

SECTION ONE

Pursuant to KRS 81A.410 and 81A.412 Hopkinsville City Council hereby annexes the following unincorporated area of Christian County into the City limits of Hopkinsville:

A portion of land consisting of approximately 290.41 acres, known as the CSX Railway property, adjacent to current City limits and as more particularly described in Exhibit A attached hereto and incorporated herein by reference as if fully set forth.

Hopkinsville City Council hereby declares the service delivery plan and City taxes will be in effect on the first day after publication and notice as required in KRS 81A.470 and KRS 81A.475 have been met.

SECTION TWO

If any section, subsection, sentence, clause, or phrase of this ordinance is held unconstitutional or otherwise invalid, such infirmities shall not affect the validity of the remaining portions of this ordinance.

SECTION THREE

Any and all existing ordinances inconsistent with this ordinance are hereby repealed.

SECTION FOUR

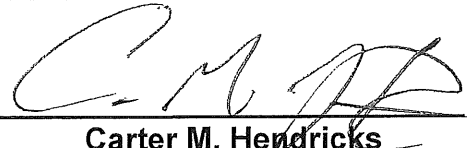
This ordinance shall take effect after its passage and publication according to law.

ORDINANCE 13-2015
ANNEX 290.41 ACRES – CSX RAILWAY PROPERTY

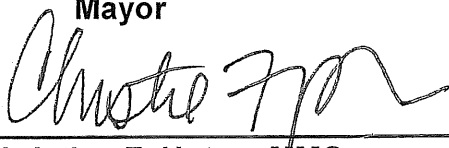
PUBLICLY READ AND PASSED FIRST TIME: September 1, 2015

PUBLICLY READ AND PASSED SECOND TIME: September 15, 2015

APPROVED: _____


Carter M. Hendricks
Mayor

ATTEST: _____


Christine F. Upton, MMC
City Clerk

As City Clerk of the City of Hopkinsville, I do
certify this is a true and correct copy of the
original record in the City Clerk's Office, 715
South Virginia Street, Hopkinsville, Kentucky,
this 16th day of September, 2015.



Christine Upton, City Clerk

EXHIBIT A



DDS ENGINEERING, PLLC

LAND SURVEYING • CIVIL AND GEOTECHNICAL ENGINEERING
LANDSCAPE ARCHITECTURE • CONSTRUCTION MATERIALS TESTING • SPECIAL INSPECTIONS

June 15, 2015

For: CSX TRANSPORTATION, INC.
500 WATER STREET
JACKSONVILLE, FLORIDA 32202

**THE PROPERTY BEING DESCRIBED BELOW IS A 283.828 ACRE TRACT
LOCATED ADJACENT TO THE SOUTHERN RIGHT-OF-WAY OF THE CSX
TRANSPORTATION, INC. RAILWAY CORRIDOR NEAR THE COMMUNITIES OF
CASKY AND PEMBROKE, CHRISTIAN COUNTY, KENTUCKY.**

A certain parcel of land located near the communities of Casky and Pembroke, Christian County, Kentucky, being a portion of the CSX Transportation, Inc. properties recorded in Deed Book 701, Page 483-Exhibits "A" and "B" (Plat Cabinet 10, File 526), Deed Book 701, Page 477-Exhibits "A" and "B" (Plat Cabinet 10, File 521) and Deed Book 706, Page 293, all of the properties recorded in Deed Book 700, Page 314 (Plat Cabinet 10, File 522), Deed Book 701, Page 127 (Plat Cabinet 10, File 523), Deed Book 700, Page 549 (Plat Cabinet 10, File 517), Deed Book 701, Page 491 (Plat Cabinet 10, File 524), Deed Book 700, Page 398 (Plat Cabinet 10, File 520), Deed Book 702, Pages 249-504 (Plat Cabinet 10, Files 528 and 529), Deed Book 703, Page 12 (Plat Cabinet 10, Files 528 and 529) and Deed Book 700, Page 309 (see Deed of Correction in Deed Book 703, Page 745, Plat Cabinet 10, File 518), and being more particularly described as follows:

COMMENCING at the intersection of the center of the southernmost track for CSX railroad and the center line of John Rivers Road and following the center of the southernmost track in a northwest direction for a distance of 39 feet and then proceeding at a right angle to the left for a distance of 68.74 feet to the **TRUE POINT OF BEGINNING**, an existing corner monument in the southern right-of-way of the CSX Transportation, Inc. railway corridor, said monument being a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY" and witnessed by a 6-foot metal T-Post and located 70 feet at a right angle to VAL Station 2920+05 of the plan center line for the railroad, and being the intersection of the south right-of-way of the railway corridor (Deed Book 123, Page 601 – see also Deed Book 156, Page 400 – Tract 2) and the north right-of-way (right-of-way varies) of John Rivers Road;

THENCE with the northern right-of-way line of John Rivers Road South 35 degrees 10 minutes 10 seconds West for a distance of 60.001 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY", the beginning corner to the John Rivers Road right-of-way recorded in Deed Book 706, Page 299;

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www.ddsengineering.com

THENCE following the north side of the aforementioned John Rivers Road right-of-way described in Deed Book 706, Page 299 for the next six calls South 33 degrees 21 minutes 22 seconds West for a distance of 20.172 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE along a curve to the right (tangential in and tangential out) having a radius of 257.024 feet and an arc length of 309.207 feet, being subtended by a chord of South 67 degrees 49 minutes 14 seconds West for a distance of 290.896 feet, to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE North 77 degrees 42 minutes 55 seconds West for a distance of 259.761 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE along a curve to the right (tangential in and tangential out) having a radius of 4,903.200 feet and an arc length of 633.010 feet, being subtended by a chord of North 74 degrees 01 minutes 00 seconds West for a distance of 632.570 feet, to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE with a reverse curve to the left (tangential in and tangential out) having a radius of 300.028 feet and an arc length of 203.426 feet, being subtended by a chord of North 89 degrees 44 minutes 32 seconds West for a distance of 199.552 feet, to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE South 70 degrees 50 minutes 00 seconds West for a distance of 47.884 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY", a corner to the property of Philip A. Garnett (Deed Book 485, Page 442-Parcel 2);

THENCE leaving the aforementioned right-of-way and with the northern boundary line of the Philip A. Garnett property North 19 degrees 39 minutes 31 seconds West for a distance of 102.428 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE continuing with the northern boundary of Garnett's Parcel 2 and thereafter Parcel 1 of Deed Book 485, Page 442 for the next two calls North 59 degrees 55 minutes 47 seconds West for a distance of 1,706.334 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE South 30 degrees 04 minutes 13 seconds West for a distance of 20.000 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE continuing with the northern boundary line of said Garnett and thereafter the boundary line of David E. Wimpy (Deed Book 627, Page 417) North 59 degrees 55 minutes 47 seconds West for a distance of 3,390.636 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE continuing with David E. Wimpy's western boundary South 06 degrees 14 minutes 58 seconds West for a distance of 87.450 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY", a corner to David E. and Rita A. Wimpy (Deed Book 701, Page 418-Parcel Two-Tract No. 2, see also Deed Book 707, Page 299);

THENCE with the northern boundary line of David E. and Rita A. Wimpy (Deed Book 701, Page 418-Parcel Two-Tract No. 2 and thereafter Tract No. 1) North 59 degrees 55 minutes 47 seconds West for a distance of 2,294.149 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

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THENCE continuing with the boundary line of Wimpy's aforementioned Tract No. 1 North 30 degrees 04 minutes 13 seconds East for a distance of 100.000 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE continuing with the northern boundary line of Wimpy's aforementioned Tract No. 1 North 59 degrees 55 minutes 47 seconds West for a distance of 1,787.029 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE with said Wimpy's western boundary line for the next three calls South 08 degrees 18 minutes 43 seconds West for a distance of 75.980 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY" at the east side of a wooden post;

THENCE South 07 degrees 50 minutes 39 seconds West for a distance of 824.720 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY" at the southeast side of a wooden post;

THENCE South 08 degrees 09 minutes 15 seconds West for a distance of 1,204.400 feet to an existing 3/4" iron pin, a corner to the property of Franklin A. Selph (Deed Book 344, Page 215);

THENCE with the western boundary of the Selph property South 08 degrees 49 minutes 36 seconds West for a distance of 704.718 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY" in the northern right-of-way (r/w 60 feet) of John Rivers Road;

THENCE with the northern right-of-way of John Rivers Road North 67 degrees 56 minutes 55 seconds West for a distance of 51.362 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY", a corner to the property of TGN Farms, LLC (Deed Book 651, Page 95, see also Plat Cabinet 9, File 260);

THENCE leaving the right-of-way and with the eastern boundary of TGN Farms, LLC for the next four calls North 08 degrees 49 minutes 36 seconds East for a distance of 692.675 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE North 08 degrees 09 minutes 15 seconds East for a distance of 1,203.971 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE North 07 degrees 50 minutes 39 seconds East for a distance of 824.789 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE North 08 degrees 18 minutes 43 seconds East for a distance of 96.140 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE with the northern boundary of said TGN Farms, LLC North 59 degrees 55 minutes 47 seconds West for a distance of 972.632 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY", a corner to the property of Pam Hensley (Deed Book 653, Page 445-Tract One);

THENCE with the eastern boundary line of Hensley North 15 degrees 49 minutes 51 seconds East for a distance of 37.761 feet to an existing 1/2" iron pin;

THENCE with Hensley's northern boundary line North 69 degrees 44 minutes 21 seconds West for a distance of 499.330 feet to a wooden post;

THENCE North 23 degrees 07 minutes 04 seconds East for a distance of 45.150 feet, passing an existing 5/8" x 30" rebar with a 1-1/4" diameter red cap stamped "REF. MONUMENT BLAKEMAN PLS 1859 KY" on line at 2.00 feet, to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY" at the south side of a wooden post, a corner to the property of Philip A. Garnett (Deed Book 623, Page 619);

THENCE with Garnett's eastern boundary line North 21 degrees 23 minutes 25 seconds East for a distance of 140.000 feet to a 36" hackberry, being referenced South 21 degrees 23 minutes 25 seconds west for a distance of 5.000 feet from an existing 5/8" X 30" rebar with a 1-1/4" red plastic cap stamped "REF. MONUMENT BLAKEMAN PLS #1859";

THENCE with Garnett's northern boundary line North 60 degrees 28 minutes 28 seconds West for a distance of 2,417.389 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE with the eastern boundary line of said Garnett North 29 degrees 31 minutes 32 seconds East for a distance of 190.000 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY", a corner to the Powell Farms Casky, LLC property (Deed Book 701, Page 580-Main Farm, see also amended affidavit Deed Book 701, Page 576 and Plat Cabinet 9, File 591A-Tract 1);

THENCE with the eastern boundary line of Powell Farms Casky, LLC for the next four calls North 19 degrees 03 minutes 47 seconds East for a distance of 741.650 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE North 18 degrees 57 minutes 45 seconds East for a distance of 177.650 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE North 20 degrees 42 minutes 53 seconds East for a distance of 138.330 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE North 28 degrees 53 minutes 19 seconds East for a distance of 151.544 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE with the northern boundary line of Powell Casky Farms, LLC property North 49 degrees 53 minutes 47 seconds West for a distance of 2,729.238 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY", a corner to Katie M. Bronaugh (Deed Book 151, Page 336, see also Deed Book 204, Page 159);

THENCE with Bronaugh's eastern and northern boundary lines for the next five calls North 81 degrees 22 minutes 20 seconds East for a distance of 33.261 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE North 49 degrees 53 minutes 47 seconds West for a distance of 26.326 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE North 40 degrees 06 minutes 13 seconds East for a distance of 10.000 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE North 49 degrees 53 minutes 47 seconds West for a distance of 110.000 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE South 40 degrees 06 minutes 13 seconds West for a distance of 10.000 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE continuing with Bronaugh's boundary and thereafter another property of Katie M Bronaugh (Deed Book 169, Page 344, see also Deed Book 204, Page 159) and the property of Andrew Penick (Deed Book 165, Page 103) North 49 degrees 53 minutes 47 seconds West for a distance of 546.728 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY", a corner to the property of Austin W. Moss (Deed Book 569, Page 277-Tract II);

THENCE with the eastern and northern boundary line of Moss for the next two calls North 03 degrees 41 minutes 34 seconds West for a distance of 13.854 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE North 49 degrees 53 minutes 47 seconds West for a distance of 161.532 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY", a corner to the Little River Propane Gas, Inc. property (Deed Book 467, Page 488);

THENCE with the eastern boundary line of Little River Propane Gas, Inc. North 57 degrees 06 minutes 13 seconds East for a distance of 10.457 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY" in the southern right-of-way of CSX Transportation, Inc. railway corridor said corner being 39.76 feet at right angles from the southernmost track centerline and being located at VAL Station 3102+71;

THENCE with the southern right-of-way of the CSX Transportation, Inc. railway corridor for the next twenty calls South 49 degrees 53 minutes 47 seconds East for a distance of 868.669 feet to an existing corner monument;

THENCE North 81 degrees 22 minutes 20 seconds East for a distance of 6.652 feet to an existing corner monument;

THENCE South 49 degrees 53 minutes 47 seconds East for a distance of 2,675.446 feet (see Contract #49896 for existing corridor information) to an existing corner monument, said corner monument being 49.14 feet at right angles from the southernmost track centerline; /

THENCE South 28 degrees 53 minutes 19 seconds West for a distance of 15.292 feet to an existing corner monument;

THENCE South 49 degrees 53 minutes 47 seconds East for a distance of 4,042.905 feet (see Deed Book 45, Page 412), passing existing corner monuments at 2,513.911 feet and at 3,896.408 (see Deed Book 45, Page 412), to an existing corner monument; /

THENCE continuing with the southern railway corridor along a curve to the left (tangential in and tangential out) having a radius of 5,779.460 feet and an arc length of 1,012.068 feet, being subtended by a chord of South 54 degrees 54 minutes 47 seconds East for a distance of 1,010.776 feet (see Deed Book 122, Page 471-see also Misc. Book 10, Page 530, and Deed Book 123, Page 73), to an existing corner monument;

THENCE South 59 degrees 55 minutes 47 seconds East for a distance of 2,900.201 feet to an existing corner monument (see Deed Book 122, Page 471-see also Misc. Book 10, Page 530, and

Deed Book 123, Page 73), said corner monument being located 48.26 feet at right angles from the southernmost track centerline;

THENCE North 06 degrees 15 minutes 01 seconds East for a distance of 10.931 feet to an existing corner monument;

THENCE South 59 degrees 55 minutes 47 seconds East for a distance of 1,178.496 feet to an existing corner monument (Deed Book 122, Page 622);

THENCE South 30 degrees 04 minutes 13 seconds West for a distance of 15.000 feet to an existing corner monument;

THENCE continuing with the southern railway corridor South 59 degrees 55 minutes 47 seconds East for a distance of 1,185.601 feet to an existing corner monument;

THENCE South 59 degrees 54 minutes 20 seconds East for a distance of 300.662 feet to an existing corner monument (Deed Book 580, Page 745, see also Plat Cabinet 7, File 493);

THENCE South 30 degrees 05 minutes 40 seconds West for a distance of 20.000 feet to an existing corner monument;

THENCE South 59 degrees 54 minutes 20 seconds East for a distance of 60.000 feet to an existing corner monument;

THENCE North 30 degrees 05 minutes 40 seconds East for a distance of 20.000 feet to an existing corner monument;

THENCE South 59 degrees 54 minutes 20 seconds East for a distance of 2,460.730 feet to an existing corner monument (Deed Book 580, Page 745, see also Plat Cabinet 7, File 493);

THENCE along a curve to the right (tangential in and tangential out) having a radius of 8,745.960 feet and an arc length of 721.490 feet, being subtended by a chord of South 57 degrees 32 minutes 33 seconds East for a distance of 721.285 feet, to an existing corner monument;

THENCE South 55 degrees 10 minutes 45 seconds East for a distance of 775.380 feet to an existing corner monument;

THENCE North 79 degrees 39 minutes 11 seconds West for a distance of 36.083 feet (Deed Book 123, Page 601, see also Deed Book 156, Page 400-Tract 2) to an existing corner monument;

THENCE South 55 degrees 07 minutes 47 seconds East for a distance of 118.257 feet to the point of beginning, being a parcel of land that is approximately 18,208 feet in length X varying widths of 10 feet to 1,358 feet lying adjacent to the southern right-of-way of the CSX Transportation, Inc. railway corridor [a portion of the CSX Transportation, Inc. property recorded in the Christian County Court Clerk's Office in Deed Book 701, Page 483-Exhibits "A" and "B" (Plat Cabinet 10, File 526), Deed Book 701, Page 477-Exhibits "A" and "B" (Plat Cabinet 10, File 521) and Deed Book 706, Page 293, all of the properties recorded in Deed Book 700, Page 314 (Plat Cabinet 10, File 522), Deed Book 701, Page 127 (Plat Cabinet 10, File 523), Deed Book 700, Page 549 (Plat Cabinet 10, File 517), Deed Book 701, Page 491 (Plat Cabinet 10, File 524), Deed Book 700, Page 398 (Plat Cabinet 10, File 520), Deed Book 702, Pages 249-504 (Plat Cabinet 10, Files 528 and 529), Deed Book 703, Page 12 (Plat Cabinet 10, Files 528 and 529) and Deed Book 700, Page 309 (see Deed of Correction in Deed Book 703, Page 745, Plat Cabinet 10, File 518)]. The area of the above described parcel is 283.828 acres (12,363,527.2 square feet), more or less, being Lot 1 as recorded in Plat Cabinet _____, File _____.

All existing corner monuments along the southernmost right-of-way line of the railway corridor in the above description are 1/2" diameter rebar with a yellow plastic cap stamped "BLAKEMAN PLS#1859" (unless otherwise described) as set October 11, 2013, all iron pins set as reference monuments are 1/2" diameter rebar with a red plastic cap stamped "REF. MON."

PLS#1859" (unless otherwise described), and the bearing source for the above description is Grid North. The above described property was surveyed by Bernard W. Blakeman, Jr. with DDS ENGINEERING, PLLC on December 11, 2014.

Together with and subject to covenants, easements, and restrictions of record.

NOTE: The above description is provided for informational purposes only and is not to be used for the transfer of property.



Bernard W. Blakeman, Jr.
Bernard W. Blakeman, Jr.
KY PLS #1859

June 15, 2015
Date: _____



EXHIBIT A

DDS ENGINEERING, PLLC

LAND SURVEYING • CIVIL AND GEOTECHNICAL ENGINEERING
LANDSCAPE ARCHITECTURE • CONSTRUCTION MATERIALS TESTING • SPECIAL INSPECTIONS

June 15, 2015

For: CSX TRANSPORTATION, INC.
500 WATER STREET
JACKSONVILLE, FLORIDA 32202

THE PROPERTY BEING DESCRIBED BELOW IS A 6.590 ACRE TRACT LOCATED ADJACENT TO THE SOUTHERN RIGHT-OF-WAY OF THE CSX TRANSPORTATION, INC. RAILWAY CORRIDOR NEAR THE COMMUNITY OF PEMBROKE, CHRISTIAN COUNTY, KENTUCKY.

A certain parcel of land located near the community of Pembroke, Christian County, Kentucky, being a portion of the CSX Transportation, Inc. property recorded in Deed Book 701, Page 483-Exhibit "A" (Plat Cabinet 10, File 526), all of the property recorded in Deed Book 702, Page 505-Exhibit "B" (Plat Cabinet 10, File 530) and Deed Book 702, Page 505-Exhibit "A" (Plat Cabinet 10, File 519), and being more particularly described as follows:

COMMENCING at the intersection of the CSX railroad center line and the center line of John Rivers Road and following the center of the southernmost track in a southeast direction for a distance of 73 feet and then proceeding at a right angle to the right for a distance of 48.79 feet to the **TRUE POINT OF BEGINNING**, a set corner monument, said monument being a 5/8"x30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY" and witnessed by a 6-foot metal T-Post located 50 feet at a right angle to VAL Station 2918+93 of the plan center line for the railroad and being the intersection of the south right-of-way of the railway corridor (Deed Book 110, Page 268 and the south right-of-way (right-of-way varies) of John Rivers Road;

THENCE with the aforementioned southern right-of-way of the railway corridor (Deed Book 110, Page 268, Deed Book 115, Page 225, and Deed Book 115, Page 264) South 55 degrees 07 minutes 47 seconds East for a distance of 6,933.176 feet, passing existing corner monuments at 3,652.344 feet, 6,712.594 feet and 6,817.275 feet, to an existing corner monument located 49.57 feet at a right angle from the southernmost track centerline (50 feet at a right angle to VAL Station 2849+59 of the plan center line for the railroad), a corner to the property of Mary H. Uzelac-Kent Berry Trustee (Deed Book 677, Page 416 see also Will Book 61, Page 354);

THENCE leaving the right-of-way of the railway corridor and with the western boundary of the aforementioned Mary H. Uzelac property South 19 degrees 15 minutes 06 seconds West for a distance of 31.150 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY"; /

THENCE with Mary H. Uzelac's northern boundary line and thereafter the boundary lines of Isham and Letitia Slaughter (Deed Book 52, Page 572-1/2 interest), July Weaver (Deed Book 107, Page 394-1/2 interest), Mahala Lawson (Deed Book 101, Page 349-a portion of Slaughter's 1/2 interest) and William E. and Dorothy Lynn Garnett (Deed Book 485, Page 437-Parcel Two) North 55 degrees 07 minutes 47 seconds West for a distance of 5,362.623 feet, passing existing corner monuments at 121.828 feet, 225.981 feet and 3,287.622 feet, to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE continuing with said Garnett's western and northern boundary lines for the next two calls South 34 degrees 52 minutes 13 seconds West for a distance of 50.000 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY";

THENCE North 55 degrees 07 minutes 47 seconds West for a distance of 1,578.940 feet to an existing corner monument, a 5/8" x 30" rebar with a 1-1/4" diameter yellow cap stamped "BLAKEMAN PLS 1859 KY" in the southern right-of-way of John Rivers Road, a corner to the Christian County Fiscal Court property recorded in Deed Book 706, Page 299;

THENCE with the southern right-of-way of John Rivers Road North 34 degrees 52 minutes 13 seconds East for a distance of 80.000 feet to the point of beginning, being a parcel of land that is approximately 6,942 feet X 40 feet lying adjacent to the southern right-of-way of the CSX Transportation, Inc. railway corridor [a portion of the CSX Transportation, Inc. property recorded in the Christian County Court Clerk's Office in Deed Book 701, Page 483-Exhibit "A" (Plat Cabinet 10, File 526), all of the property recorded in Deed Book 702, Page 505-Exhibit "B" (Plat Cabinet 10, File 530) and Deed Book 702, Page 505-Exhibit "A" (Plat Cabinet 10, File 519)]. The area of the above described parcel is 6.590 acres (287,068.1 square feet), more or less, being Lot 2 as recorded in Plat Cabinet ____, File ____.

All existing corner monuments along the southernmost right-of-way line of the railway corridor in the above description are 1/2" diameter rebar with a yellow plastic cap stamped "BLAKEMAN PLS#1859" (unless otherwise described) as set October 11, 2013, all iron pins set as reference monuments are 1/2" diameter rebar with a red plastic cap stamped "REF. MON. PLS#1859" (unless otherwise described), and the bearing source for the above description is Grid North. The above described property was surveyed by Bernard W. Blakeman, Jr. with DDS ENGINEERING, PLLC on December 11, 2014.

Together with and subject to covenants, easements, and restrictions of record.

NOTE: The above description is provided for informational purposes only and is not to be used for the transfer of property.



Bernard W. Blakeman, Jr.
Bernard W. Blakeman, Jr.
KY PLS #1859

June 15, 2015
Date:

OVERSIZE MAP INCLUDED WITH
SUBMISSION.

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