

RECEIVED

NOV 21 2019

PUBLIC SERVICE
COMMISSION

November 14, 2019
Florence, Kentucky

Gwen R. Pinson, Executive Director
Kentucky Public Service Commission
211 Sewer Boulevard
Frankfort, Kentucky 40602

This letter is in reply to a letter
from Duke Energy concerning Case No.
2019-00361.

I am the owner of property at 5891
and 5939 Zig Zag Road in Florence.
A proposed new electric line will
run through my property cutting it
into two parts. Thus if at a future
time I would sell the said property,
the sale value would be decreased.

In a meeting with representatives from
Duke, I suggested an alternate route that
would be on my property but run along
Zig Zag Road, which would make
any later repair and maintenance
easier. This alternate route would also
run on the edge of my property instead
of cutting it in half.

Enclosed is a map showing the
proposed route and the alternate
route along the Zig Zag right of way.

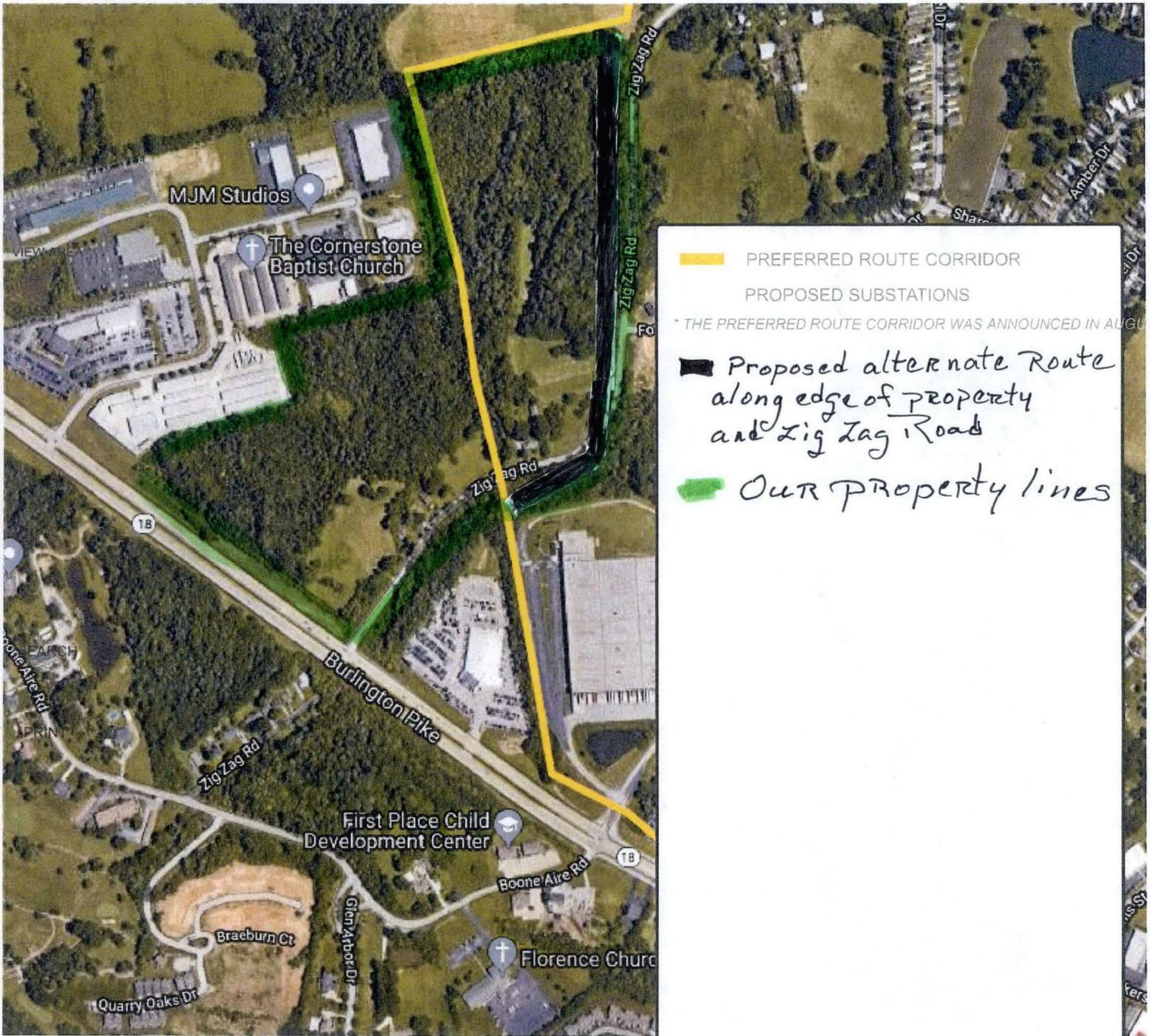
A further thought is that either of these routes would also pass through property owned by Duane Dringenburg. Said property was purchased from the County of Boone and a copy of that deed is enclosed. On page three of the deed it states

- 1.) There shall be no structures, building, or poles erected on this property in perpetuity.

This point alone seems to show further thought should be given to the location of the proposed Electric Transmission Line of Duke Energy.

Thank you,

Michael D. Rouse



— PREFERRED ROUTE CORRIDOR
○ PROPOSED SUBSTATIONS
* THE PREFERRED ROUTE CORRIDOR WAS ANNOUNCED IN AUGUST

— Proposed alternate Route along edge of property and Zig Zag Road

— OUR PROPERTY LINES

9. SAA

RETURN TO:

DEED

Return to:
Duane C. Dringenburg
5566 ZigZag Rd.
Florence, KY 41042

Tax Exempt per KRS
142.050(7)(b)

KNOW ALL MEN BY THESE PRESENTS:

That **COUNTY OF BOONE, KENTUCKY**, a political subdivision of the Commonwealth of Kentucky, with address of 2950 Washington Square, Burlington, KY 41005, Grantor, for and in consideration of good and valuable consideration being the sum of \$3,250.00, the receipt of which is hereby acknowledged, does hereby bargain, sell, and convey to:

DUANE C. DRINGENBURG, with address and c/o address for tax bills of 5566 Zig Zag Road, Florence, KY 41042, Grantee,

his heirs and assigns forever, the following described real estate, in the County of Boone and Commonwealth of Kentucky, to-wit:

Group No. 2026

Present Street Address: 2.135 acre parcel South side of Aero Parkway, West of Zig Zag Road Connector, Boone County, Kentucky.

Located in Boone County, Kentucky, lying on the south side of Aero Parkway and the west side of the Zig Zag Road Connector and being part of the same property conveyed to the County of Boone, Kentucky by deed recorded in Deed Book 987, page 40, in the office of the Boone County Clerk at Burlington, Kentucky and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as an iron pin (set) is a 1/2 inch diameter rebar eighteen inches in length with a plastic cap stamped "Larison PLS 3357". All bearings referred to herein are based upon Kentucky State Plane Coordinate System, North Zone, NAD83.

BEGINNING at an existing aluminum right-of-way monument at northwest right-of-way intersection of Aero Parkway and Zig Zag Road Connector, 75.00 feet as measured perpendicular to their respective centerlines;

THENCE with the right-of-way line of Zig Zag Road Connector S 14°03'07" E a distance of 142.58 feet to an iron pin (set) in the north right-of-way line of Zig Zag Road, 25.00 feet as measured perpendicular to the centerline;

THENCE with said right-of-way line S 78°07'32" W a distance of 478.38 feet to a point;

**Boone County
D1080 PG 923**

THENCE with a curve turning to the left with an arc length of 218.67 feet, a radius of 433.41 feet, a chord bearing of S 63°40'18" W, and a chord length of 216.36 feet to an iron pin (set);

THENCE with a new division of the County of Boone, Kentucky property N 14°03'07" W a distance of 170.41 feet to a MAG nail with an aluminum washer stamped "Larison PLS 3357" in the south right-of-way line of Aero Parkway;

THENCE with said right-of-way line N 75°56'53" E a distance of 689.44 feet to the point of beginning containing 2.135 acres and being subject to all right-of-ways and easements of record.

This description was prepared from a new survey made by Gregory A. Larison, PLS 3357, for Viox & Viox, Inc., June 8, 2016.

For further reference see Parcel B designated on the attached Plat, approved by the Boone County Planning Commission on July 19, 2016 and marked as Exhibit A, attached hereto and made apart hereof.

RESERVATION OF EASEMENT:

Grantor reserves and retains in perpetuity a general and permanent utility easement on over and under the parcel herein conveyed.

RESERVATION OF EASEMENT:

Grantor reserves and retains a perpetual easement on over and under the parcel herein conveyed, for the unobstructed public use of and for the repair, maintenance and improvement over and upon the multi-modal path, being real property described as follows:

Located in Boone County, Kentucky, lying on the south side of Aero Parkway and the west side of the Zig Zag Road Connector and being part of the same property conveyed to the County of Boone, Kentucky by deed recorded in Deed Book 987, page 40, in the office of the Boone County Clerk at Burlington, Kentucky and is more particularly described as follows:

BEGINNING at an existing aluminum right-of-way monument at the northwest right-of-way intersection of Aero Parkway and Zig Zag Road Connector, 75.00 feet as measured perpendicular to their respective centerlines;

THENCE with the right-of-way line of Zig Zag Road Connector S 14°03'07" E a distance of 40.00 feet to a point;

THENCE leaving said right of way line S 75°56'53" W a distance of 689.44 feet to a point;

THENCE N 14°03'07" W a distance of 40.00 feet to an existing MAG nail with an aluminum washer stamper "Larison PLS 3357" in the south right-of-way line of Aero Parkway;

THENCE with said right-of-way line N 75°56'53' E a distance of 689.44 feet to the point of beginning containing 0.633.

For further reference see Easement B (0.633 acres) on Exhibit B, titled Permanent Multimodal Path Easements to be retained by County of Boone, Kentucky, attached hereto and made a part hereof.

Being a part of the property conveyed to Grantor, County of Boone, Kentucky from Kenton County Airport Board, by Deed dated December 1, 2010 and recorded on December 3, 2010 in Deed Book 987 page 40 and from Kenton County Airport Board, and by Correction Deed dated January 18, 2011 and recorded on January 20, 2011 in Deed Book 988 page 513, all in the records of the Boone County Clerk's Office, Burlington, Kentucky.

Grantor herein places the following restrictive covenants on the property being conveyed herein:

- 1) There shall be no structures, building, or poles erected on this property in perpetuity
- 2) The property shall be maintained in perpetuity, free from excessive vegetation, debris, junk and other discarded items.

It is the intent of the Grantor and these restrictive covenants shall run with the land.

This conveyance is made subject to all easements, restrictions, conditions, right of ways and covenants of record.

Together with all the privileges and appurtenances to the same belonging, To have and to hold the same to the said

DUANE C. DRINGENBURG, Grantee

his heirs and assigns forever.

The Grantor, its successors and assigns, HEREBY COVENANTING with the Grantee his heirs and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNENCUMBERED and that it will WARRANT AND DEFEND the same against all legal claims whatsoever.

IN WITNESS WHEREOF, the said **COUNTY OF BOONE, KENTUCKY**, a political subdivision of the Commonwealth of Kentucky, by and through Jeffrey S. Earlywine, its Deputy Judge/Executive, pursuant to Resolution No. 2016-202 adopted and approved on October 18, 2016 hereunto sets its hand this 14th day of November, 2016.

COUNTY OF BOONE, KENTUCKY

A political subdivision of the
Commonwealth of Kentucky

By: 
JEFFREY S. EARLYWINE
DEPUTY, JUDGE/EXECUTIVE

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE

Subscribed, sworn to and acknowledged before me, a notary public, this 16th
day of November, 2016, by the **COUNTY OF BOONE, KENTUCKY**, a
political subdivision of the Commonwealth of Kentucky, by and through Jeffrey S.
Earlywine, Deputy Judge/Executive.

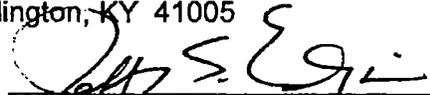

NOTARY PUBLIC no# 527984
State at Large
My commission expires: 2-25-2019

CONSIDERATION CERTIFICATE

We, **COUNTY OF BOONE, KENTUCKY**, a political subdivision of the
Commonwealth of Kentucky, Grantor and **DUANE C. DRINGENBURG, Grantee**
herein, do hereby certify, pursuant to KRS Chapter 382, that the above consideration
of \$3,250.00, is the true, correct and full consideration paid for the property herein
conveyed. We further certify our understanding that falsification of the stated
consideration or sale price of the property is a Class D felony, subject to one to five
years imprisonment and fines up to \$10,000.00.

GRANTOR:

COUNTY OF BOONE, KENTUCKY,
A political subdivision of the
Commonwealth of Kentucky
2950 Washington Avenue
Burlington, KY 41005

By: 
JEFFREY S. EARLYWINE
DEPUTY JUDGE/EXECUTIVE

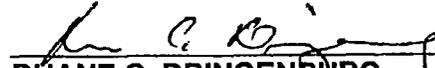
COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE

Subscribed, sworn to and acknowledged before me, a notary public, this 16th
day of November, 2016, by the **COUNTY OF BOONE, KENTUCKY**, a political

subdivision of the Commonwealth of Kentucky, Grantor, by and through Jeffrey S. Earlywine, Deputy Judge/Executive, Grantor.


NOTARY PUBLIC no# 527984
State at Large
My commission expires: 2-25-2019

GRANTEE:


DUANE C. DRINGENBURG
5566 Zig Zag Road
Florence, KY 41042

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE

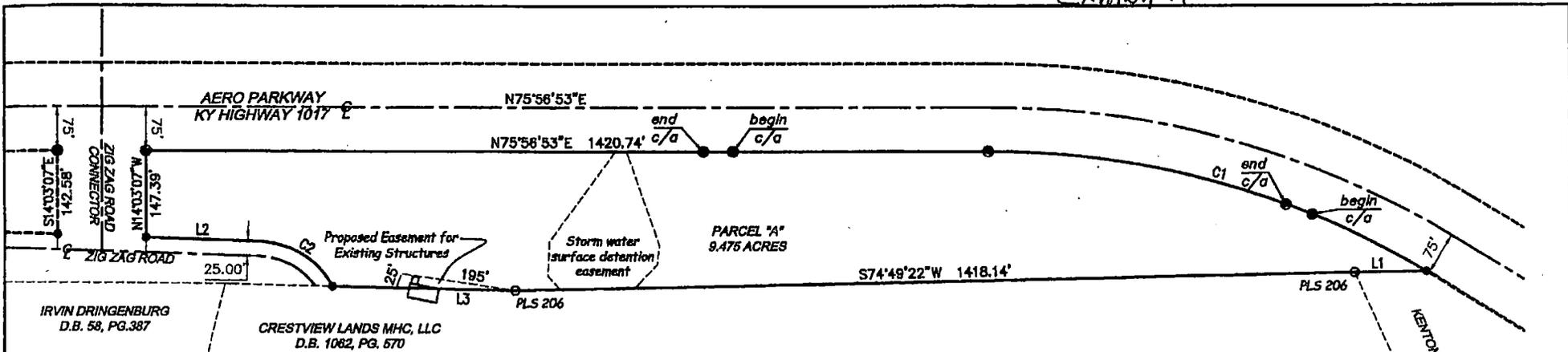
Subscribed, sworn to and acknowledged before me, a notary public, this 16th
day of November, 2016, by **DUANE C. DRINGENBURG**, Grantee.


NOTARY PUBLIC no# 527984
State at Large
My commission expires: 2-25-2019

THIS INSTRUMENT PREPARED BY:


GWEN C. VICE, KBA # 73007
Asst. Boone County Attorney
2970 Union Square
P.O. Box 83
Burlington, KY 41005
(859) 334-3200

Exhibit A



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1425.00'	777.71'	S88°25'01\" E	768.10'
C2	141.88'	149.89'	N72°01'38\" W	143.02'
C3	433.41'	218.67'	S63°40'19\" W	216.36'

LINE	BEARING	DISTANCE
L1	S75°21'34\" W	122.30'
L2	S77°43'50\" W	190.28'
L3	S77°14'22\" W	308.89'

**PLAT OF SURVEY
PORTION OF THE
COUNTY OF BOONE, KENTUCKY
PROPERTY**

BOONE COUNTY KENTUCKY
SOUTH SIDE OF AERO PARKWAY
EAST & WEST OF ZIG ZAG CONNECTOR

JUNE 6, 2016 SCALE: 1"=200'
Date of Survey: 6/8/16

Client & Owner:
Boone County Fiscal Court
P.O. Box 900
Burlington, KY 41005



VIOX & VIOX
Civil Engineers, Surveyors, and Landscape Architects
486 Erlanger Road • Erlanger, Kentucky 41018
Ph (859) 727-3293 • Fax (859) 727-8452 • www.vioxinc.com

FOR BUILDABLE LOTS

I certify that I have examined the records of the Boone County Clerk and find that this is the 1st & 2nd conveyance made under the present ownership of the parent tract.

Gregory A. Larson 6/8/16
Gregory A. Larson DATE
P.L.S. 3357

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted error of closure was at least 1:10,000 and was not adjusted. The survey as shown hereon is an Urban Survey and the accuracy and precision of said survey meets all the specifications of this class and complies with 201 KAR 18:150. I further certify that this survey complies with the Boone County Zoning Regulation and the Boone County Subdivision Regulations, and that dedicated areas including public ways are within the boundaries of this survey.

Gregory A. Larson 6/8/16
Gregory A. Larson DATE
P.L.S. 3357



- EXISTING IRON PIN - LICENSEE AS NOTED
- SET 1/2" x 18" REBAR AND CAP STAMPED "PLS 3357"
- EXISTING ALUMINUM RIGHT-OF-WAY MONUMENT
- △ SET MAG NAIL W/ ALUMINUM WASHER STAMPED "PLS 3357"

This plat shall be void if not filed with the Boone County Clerk for recording purposes within two (2) years of Planning Commission approval.

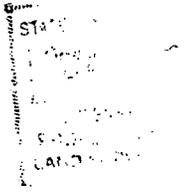
**BOONE COUNTY PLANNING COMMISSION
APPROVAL CERTIFICATE**

Approved for recording the transfer of property only by the Boone County Planning Commission this 19th day of July, 2016

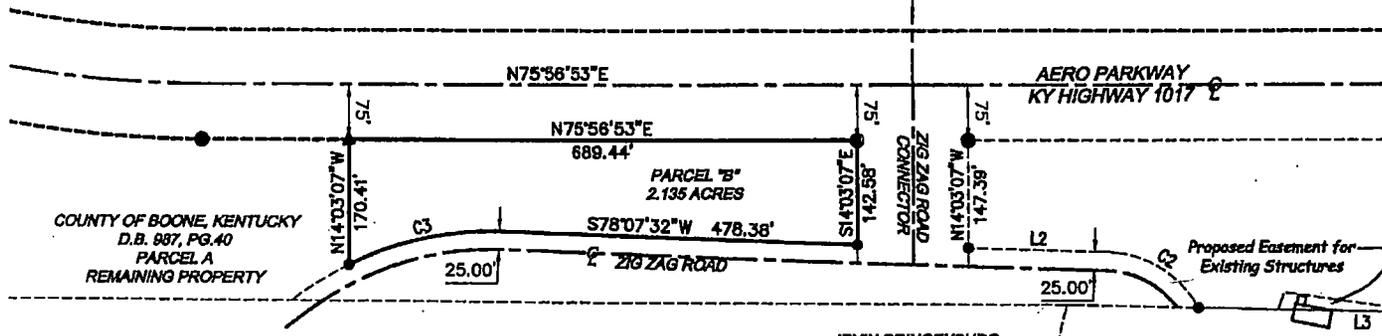
Gregory A. Larson 7/19/16
SIGNATURE DATE



JB
A
7-19-16



P & Z Code No. 5259



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1425.00'	777.71'	S88°25'01" E	768.10'
C2	141.98'	149.89'	N72°01'38" W	143.02'
C3	433.41'	218.67'	S63°40'19" W	216.38'

Boone County
D1080 PG 929

**PLAT OF SURVEY
PORTION OF THE
COUNTY OF BOONE, KENTUCKY
PROPERTY**

BOONE COUNTY KENTUCKY

**NORTH SIDE OF AERO PARKWAY
WEST OF ZIG ZAG CONNECTOR**

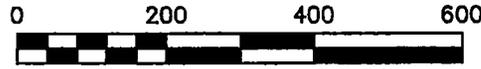
**JUNE 6, 2016 SCALE: 1"=200'
Date of Survey: 6/8/16**

**Client & Owner:
Boone County Fiscal Court
P.O. Box 900
Burlington, KY 41005**

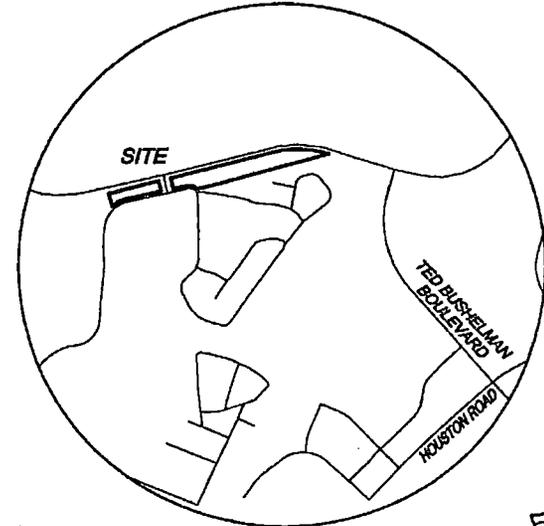


VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects
466 Erlanger Road • Erlanger, Kentucky 41016
Ph (859) 727-3293 • Fax (859) 727-8452 • www.vioxinc.com

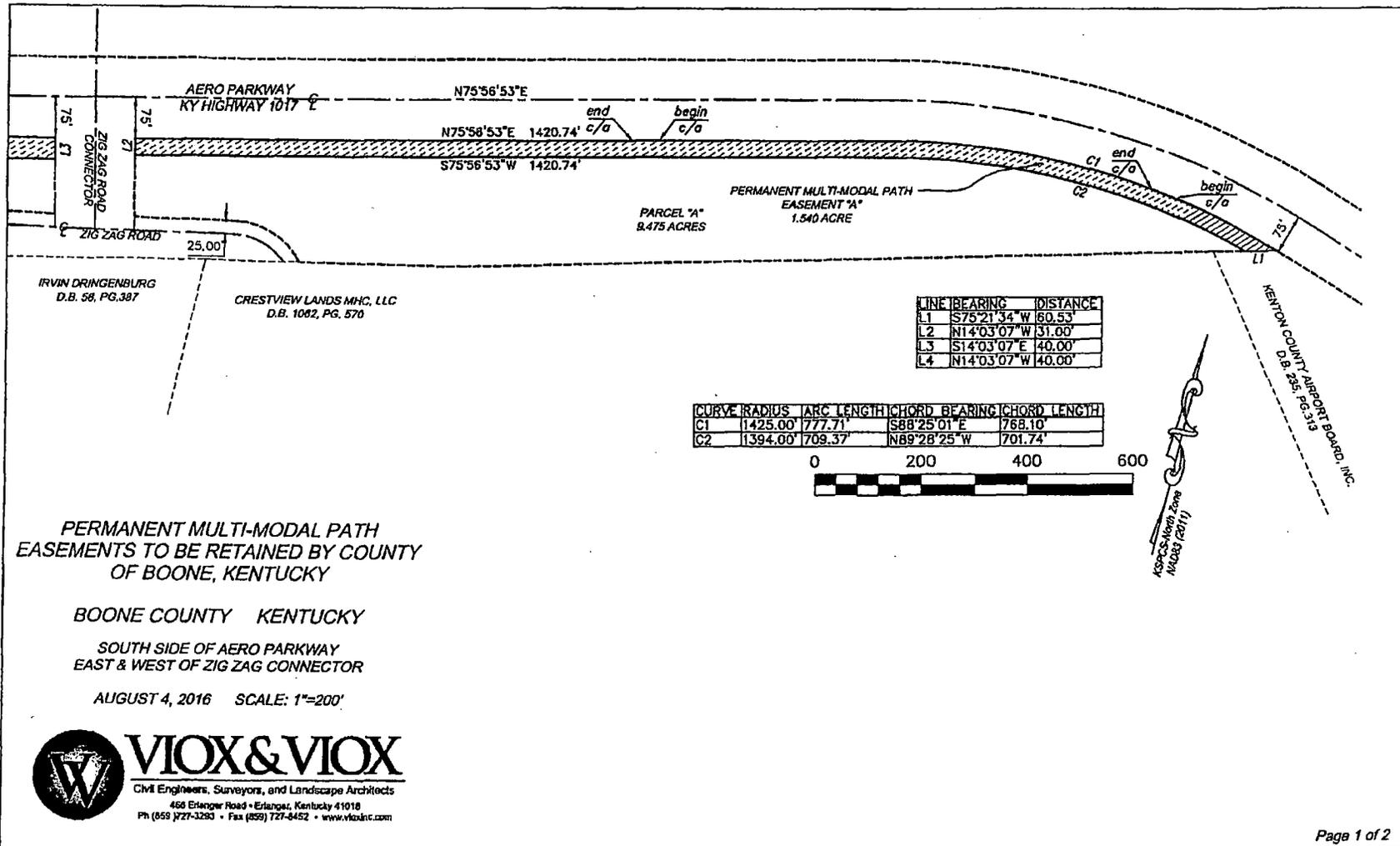


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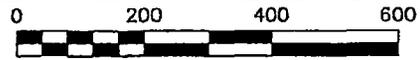
VICINITY MAP & Z Code No. 5259
SCALE: 1"=200'
GROUP NO.: 2028 & 2033A
ZONE: A

Exhibit B



LINE	BEARING	DISTANCE
L1	S75°21'34" W	60.53'
L2	N14°03'07" W	31.00'
L3	S14°03'07" E	40.00'
L4	N14°03'07" W	40.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1425.00'	777.71'	S88°25'01" E	768.10'
C2	1394.00'	709.37'	N89°28'25" W	701.74'



PERMANENT MULTI-MODAL PATH
EASEMENTS TO BE RETAINED BY COUNTY
OF BOONE, KENTUCKY

BOONE COUNTY KENTUCKY

SOUTH SIDE OF AERO PARKWAY
EAST & WEST OF ZIG ZAG CONNECTOR

AUGUST 4, 2016 SCALE: 1"=200'

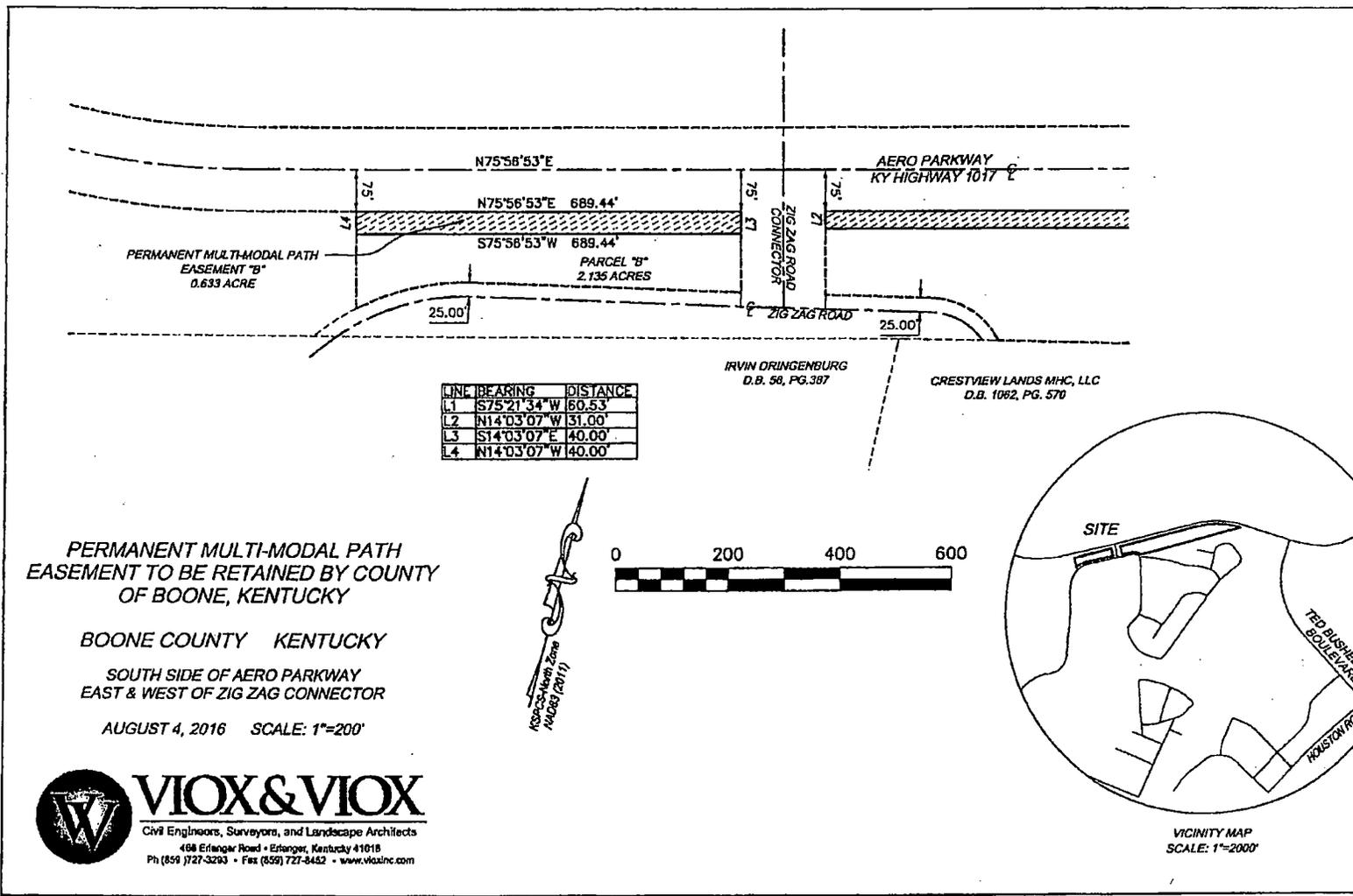


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Boone County
D1080 PG 930

DOCUMENT NO: 714736
 RECORDED ON: NOVEMBER 16, 2016 11:32:29AM
 TOTAL FEES: \$151.00
 GROUP: 2826
 COUNTY CLERK: KENNY BROWN
 COUNTY: BOONE COUNTY CLERK
 DEPUTY CLERK: ELIZABETH SHINDEL
 BOOK: 01009 PAGES 923 - 931



PERMANENT MULTI-MODAL PATH
 EASEMENT TO BE RETAINED BY COUNTY
 OF BOONE, KENTUCKY

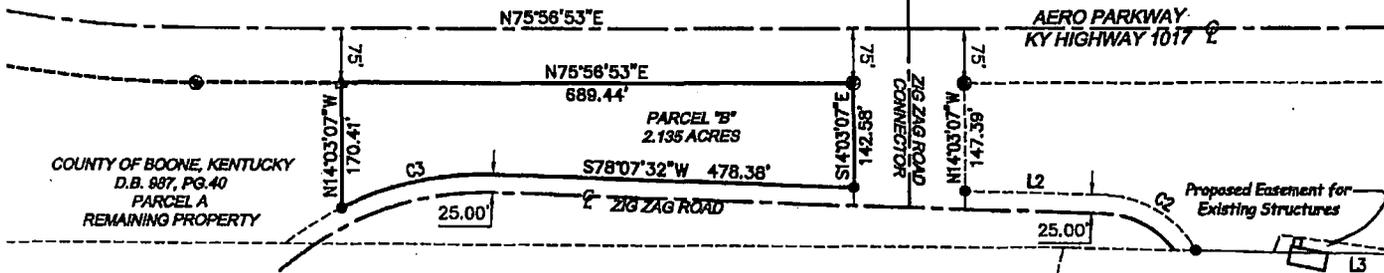
BOONE COUNTY KENTUCKY

SOUTH SIDE OF AERO PARKWAY
 EAST & WEST OF ZIG ZAG CONNECTOR

AUGUST 4, 2016 SCALE: 1"=200'

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Boone County
 D1080 PG 931



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Boone County
D1080 PG 929

**PLAT OF SURVEY
PORTION OF THE
COUNTY OF BOONE, KENTUCKY
PROPERTY**

BOONE COUNTY KENTUCKY

**NORTH SIDE OF AERO PARKWAY
WEST OF ZIG ZAG CONNECTOR**

**JUNE 6, 2016 SCALE: 1"=200'
Date of Survey: 6/8/16**

Client & Owner:
Boone County Fiscal Court
P.O. Box 800
Burlington, KY 41005

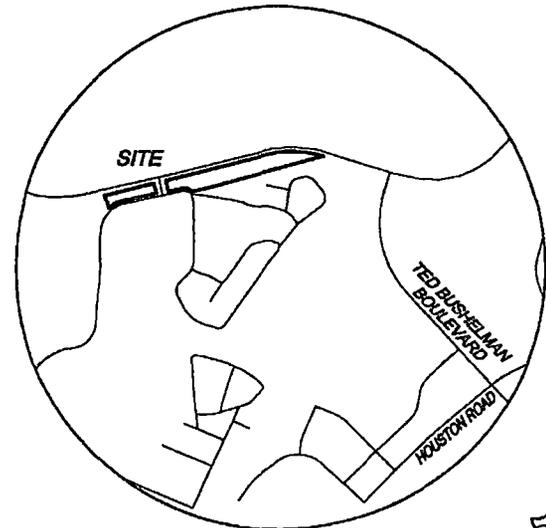


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VICINITY MAP & Z Code No. 5259
SCALE: 1"=2000'
GROUP NO.: 2026 & 2033A
ZONE: A