



Abercrombie
& Associates, Inc.
Civil Engineering + Surveying

MAY 19, 2021

**LEGAL DESCRIPTION
AREA TO BE ANNEXED
23.0348 ACRES**

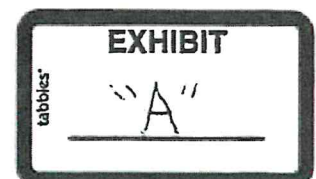
SITUATE IN BOONE COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING ½" IRON PIN AND CAP (#797) AT THE NORTHEAST CORNER OF SADDLEBROOK FARMS, SECTION 2 AS RECORDED IN PLAT 115A OF THE BOONE COUNTY, KENTUCKY RECORDS; BEING IN THE WESTERLY LINE SADDLEBROOK FARMS, SECTION 3 AS RECORDED IN PLAT 125B OF THE BOONE COUNTY, KENTUCKY RECORDS; THENCE LEAVING THE SOUTHERLY LINE OF SAID SADDLEBROOK FARMS SECTION 2, ALONG THE WESTERLY LINE OF SAID SADDLEBROOK FARMS, SECTION 3 AND THE WESTERLY LINE SADDLEBROOK FARMS, SECTION 5 AS RECORDED IN PLAT 189B OF THE BOONE COUNTY, KENTUCKY RECORDS AND ITS SOUTHERLY EXTENSION, SOUTH 26°02'51" EAST, 951.01 FEET TO A POINT; THENCE ALONG THE NORTHERLY LINE OF THE PROPERTY AS CONVEYED TO YANCEY PROPERTIES, LLC IN D1002, PAGE 33 OF THE BOONE COUNTY, KENTUCKY RECORDS, THE NORTHERLY LINE OF THE PROPERTY AS CONVEYED TO SHARON L. YANCEY IN D1128, PAGE 942 OF THE BOONE COUNTY, KENTUCKY RECORDS AND THE NORTHERLY LINE OF THE PROPERTY AS CONVEYED TO FRANKLIN R. YANCEY II IN D1035, PAGE 724 OF THE BOONE COUNTY, KENTUCKY RECORDS, SOUTH 75°49'52" WEST, 1,272.32 FEET TO AN EXISTING STONE AT THE NORTHWEST CORNER OF SAID FRANKLIN R. YANCEY II TRACT; BEING IN THE EASTERLY LINE OF HOME ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 41 OF THE BOONE COUNTY, KENTUCKY RECORDS; THENCE LEAVING THE NORTHERLY LINE OF SAID FRANKLIN R. YANCEY II TRACT, ALONG THE EASTERLY LINE OF SAID HOME ACRES SUBDIVISION AND THE EASTERLY LINE OF EVERGREEN ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 33 OF THE BOONE COUNTY, KENTUCKY RECORDS AND ITS NORTHWESTERLY EXTENSION, NORTH 32°04'32" WEST, 678.72 FEET TO A SET MAG NAIL AT THE SOUTHWEST CORNER OF THE PROPERTY AS CONVEYED TO REED AND EDYTHE L. TURNER IN D555, PAGE 99 OF THE BOONE COUNTY, KENTUCKY RECORDS; THENCE

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ALONG THE SOUTHERLY LINE OF SAID TURNER TRACT, NORTH 62°34'33" EAST, 425.81 FEET TO A SET 5/8" X 30" IRON PIN AND CAP (#3898) AT THE NORTHWEST CORNER OF THE PROPERTY AS CONVEYED TO GORDON W. FULERTON IN D097, PAGE 769 OF THE BOONE COUNTY, KENTUCKY RECORDS; THENCE LEAVING THE SOUTHERLY LINE OF SAID TURNER TRACT, ALONG THE WESTERLY LINE OF SAID FULERTON TRACT, SOUTH 26°43'48" EAST, 160.82 FEET TO A SET 5/8" X 30" IRON PIN AND CAP (#3898) AT THE SOUTHWEST CORNER OF SAID FULERTON TRACT; THENCE ALONG THE SOUTHERLY LINE OF SAID FULERTON TRACT, THE FOLLOWING TWO COURSES AND DISTANCES, A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 300.00 FEET; A DISTANCE OF 146.23, THE CHORD OF SAID CURVE BEARS, NORTH 76°51'04" EAST, 144.79 FEET TO A POINT AND NORTH 62°53'14" EAST, 59.56 FEET TO AN EXISTING IRON PIN AND CAP (AMENT) AT THE SOUTHEAST CORNER OF SAID FULERTON TRACT; THENCE ALONG THE EASTERLY LINE OF SAID FULERTON TRACT, NORTH 26°56'06" WEST, 193.34 FEET TO A SET 5/8" X 30" IRON PIN AND CAP (#3898) AT THE NORTHEAST CORNER OF SAID FULERTON TRACT IN THE SOUTHERLY LINE OF SADDLEBROOK CENTER AS RECORDED IN PLAT 174B OF THE BOONE COUNTY, KENTUCKY RECORDS; THENCE LEAVING THE EASTERLY LINE OF SAID FULERTON TRACT, ALONG THE SOUTHERLY LINE OF SAID SADDLEBROOK CENTER WITH ITS EASTERLY EXTENSION AND THE SOUTHERLY LINE OF THE AFOREMENTIONED SADDLEBROOK FARMS, SECTION 2, NORTH 63°44'05" EAST, 691.06 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 23.0348 ACRES OF LAND AND BEING SUBJECT TO THE RIGHT OF WAY OF WEAVER ROAD AND EVERGREEN DRIVE AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE RELATIVE TO NAD-83, KENTUCKY STATE PLANE COORDINATE SYSTEM – NORTH ZONE BASED ON VRS GPS OBSERVATIONS AND NORTHERN KENTUCKY CONTROL MONUMENTS.

THE ABOVE DESCRIBED REAL ESTATE IS ALL OF THE SAME PREMISES AS RECORDED IN D1090, PAGE 789; D1097; PAGE 765; D1081, PAGE 13 AND PART OF THE SAME PREMISES AS RECORDED IN D1097, PAGE 760 OF THE BOONE COUNTY, KENTUCKY RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED MAY 17, 2021 MADE BY DOUGLAS DANIEL PIEPMEIER, OF ABERCROMBIE & ASSOCIATES, INC. KENTUCKY LICENSED PROFESSIONAL LAND SURVEYOR #3898.

FILE:19-0244.LD1-23.0348AC

