

**Joint Application Exhibit 6**  
**Brown NGCC**  
**Site Assessment Report**

# **SITE ASSESSMENT REPORT AND CUMULATIVE ENVIRONMENTAL ASSESSMENT**

## **New NGCC Combustion Turbine Project**



### **Louisville Gas & Electric Company and Kentucky Utilities Company E.W Brown Generating Station**

815 Dix Dam Rd  
Harrodsburg, KY 40330



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Project 221801.0123



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## LIST OF ABBREVIATIONS

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AADT	Annual Average Data Traffic
AKGWA	Assembled Kentucky Ground Water Database
BLM	U.S. Bureau of Land Management
BMPs	Best Management Practices
CAA	Clean Air Act
CEA	Cumulative Environmental Assessment
CEMS	Continuous Emissions Monitoring
DB	Duct Burners
dBA	A-Weighted Decibel
DLN	Dry-Low-NO <sub>x</sub>
DOW	Division of Water
FHWA	Federal Highway Administration
GHG	Greenhouse Gas
GPM	Gallons Per Minute
GSU	Generator Step-up Transformers
GT	Gas Combustion Turbine
HAPs	Hazardous Air Pollutants
HRSG	Heat Recovery Steam Generator
IDA	International Dark Sky Association
KAR	Kentucky Administrative Regulations
KDAQ	Kentucky Division for Air Quality
KDEP	Kentucky Department for Environmental Protection
km/hr	Kilometers per Hour
KOP	Key Observation Points
KPDES	Kentucky Pollution Discharge Elimination System
KRS	Kentucky Revised Statutes
KY	Kentucky Route
KYTC	Kentucky Transportation Cabinet
LAeq	A-Weighted Equivalent Sound Pressure
L <sub>dn</sub>	Day-Night Sound Pressure
Leq	Equivalent Sound Pressure
LKE	Louisville Gas & Electric Company and Kentucky Utilities Company
L <sub>max</sub>	Maximum Sound Pressure
L <sub>min</sub>	Minimum Sound Pressure
LNBS	Low NO <sub>x</sub> Burners
MMBtu	Million British Thermal Units
mph	Miles per Hour
MSD	Metropolitan Sewer District
MSL	Mean Sea Level
MW	Megawatts
NAAQS	National Ambient Air Quality Standards
NED	National Elevation Data
NESHAP	National Emission Standards for Hazardous Air Pollutants
NGCC	Natural Gas-fired Combined Cycle
NIST	National Institute of Standards and Technology
NSPS	New Source Performance Standards

PSD	Prevention of Significant Deterioration
Pc/h/ln	Passenger Cars per Hour per Lane
PVA	Mercer County Property Valuation Administrator
RCRA	Resource Conservation and Recovery Act
SAR	Site Assessment Report
SCR	Selective Catalytic Reduction
SIP	State Implementation Plan
SPCC	Spill Prevention, Control, and Countermeasure
ST	Steam Turbine
SWPPP	Stormwater Pollution Prevention Plan
USEPA	United States Environmental Protection Agency
USGS	U.S. Geologic Survey's
UTM	Universal Transverse Mercator
VRM	Visual Resources Management



## 1. INTRODUCTION

---

Louisville Gas & Electric Company and Kentucky Utilities Company (collectively LKE) is submitting this Site Assessment Report (SAR) and Cumulative Environmental Assessment (CEA) in compliance with KRS 278.708 and KRS 224.10-208. LKE currently operates an electric generation power plant, the E.W. Brown Generating Station (Brown Station), located in Mercer County, Kentucky. The current facility consists of a coal boiler (Unit 3); seven natural gas-fired combustion turbines; coal, limestone, fly ash, PAC, and gypsum handling and storage operations; emergency equipment; miscellaneous organic liquids tanks; parts washers; cooling towers; general plant fugitive emissions; and numerous insignificant activities.

LKE is proposing to develop, construct and operate a new natural gas-fired, combined cycle (NGCC) electric generating plant with a net summer design rating of 621 megawatts (MW) in conjunction with shutting down the existing Unit 3 coal boiler and its associated material handling operations at the Brown Station. LKE will utilize and optimize the current electrical transmission system in conjunction with completing the NGCC Project, as well as tap into an existing natural gas pipeline on the property to serve the new NGCC Unit. The proposed NGCC Unit will be located within the existing Brown Station property near the location of the existing Unit 3 coal boiler, which will allow for considerable utilization of existing site infrastructure including transmission connectivity.

As shown in **Figure 1**, the proposed NGCC Unit will be located within the existing Brown Station property at 815 Dix Dam Road in southeastern Mercer County, Kentucky along the west shore of Lake Herrington in the Dix River Valley. The facility occurs at geographic coordinates of 37.788490° North latitude and -84.712982° West longitude, corresponding to Universal Transverse Mercator (UTM) coordinates of 701,319 meters Easting, 4,184,791 meters Northing, in Zone 16s (horizontal datum WGS84). The site lies at an elevation of 880 feet above Mean Sea Level (msl) compared to the normal pool elevation of Lake Herrington adjacent to the site at 740 feet msl.

As shown in **Figure 2**, the proposed site is located on property currently owned by LKE and occupied by an existing LKE facility. The existing site components are depicted in **Figure 2**. Finally, **Figure 3** depicts the detailed site layout of the proposed project components relative to surrounding properties and the existing site operations.

Pursuant to KRS 278.216, a proposed generating facility over 10 megawatts (MW) must complete a SAR as follows:

*"Except for a utility as defined under KRS 278.010(9) that has been granted a certificate of public convenience and necessity prior to April 15, 2002, no utility shall begin the construction of a facility for the generation of electricity capable of generating in aggregate more than ten megawatts (10MW) without having first obtained a site compatibility certificate from the commission." [KRS 278.216(1)]*

*"An application for a site compatibility certificate shall include the submission of a site assessment report as prescribed in KRS 278.708(3) and (4), except that a utility which proposes to construct a facility on a site that already contains facilities capable of generating ten megawatts (10MW) or more of electricity shall not be required to comply with setback requirements established pursuant to KRS 278.704(3). A utility may submit and the commission may accept documentation of compliance with the*

*National Environmental Policy Act (NEPA) rather than a site assessment report. "*  
*[KRS 278.216(2)]*

The required contents of the SAR outlined in KRS 278.708(3)-(4) are detailed below:

- (3) A completed site assessment report shall include:*
- (a) A description of the proposed facility that shall include a proposed site development plan that describes:*
    - 1. Surrounding land uses for residential, commercial, agricultural, and recreational purposes;*
    - 2. The legal boundaries of the proposed site;*
    - 3. Proposed access control to the site;*
    - 4. The location of facility buildings, transmission lines, and other structures;*
    - 5. Location and use of access ways, internal roads, and railways;*
    - 6. Existing or proposed utilities to service the facility;*
    - 7. Compliance with applicable setback requirements as provided under KRS 278.704(2), (3), (4), or (5); and*
    - 8. Evaluation of the noise levels expected to be produced by the facility;*
  - (b) An evaluation of the compatibility of the facility with scenic surroundings;*
  - (c) The potential changes in property values and land use resulting from the siting, construction, and operation of the proposed facility for property owners adjacent to the facility;*
  - (d) Evaluation of anticipated peak and average noise levels associated with the facility's construction and operation at the property boundary; and*
  - (e) The impact of the facility's operation on road and rail traffic to and within the facility, including anticipated levels of fugitive dust created by the traffic and any anticipated degradation of roads and lands in the vicinity of the facility.*
- (4) The site assessment report shall also suggest any mitigating measures to be implemented by the applicant to minimize or avoid adverse effects identified in the site assessment report.*

Additionally, pursuant to KRS 224.10-280, prior to construction of a facility for generating electricity, a CEA must be completed. The requirements of the CEA as detailed in KRS 224.10-280 are:

- (3) The cumulative environmental assessment shall contain a description, with appropriate analytical support, of:*
- (a) For air pollutants:*
    - 1. Types and quantities of air pollutants that will be emitted from the facility; and*
    - 2. A description of the methods to be used to control those emissions;*
  - (b) For water pollutants:*
    - 1. Types and quantities of water pollutants that will be discharged from the facility into the waters of the Commonwealth; and*
    - 2. A description of the methods to be used to control those discharges;*
  - (c) For wastes:*
    - 1. Types and quantities of wastes that will be generated by the facility; and*
    - 2. A description of the methods to be used to manage and dispose of such wastes; and*
  - (d) For water withdrawal:*
    - 1. Identification of the source and volume of anticipated water withdrawal needed to support facility construction and operations; and*

*2. A description of the methods to be used for managing water usage and withdrawal.*

This SAR and CEA for the proposed Brown Station NGCC Unit at 815 Dix Dam Rd, KY 40330 has been prepared to meet the requirements of KRS 278 and 224.

**Figure 1. Brown Station Proposed NGCC Unit Site Map**

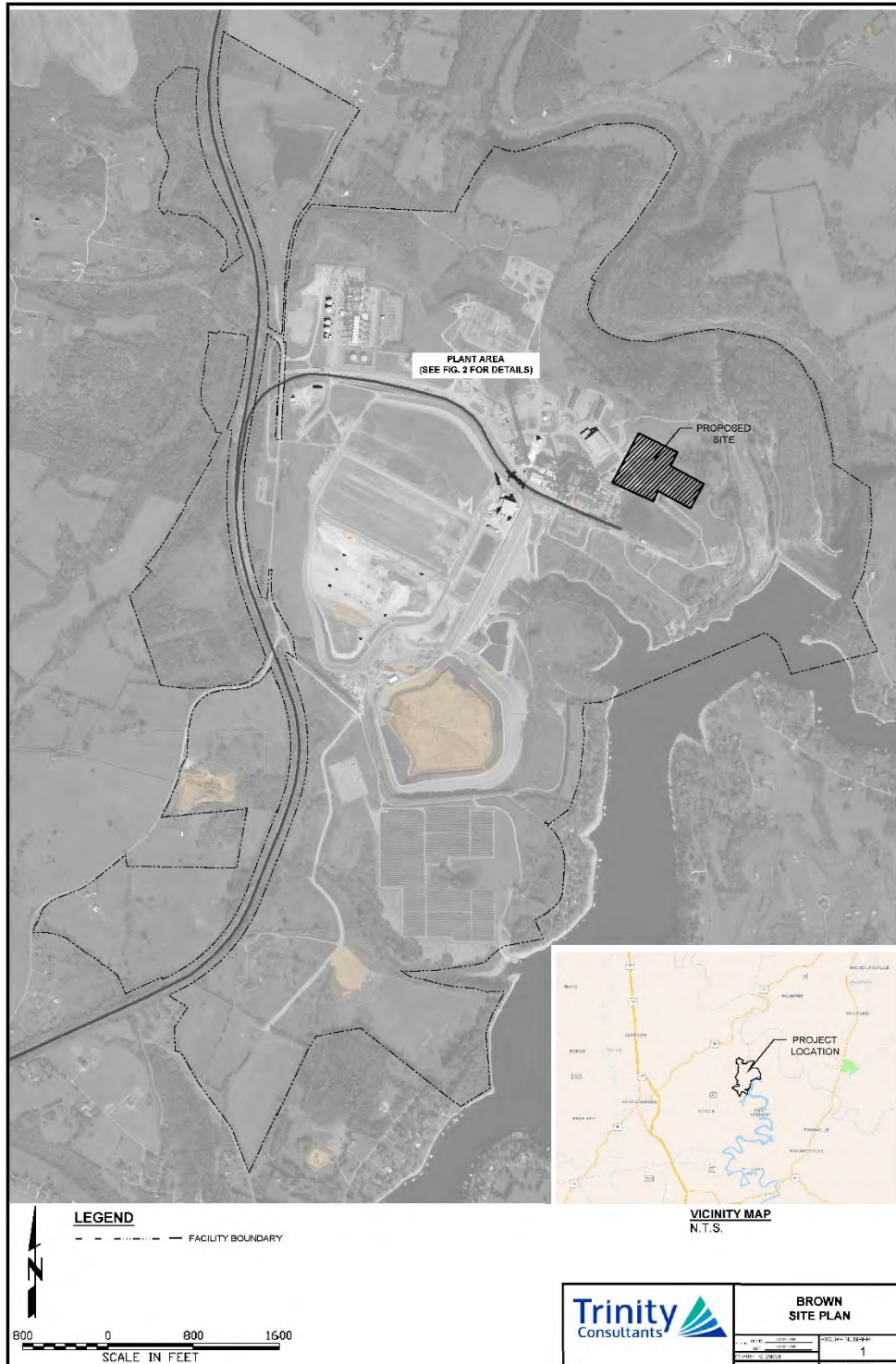


Figure 2. Existing Brown Station Facility Components

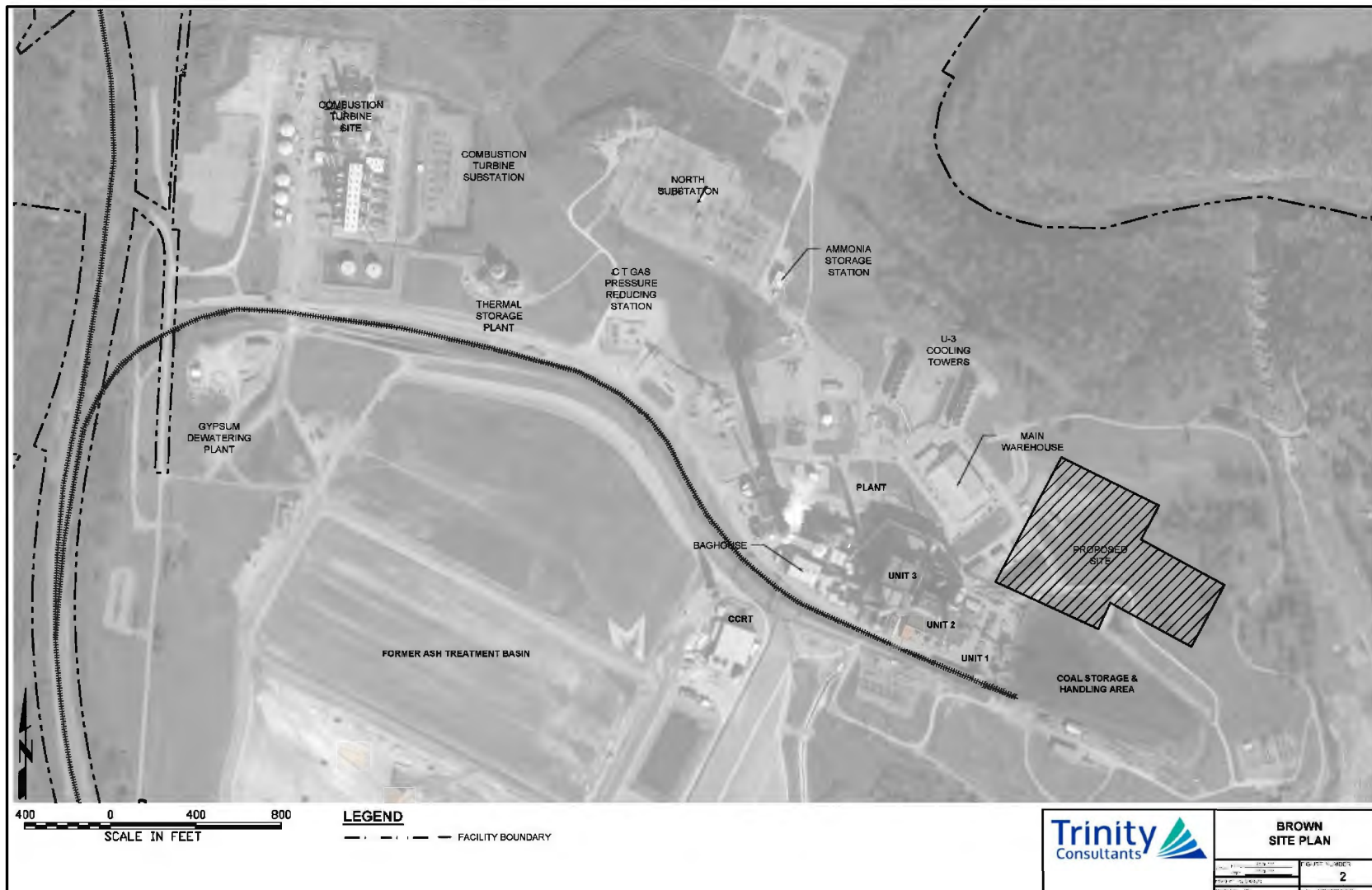
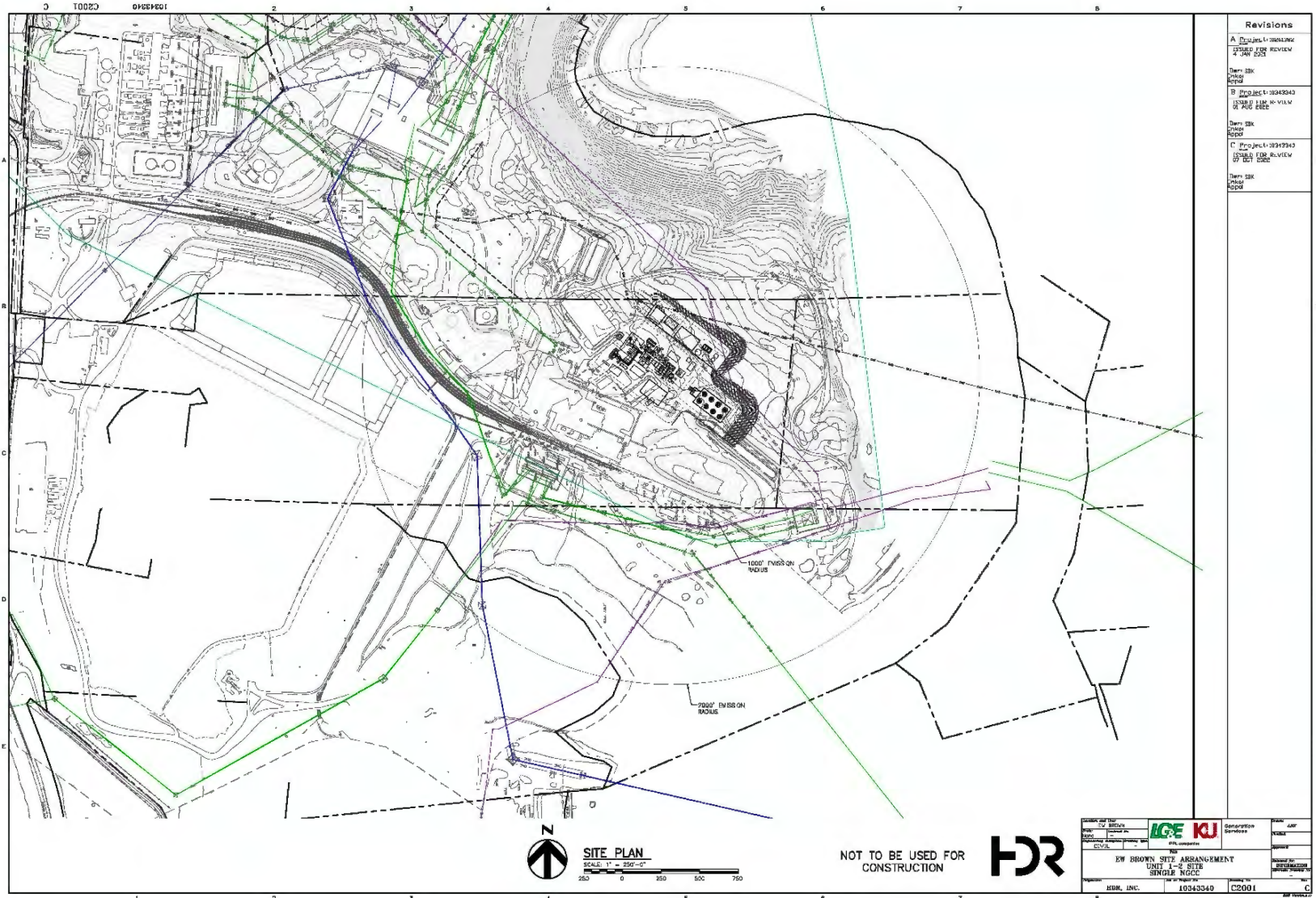


Figure 3. Proposed NGCC Installation Components, Infrastructure Connections and Setback



## 2. PROJECT DESCRIPTION

### 2.1 Project Components

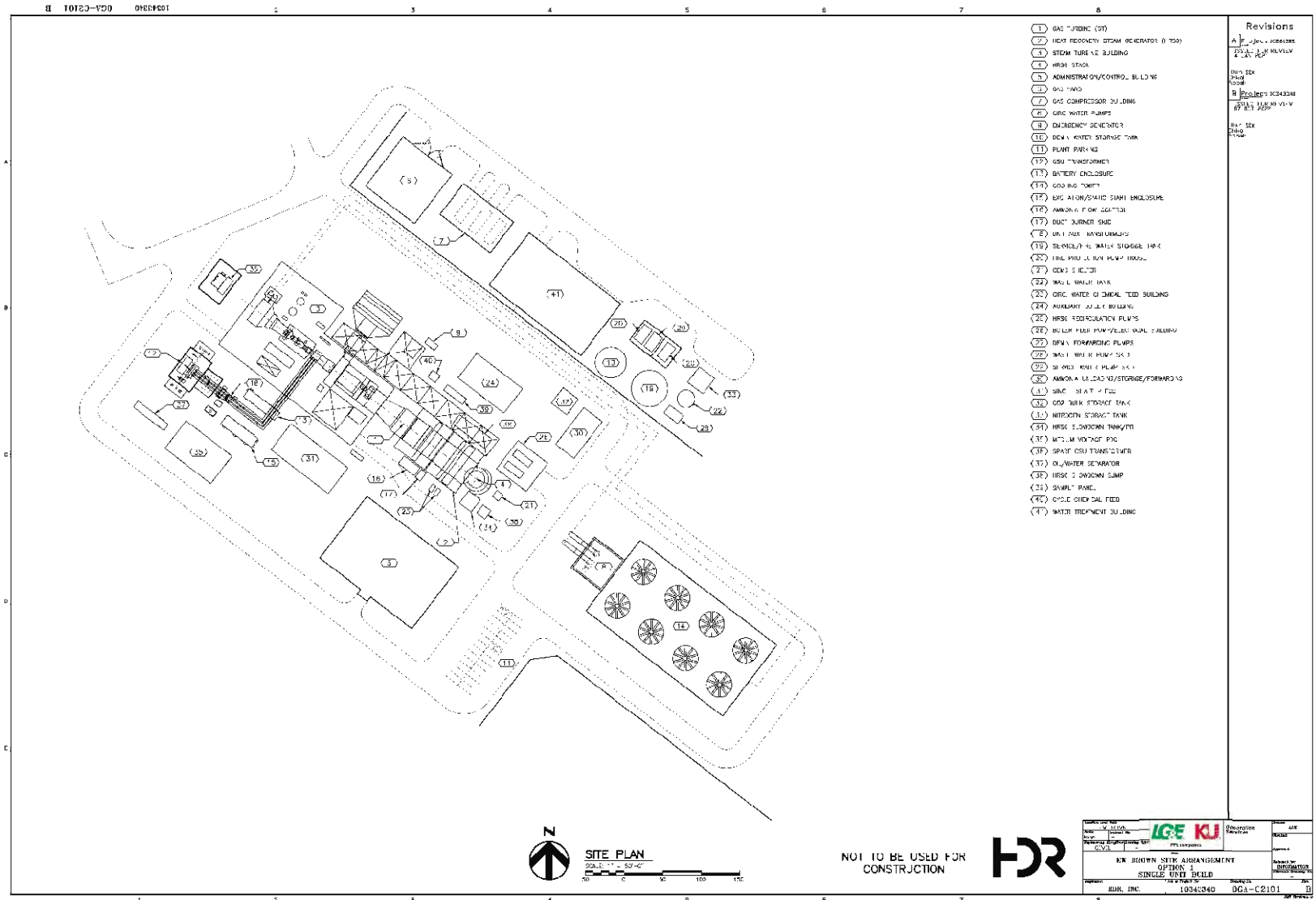
LKE is proposing to develop, construct and operate a new NGCC Unit with a net summer design rating of 621 MW in conjunction with shutting down the existing Unit 3 coal boiler and its associated material handling operations at the Brown Station. The proposed NGCC Unit will fill the energy shortfall created by the corresponding retirement of Unit 3, as well as the earlier retirements of Units 1 and 2. LKE will utilize and optimize the current electrical transmission system in conjunction with completing the NGCC Project, as well as tap into an existing natural gas pipeline on the property to serve the new NGCC Unit. The proposed NGCC Unit will be located within the existing Brown Station property near the location of the existing Unit 3 coal boiler, which will allow for considerable utilization of existing site infrastructure including transmission connectivity.

The new NGCC Unit is proposed to consist of one natural gas-fired gas combustion turbine (GT), a steam turbine (ST), and one heat recovery steam generator (HRSG) with natural gas-fired duct burners (DB) arranged in a one-on-one configuration. Ancillary support equipment will also be installed to support the NGCC operations, including one natural gas-fired boiler (Auxiliary Boiler) rated at 99.9 million British thermal units per hour (MMBtu/hr) or less, one pipeline fuel gas (dewpoint) heater rated at 15 MMBtu/hr or less, one 2 megawatts (MW) emergency generator with diesel-fired engine, one 400 HP emergency diesel driven fire pump, one 8-cell mechanical draft cooling tower, lube oil system demister vents, raw and demineralized water storage tanks, aqueous ammonia storage and handling equipment, and miscellaneous HVAC heaters.

**Figure 4** identifies the proposed layout of the equipment. The proposed NGCC Unit will include, but is not limited to, the following major structures as depicted:

Gas Combustion Turbine	Wastewater Tank
Heat Recovery Steam Generator	Circ Water Chemical Feed Building
Steam Turbine Building	Auxiliary Boiler Building
Heat Recovery Steam Generator Exhaust Stack	HRSG Recirculation Pumps
Administration / Control Building	Boiler Feed Pump/Electrical Building
Gas Yard	Demin Forwarding Pumps
Gas Compressor Building	Wastewater Pump Skid
Circ Water Pumps	Service Water Pump Skid
Emergency Diesel Generator	Ammonia Unloading/Storage/Forwarding
Demineralized Water Storage Tank	Single Shaft PEECC
Plant Parking	CO <sub>2</sub> Bulk Storage Tank
GSU Transformer	Nitrogen Storage Tank
Battery Enclosure	HRSG Blowdown Tank/Pit
Cooling Tower	Medium Voltage PDC
Excitation/Static Start Enclosure	Spare GCU Transformer
Ammonia Flow Control	Oil/Water Separator
Duct Burner Skid	HRSG Blowdown Sump
Unit Aux Transformers	Sample Panel
Service/Fire Water Storage Tank	Cycle Chemical Feed
Fire Protection Pump House	Water Treatment Building
Continuous Emissions Monitoring (CEMS) Shelter	

Figure 4. Brown Station NGCC Project Components and Arrangements





In addition, the proposed NGCC Unit will be served by the following infrastructure:

- ▶ Access Roads (the existing access road network for the Brown Station coal-fired operations will be used to access the proposed site and a new driveway is proposed to be constructed surrounding the new NGCC Unit which will connect to the existing station road network)
- ▶ Plant Employee Parking
- ▶ Electric Power Transmission Lines (connection to existing Brown Station overhead electric power transmission lines)
- ▶ Potable Water Supply Line (connection to existing Brown Station potable water supply line)
- ▶ Stormwater Collection / Retention System (connection to existing Brown Station system)
- ▶ Natural Gas Supply Line [the existing high-pressure natural gas pipeline on the Brown Station site will be extended to the proposed NGCC Unit].

## 2.2 Surrounding Land Uses for Residential, Commercial, Agricultural, and Recreational Purposes

LKE's Brown Station is located in southeastern Mercer County, Kentucky along the west shore of Lake Herrington in the Dix River Valley. The site is located 25 miles southwest of Lexington, KY and approximately 7.5 miles east-northeast of Harrodsburg, Kentucky.

The proposed NGCC Project will occur entirely within the existing Brown Station site boundary. The existing Brown Station site is located between a residential area to the south and east and agricultural land to the northwest and west. The Brown Station site is located within a zoning district that is designated as Heavy Industrial (I-2), which is established by Mercer County to preserve areas for industrial and related uses of such a nature that do not create serious problems of compatibility with other kinds of land uses.

The area directly to the south and east of the Brown Station NGCC Unit is zoned for residential land uses (R-3) with the region currently utilized for single family residential land use. To the northwest and west, the area is zoned for agricultural and rural residential use (A-2).

As shown in **Figure 5** on the follow pages, residential properties occur in the area surrounding the proposed NGCC Unit at the following distances:

- ▶ 0.26 miles southwest (zoned R-3, Multi-Family Residential);
- ▶ 0.50 miles northwest (zoned A-2, Agricultural – Rural Residential);
- ▶ 1.11 miles west (zoned A-2, Agricultural – Rural Residential); and
- ▶ The Dix River lies 0.34 miles east and Herrington Lake lies 0.25 miles southeast of the proposed NGCC Unit. Land use across the Dix River and Herrington Lake to the east is mostly residential and agricultural land.

## 2.3 Legal Boundaries of the Proposed Site

As shown in **Figure 1**, the Brown Station property is an approximately 1,222-acre contiguous site, currently owned by LKE. The proposed NGCC Project would be constructed on the central 610-acre parcel within the Brown Station Site. This parcel is described in the following Deed Books and Pages:

- ▶ Parcel ID No. 078.00-00014.00 Deed Book 132, Page 299-303 & Deed Book 104, Page 465

Additional parcels owned by LKE within the Brown Station Site will be used temporarily during project construction, however permanent NGCC Unit components are not anticipated to occur on other parcels.

Complete legal descriptions of the Brown Station Site properties are provided in **Appendix A**.

## 2.4 Proposed Access Control to the Site

Access to the site is currently controlled with security fencing around the perimeter of the Brown Station property. Site access is controlled and maintained via an attendant at the guard shack, video surveillance and security patrols. The existing access control facilities will be modified and extended as necessary to control access to this site during construction and operation of the proposed NGCC Project.

## 2.5 Location of Facility Buildings, Transmission Lines, and Other Structures

**Figure 3** in Section 1 provides the proposed NGCC Unit (and existing Brown Station) site layout. **Figure 3** further depicts the relative locations of buildings, power transmission lines (Blue, Pink and Green), and related structures at the site. The detailed conceptual site plan for the proposed NGCC Unit is provided in **Figure 4** above.

## 2.6 Location and Use of Access Ways, Internal Roads, and Railway

As shown on **Figure 15** in Section 3.4, the existing Brown Station operations and proposed NGCC Unit facilities are currently served by rail and vehicular access. Rail access occurs via internal rail spurs, which is accessible by the Norfolk Southern Railway line to the west of the facility.

The proposed NGCC Unit will be installed within the central/eastern portion of Brown Station, southeast of Dix Dam Road and north of the Norfolk Southern Railway line spur, both of which branch into the Brown Station's property boundaries. Relative to the railway, the NGCC Unit will be located near the eastern portion of the internal railway spur.

Dix Dam Road is a two-lane undivided roadway, which connects from Kentucky Route (KY) 342 at the northwest end of the Brown Station property. Dix Dam Road provides direct vehicular access to the facility and neighboring industrial areas. The road leads to the Brown Station's primary entrance, runs laterally internally to provide the facility's vehicular access, and terminates at the east end of the facility, near the Dix Dam Spillway. It is anticipated that traffic associated with the NGCC Unit construction will utilize KY 342 connecting to Dix Dam Road to access the site.

According to the Kentucky Transportation Cabinet's (KYTC) Department of Highways traffic count database, existing 2021 annual average data traffic (AADT) volume on KY 342 is 431 average vehicles per day.

Figure 5. Brown Station Parcel Boundary



Source: ArcGIS - Trinity Consultants (2022)				<b>FIGURE</b> <b>5</b>	<b>LEGAL BOUNDARIES / PARCELS</b> Site Assessment Report - NGCC Facility E.W. Brown Generation Station Harrodsburg, Kentucky		
PROJECT #:	221801.0123				DATE:	11/27/22	
SCALE:	N/A	DRAWN BY:	DS				

## 2.7 Compliance with Setback Requirements (KRS 278.704 (2-5))

Pursuant to KRS 278.704 (2-5), a proposed generating facility must comply with the following setback requirements:

*"Except as provided in subsections (3), (4), and (5) of this section, no construction certificate shall be issued to construct a merchant electric generating facility unless the exhaust stack of the proposed facility and any wind turbine is at least one thousand (1,000) feet from the property boundary of any adjoining property owner and all proposed structures or facilities used for generation of electricity are two thousand (2,000) feet from any residential neighborhood, school, hospital, or nursing home facility."*

The proposed NGCC Unit installation will utilize a single stack for HRSG exhaust emissions. As shown in **Figure 3**, in accordance with the setback requirements described in KRS 278.704, the exhaust stack is located more than 1,000 feet from the nearest property boundary and more than 2,000 feet from the nearest residential neighborhood, school, hospital or nursing home facility. No additional setback requirements are identified for the proposed project.

### 3. ENVIRONMENTAL IMPACT ASSESSMENT

The following subsections define the technical contents that are required within the SAR as outlined in KRS 278.708(3)-(4). Within each technical assessment, the assessment methodologies, data sources, analysis results and proposed mitigations are detailed for the Brown Station NGCC Project.

#### 3.1 Ambient Noise Impact Assessment

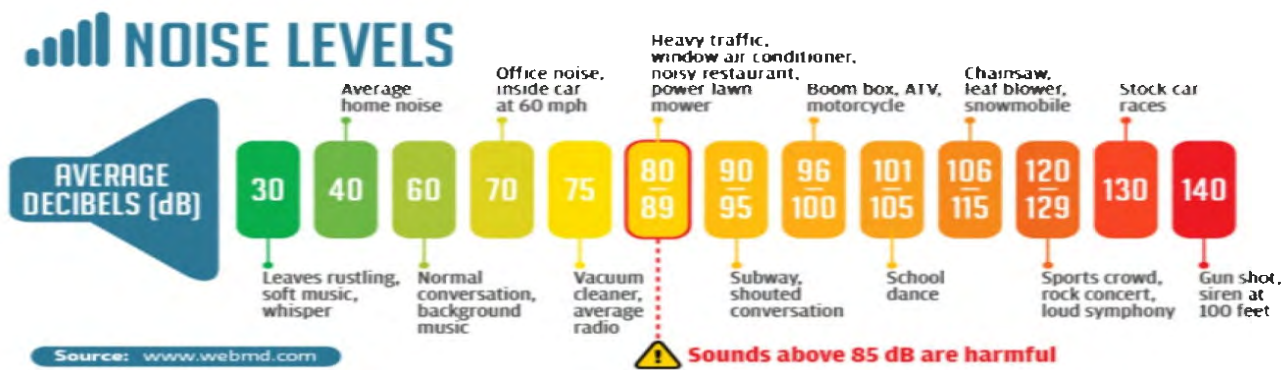
LKE plans to construct and operate a new NGCC Unit with a net summer design rating of 621 MW within the existing Brown Station. The existing facility sits on an approximately 1,222-acre site within the southeast portion of Mercer County, Kentucky.

LKE will utilize/optimize the current electrical distribution system, as well as tap into an existing natural gas pipeline on the property. This section assesses the potential noise impact from the proposed NGCC Unit Project (herein referred to as the Proposed NGCC Project). This section will assess the following:

- ▶ Evaluation of the noise levels expected to be produced by Brown Station operations;
- ▶ Evaluation of anticipated peak and average noise levels associated with the Proposed NGCC Project construction at the property boundary; and
- ▶ Evaluation of anticipated peak and average noise levels associated with the Proposed NGCC Project’s operation at the property boundary

The Proposed NGCC Project will contribute to sounds to the existing environment through equipment operations during the construction phase and operations of the proposed NGCC Unit. Trinity has assessed the potential impacts from both the construction phase and the operational phase of the Proposed NGCC Project to sensitive points of receptions (i.e., residential, community gathering places, schools, etc.).

The noise impact study is quantified using the A-weighted decibel scale (dBA). The A-weighted scale is used for judging loudness that corresponds to the hearing thresholds of the human ear. The following Figure provides examples of typical sound levels in dBA and the corresponding sources of noise. A 3dB change in a continuous broadband sound is generally considered “just barely perceptible” to the average listener, a 6dB change is generally considered “clearly noticeable” and a 10 dB change is generally considered a doubling (or halving) of the apparent loudness.



### 3.1.1 Applicable Noise Regulations

The noise assessment is being completed as per Kentucky Revised Statutes (KRS) 278.708. Trinity has reviewed applicable Local, State, and Federal regulations, law and ordinance for Brown Station. KRS 224.30-050 is the directly applicable law. This law does not have numerical limits associated with it. Therefore, there were no identified, enforceable sound level limits that would be applicable to Brown Station.

The following guidelines from the United States Environmental Protection Agency (USEPA) do contain numerical sound level limits to evaluate the noise impact for the Proposed NGCC Project:

- ▶ Public Health and Welfare Criteria for Noise. United States Environmental Protection Agency, EPA 550/9-73-002 (July 1973); and
- ▶ Protective Noise Levels. United States Environmental Protection Agency, EPA 550/9-79-200 (1978)

The USEPA guidance documents are not enforceable and contain recommendations for evaluation of potential noise impacts. The noise exclusionary limits are summarized in **Table 1**.

**Table 1. USEPA Noise Guideline**

Zoning District Classifications	Limits (dBA)		
	The Day-Night Sound Level ( $L_{dn}$ )	Daytime (7:00 a.m. – 10:00 p.m.)	Nighttime (10:00 p.m. – 7:00 a.m.)
Outdoors in sensitive areas	55 <sup>1</sup>	55	45

1. This would be a 24-hour average sound level with a 10 dB penalty applied to the nighttime sound levels (i.e., 10:00 p.m. – 7:00 a.m.). Hence, the daytime limit evaluating to 55 dBA during the daytime and 45 dBA during the nighttime.

USEPA emphasizes that since the protective sound levels were derived without concern for technical or economic feasibility and contain a margin of safety to ensure their protective value, they must not be viewed as standards, criteria, regulations, or goals. They should be viewed as a level below which there is no reason to suspect that the general population will be at risk from any adverse effects of noise.

### 3.1.2 Existing Noise Conditions

Trinity completed a noise monitoring program to measure the baseline levels of the current operations of Brown Station. Six (6) locations along the Facility’s boundary were chosen to complete the noise baseline measurements of the current noise associated with the Facility. **Figure 6** depicts the location of the Facility and the measurement locations for assessing Existing Noise Conditions. The City of Harrodsburg is located approximately 7 miles west-southwest of the NGCC Project site.

At each monitoring location, sound pressure level measurements were obtained utilizing a Larson Davis 831C sound pressure meter. Best monitoring practices were utilized at each of the ambient monitoring locations. Explicitly at each location, a National Institute of Standards and Technology (NIST) traceable Larson Davis 831C Type 1 1/3 octave band sound pressure meter was mounted on a tripod and left undisturbed. For each of the monitoring locations, sound pressure levels were monitored for 10–15-minute periods. The sound pressures were logged on a one-minute basis in A-weighted decibels at a slow response rate and using a 3-decibel exchange rate. For each site, sound pressure levels were logged for maximum sound pressure ( $L_{max}$ ), average equivalent sound pressure ( $L_{eq}$ ) and minimum sound pressure ( $L_{min}$ ). Additionally, 1/3 octave band pressure levels were logged to determine pure tone impacts. The meter was calibrated prior to and after each session to ensure accuracy. The ambient conditions, noise sources and

sound pressure level results of each monitoring event were recorded in order to filter sound pressure levels to ensure only the Facility noise impacts were assessed.

The existing acoustical environment around the Brown Station property is typically rural. Herrington Lake runs along the eastern boundary of the site, and Dix Dam Road runs north-south along the western boundary of the NGCC Project site. Additionally, Hardin Heights Road wraps through the southern/central portion of the facility, connecting to small residential neighborhoods to the east on the banks of Herrington Lake. Peninsula Golf Resort is located to the southeast of the NGCC Project site across Herrington Lake. The primary sources of noise include environmental and vehicle sounds. The primary sources of natural noise include insects, birds, and dogs. Areas surrounding the existing Brown Station property experience noise associated with its ongoing operation and areas adjacent to roadways experience intermittent vehicle noise. In general, noise from the existing facility ranges from inaudible to noticeable at residences in the surrounding area.

Figure 6. Existing Background Noise Monitoring Locations and Conditions





The following six locations were assessed for existing background noise impacts:

- ▶ Location 1: Brown Station Eastern Existing Property Boundary – Ron Clar Drive
- ▶ Location 2: Brown Station Southeastern Existing Property Boundary – Hunter Drive
- ▶ Location 3: Brown Station Southern Existing Property Boundary – Hardin Heights North Road
- ▶ Location 4: Brown Station Southwestern Existing Property Boundary – Hardin Heights Road
- ▶ Location 5: Brown Station Western Existing Property Boundary – Curdsville Road Extension
- ▶ Location 6: Brown Station Northwestern Existing Property Boundary – Webb Road

The following photos display the monitoring location surrounding the existing Brown Station. The same monitoring location and set up was utilized during the daytime and the nighttime monitoring period.



**Photo Location #1:** Brown Station Eastern Existing Property Boundary – Ron Clar Drive



**Photo Location #2:** Brown Station Southeastern Existing Property Boundary – Hunter Drive



**Photo Location #3:** Brown Station Southern Existing Property Boundary – Hardin Heights North Road



**Photo Location #4:** Brown Station Southwestern Existing Property Boundary – Hardin Heights Road



**Photo Location #5:** Brown Station Western Existing Property Boundary – Curdsville Road Extension



**Photo Location #6:** Brown Station Northwestern Existing Property Boundary – Webb Road

**Table 2** displays the measured sound levels during the monitoring program.

**Table 2. Monitored Sound Level**

Locations	Measurement Levels (dBA)	
	Daytime (7:00 a.m. – 10:00 p.m.)	Nighttime (10:00 p.m. – 7:00 a.m.)
1	42.9	36.0
2	43.0	41.9
3	39.5	40.6
4	55.8	33.1
5	40.1	63.3
6	44.6	47.1

### 3.1.3 Construction Noise Emissions

During the construction phase of the Brown Station NGCC Project, the equipment used will be typical to site development. The sound pressures at a distance of 50 feet were provided to Trinity by the LKE team and represent reasonably foreseeable construction equipment and activities. The construction noise will primarily occur during daylight hours with occasional off-shift work performed on night shift. Also, mass concrete pours could be scheduled to be performed through the nighttime period if temperatures dictate.

Trinity has conservatively assumed the worst-case noise level for each source of construction noise and assumed all source of noise would be located at the worst-case location nearest to the sensitive areas. The acoustical factor for each source is based on the U.S. Department of Transportation, Federal Highway Administration (FHWA). **Table 3** displays the proposed equipment used for the construction phase of the NGCC Project.

**Table 3. Construction Equipment and Corresponding Sound Pressure Level at 50 Feet**

<b>Equipment</b>	<b>Typical Noise Levels (LAEQ) for Construction Equipment (A-weighted, dBA) - Equipment Item Noise Level at 50 Feet</b>
Generators	71-87
Backhoes	81-90
Jackhammers	69-85
Rock Drills	83-99
Concrete Pumps	74-84
Concrete Vibrators	68-81
Pumps	68-80
Steel Rollers	75-82
Air Compressors	76-89
Cranes (Mobil)	80-85
Dozers	77-90
Trucks	81-87
Front-End Loaders	77-90
Graders	79-89
Welders	66-75
Ram Hoe	70-95

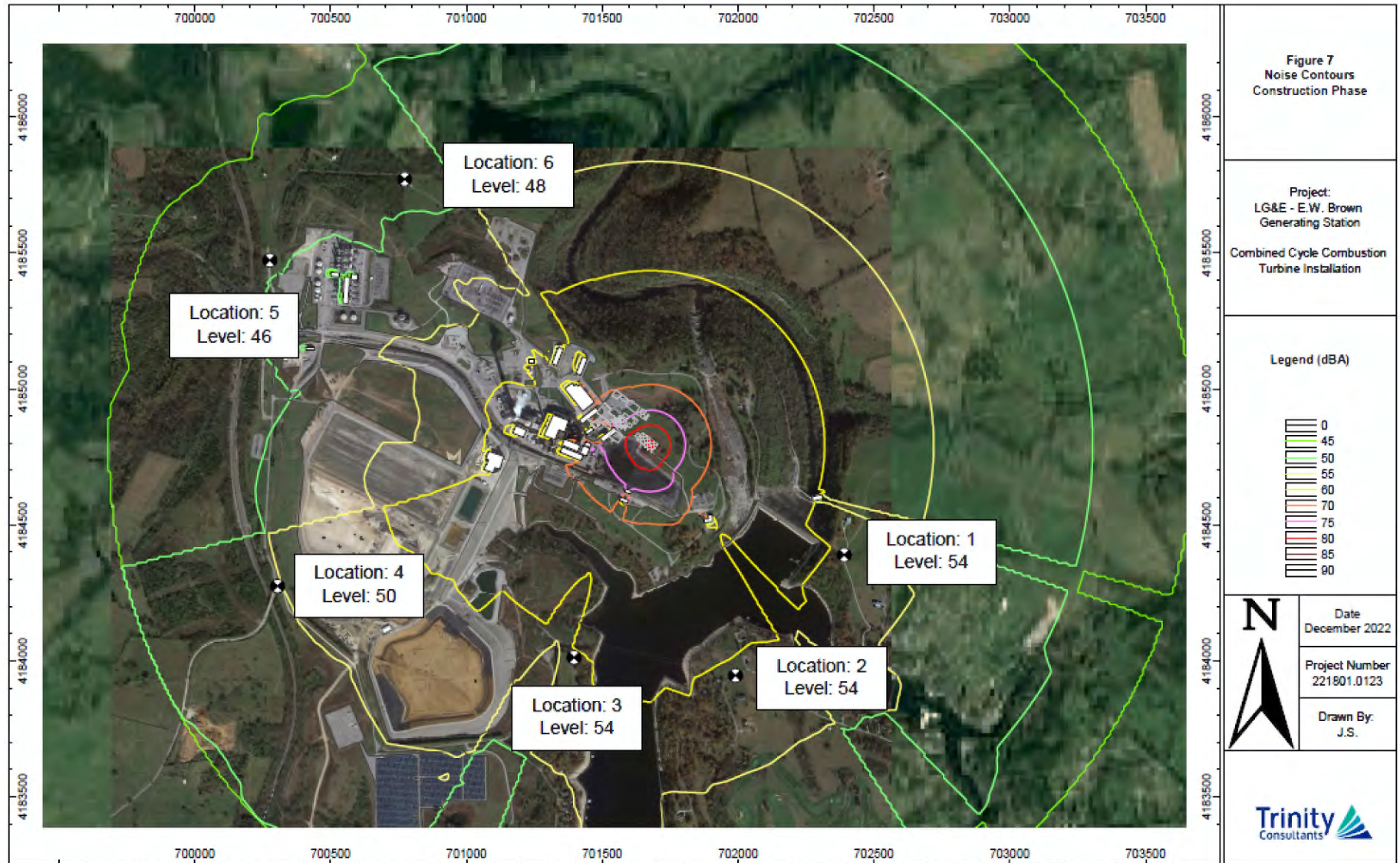
**Figure 7** displays the expected levels of noise at each monitoring location during the construction phase and the noise contour levels to the surrounding area. Based on the current construction phase, it is expected to be within compliance with the USEPA. Based on the existing monitored values and the rural area, construction activities could be noticeable at sensitive areas. **Table 4** displays the predicted sounds levels at each monitored location. Nighttime activity includes a 10dB penalty in the determination of impacts included in **Table 4**.

**Table 4. Construction Acoustic Assessment Summary Table**

<b>Locations</b>	<b>Predicted Levels (dBA)</b>	
	<b>Daytime (7:00 a.m. – 10:00 p.m.)</b>	<b>Nighttime (10:00 p.m. – 7:00 a.m.)</b>
1	54	44
2	54	44
3	55	45
4	50	40
5	46	36
6	48	38

As previously discussed, this is a conservative assessment of the noise that will be generated from the construction equipment. The worst-case sound level and worst-case location were used for this assessment. Further reductions would be anticipated based on average construction activity.

Figure 7. Maximum Construction Noise Impacts



### 3.1.4 Facility Operations with NGCC Unit Noise Emissions

During the operational phase of the NGCC Project, the equipment used is typical as for an NGCC facilities. The sound levels were provided to Trinity by LKE and are consistent with modern, well-controlled NGCC installations. The operational noise was conservatively assumed to occur continuously 24 hours per day for the assessment of operational noise impacts. **Table 5** displays the worst-case noise sources used for the NGCC normal operation of the NGCC Unit and its corresponding sound power levels.

**Table 5. NGCC Unit Significant Noise Sources and Corresponding Sound Power Levels**

Noise Source	Sound Power level (dBA)
GT Air Inlet	83
GT Air Inlet	105
GT Inlet Filter	106
GT Air Inlet	102
GT Compartment	109
Exhaust Diffuser	95
Turbine Compartment Vent	104
HRSG Inlet	104
HRSG Body	101
HRSG Stack Casing	92
HRSG Stack Exit	100
HRSG Steam Vent	99
HRSG Steam Vent (Startup)	110

**Figure 8** displays the expected levels of noise at each monitoring location during the operations phase of the NGCC Unit and the noise contour levels to the surrounding area. Based on the current information of the operation of the NGCC Unit, it is expected to be within compliance with the USEPA exclusionary limits. Based on the existing monitored values, it is expected that the operation could be noticeable during the nighttime period. **Table 6** displays the predicted sounds levels at each monitored location.

**Table 6. NGCC Unit Acoustic Assessment Summary Table**

Locations	Predicted Levels (dBA)	
	Daytime (7:00 a.m. – 10:00 p.m.)	Nighttime (10:00 p.m. – 7:00 a.m.)
1	40	40
2	40	40
3	42	42
4	37	37
5	33	33
6	36	36

As previously discussed, this is a conservative assessment of the NGCC Unit equipment, which assumes that the NGCC Unit equipment operates continuously. As a result, this worst-case assessment suggests that the NGCC Unit should demonstrate compliance with the applicable USEPA sound level limits. Average operations would be anticipated to not be noticeable at any locations. Decreased noise from the shut-down of Unit 3 should offset any increase in noise from the NGCC Unit operation.

### 3.1.5 Facility Emergency and Upset Operations

During intermittent operations such as start-up, shutdown, and upset conditions (e.g., emergency steam release), environmental noise emissions from the NGCC Unit may exceed the sound pressure levels experienced during normal operation. Facility noise emissions will vary depending on the upset condition, but all upset conditions would be relatively short in duration and similar to current site activities.

### 3.1.6 Mitigation

Based on the noise impact assessment described above, and the assessment of existing noise conditions at the Brown Station site, the NGCC Project construction and operations phases are not anticipated to be over the USEPA guidance limits. The worst-case noise impacts are however predicted to be slightly above the existing levels in limited locations. However, modeled sound levels on average are lower than the observed sound levels. Therefore, no additional mitigation should be required.

## 3.2 Visual Impact Assessment

In accordance with Kentucky Revised Statutes (Title XXIV – Public Utilities) §278.708(3)(b), this Site Assessment Report has been prepared to complete “an evaluation of the compatibility of the facility with scenic surroundings” for the proposed NGCC Project. Therefore, the purpose of this visual analysis is to evaluate the potential visual effects of supplementing an existing coal-fired utility boiler with the proposed NGCC Unit at LKE’s existing Brown Station. Specifically, this section evaluates the scenic quality and visual characteristics of the NGCC Project site and surrounding areas and quantifies the potential effects to aesthetic and visual resources from nearby public viewpoints due to the installation of the new NGCC Unit. Visual impacts are presented and quantified utilizing applicable assessment practices employed by the Bureau of Land Management (BLM), and mitigation measures are recommended to protect viewsheds where visual impacts were determined to be potentially significant.

### 3.2.1 Existing Facility and NGCC Project Area

As discussed previously, the existing Brown Station is a unique LKE power facility in that it utilizes four different types of electricity-producing facilities, specifically a hydroelectric plant, a coal-fired generating unit, natural-gas fired combustion turbines, and a universal solar facility. Brown Station sits on an approximately 1,222-acre property within the southeast portion of Mercer County, Kentucky. The City of Harrodsburg is located approximately 7 miles west-southwest of the Brown Station site.

Herrington Lake runs along the eastern boundary of the site, and Dix Dam Road runs north-south along the western boundary of the site. Additionally, Hardin Heights Road wraps through the southern/central portion of the facility, connecting to small residential neighborhoods located to the east, on the banks of Herrington Lake. The Peninsula Golf Resort is located to the southeast of the NGCC Project site across Herrington Lake. Scattered residences are also located around the outside of the Peninsula Golf Resort, adjacent to Herrington Lake.

The areas surrounding the NGCC Project site are generally comprised of low-rolling hills and open meadows, with no elevated viewpoints or topographic features of note. Various agricultural fields and rural residences are scattered throughout the project region. Refer to **Figure 9** below, which displays the Brown Station and surrounding environment.

Figure 8. Maximum Operational Noise Impacts

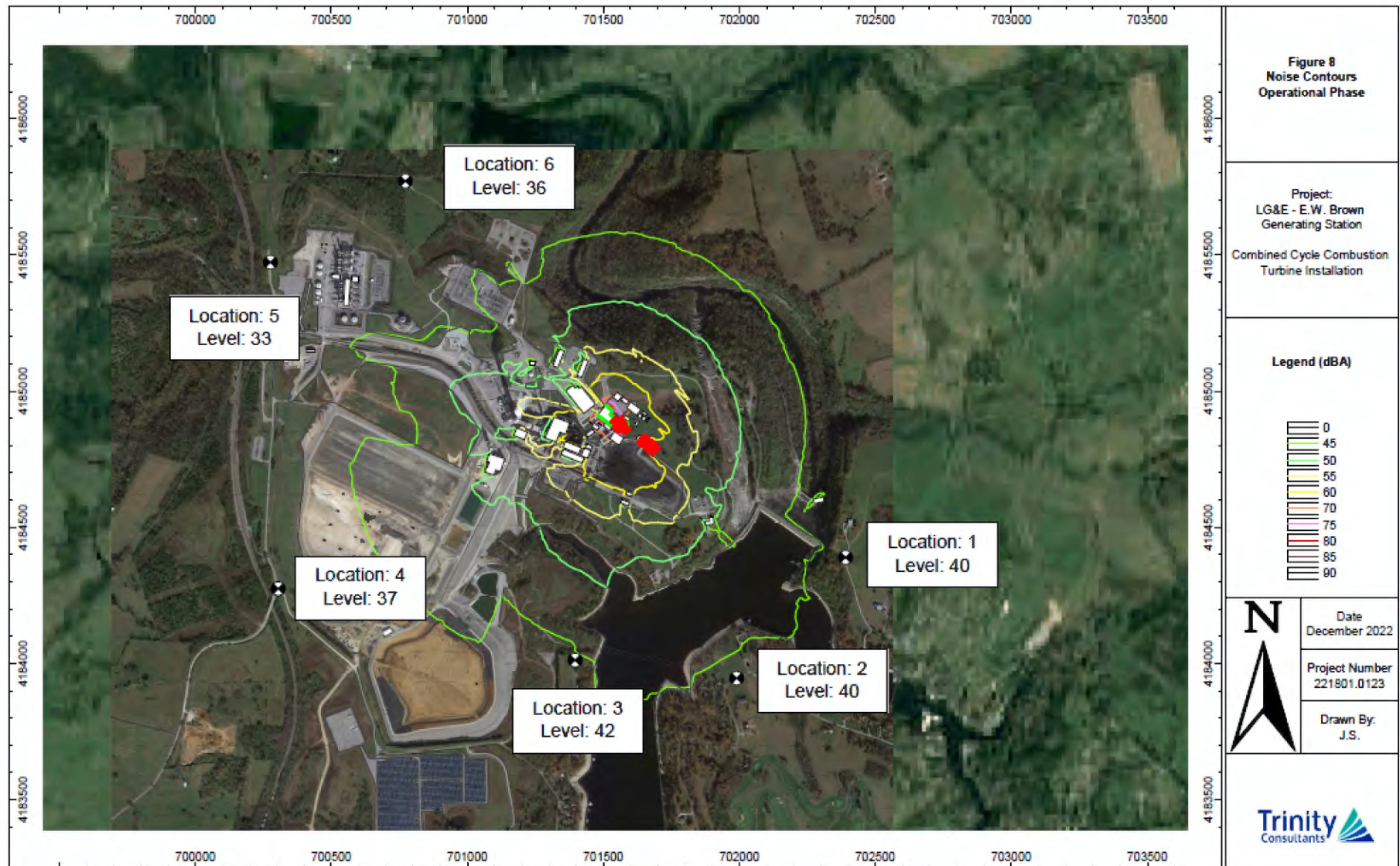
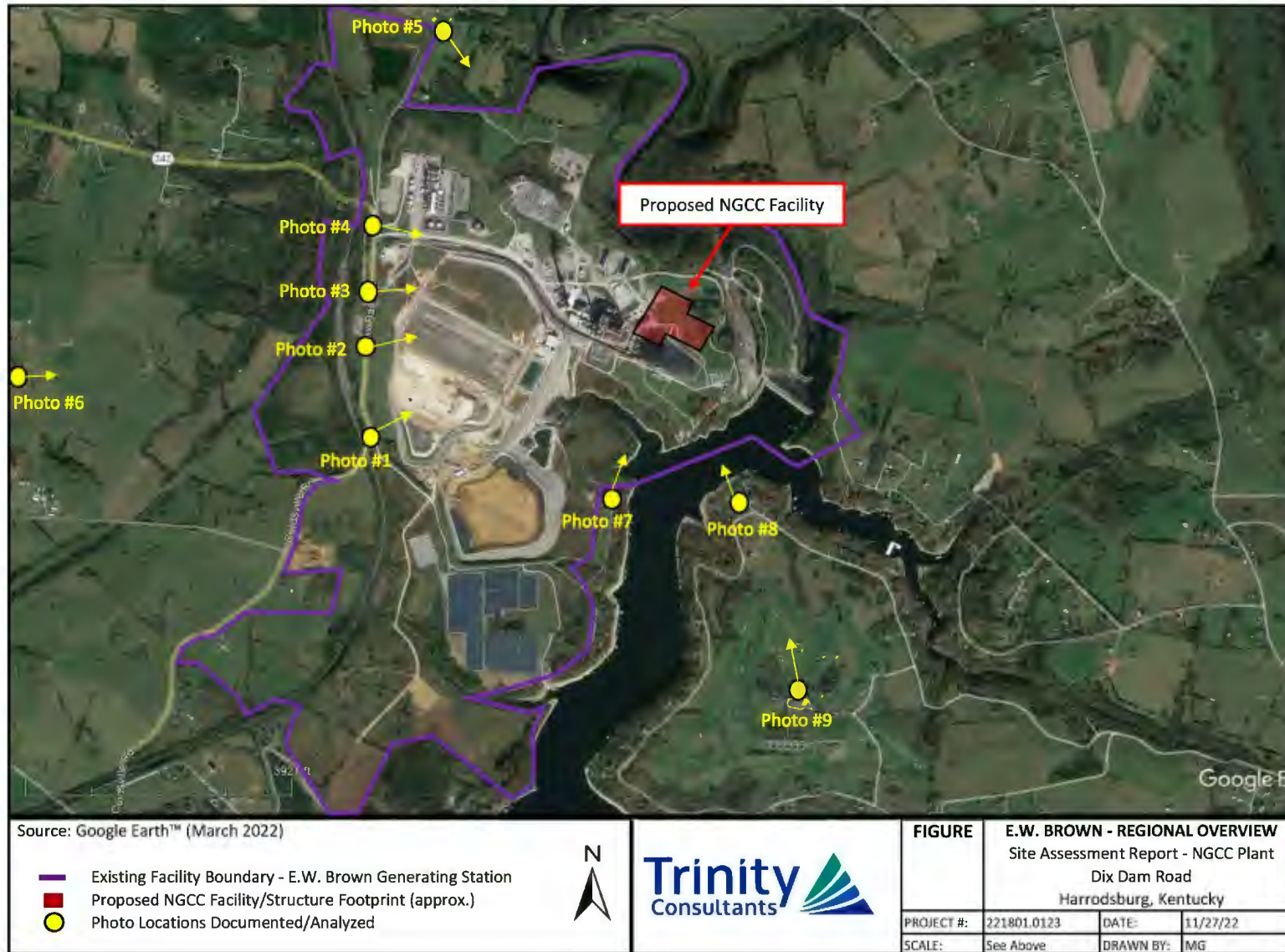


Figure 9. Brown Station NGCC Unit Visual Resource Overview





Due to its larger footprint and the height of existing structures, LKE's Brown Station is one of the more readily visible features within the existing environmental setting. Specifically, the facility has numerous exhaust stacks associated with the existing coal-fired units, which are estimated to extend approximately 500-feet above the native ground surface. Additionally, the existing combustion turbine site and associated substation located within northwest corner of the Brown Station are clearly visible features from nearby Dix Dam Road/Kentucky State Route 342 (KY 342), located to the west. The exhaust stacks, as well as the underlying structures/facilities, are clearly and distinctly visible from many surrounding viewpoints. In addition to the primary energy generation facilities summarized above, the Brown Station also houses transmission towers and lines, coal combustion byproduct storage areas, access roads, parking, administration buildings, equipment buildings, storage ponds and other smaller ancillary facilities.

The following photos display the existing Brown Station from various viewpoints surrounding the facility. Note, potential visual effects resulting from installation of the NGCC Unit are evaluated below from these nine (9) public viewpoints.



**Photo Location #1:** Looking northeast from intersection of Dix Dam Road and Hardin Heights Road.



**Photo Location #2:** Looking east from Dix Dam Road.



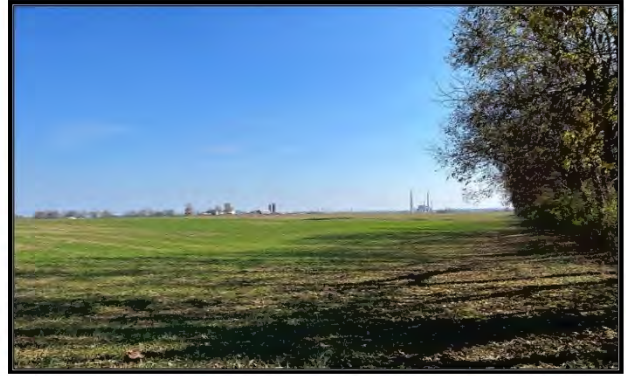
**Photo Location #3:** Looking east from Brown Station's secondary (Gate 5) facility entrance along Dix Dam Road.



**Photo Location #4:** Looking southeast from the Brown Station main entrance along Dix Dam Road.



**Photo Location #5:** Looking southeast from the northern boundary of the Brown Station property from Curdsville Road.



**Photo Location #6:** Looking east from the Shawnee Run Baptist Church along Shakertown Road/Kentucky State Route 33 (KY 33).



**Photo Location #7:** Looking north from the residences at the end of N. Hardin Heights Road.



**Photo Location #8:** Looking northwest from the intersection of Hunter Drive/Domar Drive, across Herrington Lake.



**Photo Location #9:** Looking northwest from the Peninsula Golf Resort clubhouse/main parking lot.

### 3.2.2 NGCC Project Overview/Design

As discussed previously, LKE plans to construct and operate a new NGCC Unit with a net summer design rating of 621 MW in conjunction with shutting down the existing Unit 3 coal boiler and all its associated coal handling and other support operations which will remain in place. To support the NGCC Project, LKE will utilize and optimize the current electrical transmission system to the extent feasible, as well as tap into an existing natural gas pipeline on the property to serve the new NGCC Unit. See **Figure 3** in Section 1 which shows the approximate footprint, as well as the conceptual design and configuration, of the new NGCC Unit, which would be constructed and operated entirely within the existing Brown Station footprint.

The new NGCC Unit's primary natural gas-fired gas turbine (GT) is a relatively compact facility, and therefore would not require the installation of large above-ground exhaust stacks (compared to the existing coal-fired facilities). See below which shows an aerial view of a similar NGCC Unit currently installed at a similar power generating facility. As shown **Figure 10** and confirmed by LKE, the bulk of the NGCC Unit would be comprised of the turbine building and HRSG, which would sit approximately 85 to 110 feet above the existing ground surface. The tallest structure would be the exhaust stack extending from the HRSG, which will extend approximately 185 feet above the ground surface. These building profiles were considered in the context of this project to complete the visual assessment and line-of-sight evaluation presented below.

**Figure 10. Proposed NGCC Unit – Reference Drone Photos (Other Facility)**



Photos shown above were taken of an existing NGCC plant similar to the one proposed to be constructed and operated at LKE's Brown Station. Note the relatively compact and low building profile of the facility (especially when compared to the larger existing coal-fired plants found at Brown Station).

### 3.2.3 Visual Assessment Methodology

The BLM has developed the Visual Resources Management (VRM) System to objectively rate the quality of visual resources and evaluating changes in scenic quality attributed to a proposed change in land use. This methodology is based on the BLM visual impact assessment procedures provided in the "VRM Manual" Section 8400 (BLM, 1984). The BLM system uses quantitative and qualitative methods to measure potential visual impacts. This method includes defining the project setting and viewshed, identifying sensitive view receptors for assessment, analyzing the baseline visual quality and character of the identified views, depicting the visual appearance of the project from the identified views, assessing the project's impacts to those views in comparison to their baseline visual quality and character, and proposing methods to mitigate any potentially significant visual impacts identified.

The BLM developed the VRM system to objectively rate the quality of visual resources and evaluating changes in scenic quality attributed to a proposed change in land use, in this case LKE’s proposal to develop the new NGCC Unit. By comparing the difference in visual quality ratings from the baseline (“before” condition) to post-project (“after” condition) visual conditions, the severity of project related visual impacts can be quantified. However, in some cases, visual changes caused by projects may actually have a beneficial visual effect and may enhance scenic quality. The Kentucky Revised Statutes do not specify recommended methodologies for evaluating scenic resources within a site assessment (Title XXIV – Public Utilities, §278.708(3)(b)). Although the NGCC Project has no Federal nexus, use of the VRM is considered appropriate as it allows visual resources and impacts to be subjectively quantified. Therefore, in the absence of state adopted regulatory thresholds for evaluating the significance of visual impacts, the following BLM protocols are used, herein, to rank the significance of the NGCC Project’s visual effects.

Per BLM guidance, “visual quality” is a measure of a landscape or a view’s visual and aesthetical appeal. While there are a number of standardized methods for rating visual quality, the “Scenic Quality Rating Criteria” method utilized by the BLM is believed to be superior because it allows the various landscape elements that comprise visual quality to be easily quantified and rated, while minimizing issues of ambiguity or subjectivity. According to this method, visual quality is rated according to the presence and characteristics of seven (7) key components of the landscape. Specifically, these components include landform, vegetation, water, color, adjacent scenery, scarcity and cultural modifications.

Per BLM guidelines, in the visual resource inventory process public lands are given an A, B, or C rating based on the apparent scenic quality which is determined using the seven key factors described above. During the rating process, each of these key factors are ranked on a comparative basis with similar features within the physiographic province. **Table 7** below displays the point values associated with the seven key factors. Based on this point system, a score of 19 or more receives an A rating, a score between 12 and 18 receives a B rating, and a score of 11 or less receives a C rating.

**Table 7. BLM Scenic Quality Inventory and Evaluation Chart**

Key Factors	Rating Criteria and Score		
<b>Landform</b>	High vertical relief as expressed in prominent cliffs, spires, or massive rock outcrops, or severe surface variation or highly eroded formations including major badlands or dune systems; or detail features dominant and exceptionally striking and intriguing such as glaciers. <b>Score 5</b>	Steep canyons, mesas, buttes, cinder cones, and drumlins; or interesting erosional patterns or variety in size and shape of landforms; or detail features which are interesting though not dominant or exceptional. <b>Score 3</b>	Low rolling hills, foothills, or flat valley bottoms; or few or no interesting landscape features. <b>Score 1</b>
<b>Vegetation</b>	A variety of vegetative types as expressed in interesting forms, textures, and patterns. <b>Score 5</b>	Some variety of vegetation, but only one or two major types. <b>Score 3</b>	Little or no variety or contrast in vegetation. <b>Score 1</b>

Key Factors	Rating Criteria and Score		
<b><i>Water</i></b>	Clear and clean appearing, still, or cascading white water, any of which are a dominant factor in the landscape. <b>Score 5</b>	Flowing, or still, but not dominant in the landscape. <b>Score 3</b>	Absent, or present, but not noticeable. <b>Score 0</b>
<b><i>Color</i></b>	Rich color combinations, variety or vivid color; or pleasing contrasts in the soil, rock, vegetation, water or snow fields. <b>Score 5</b>	Some intensity or variety in colors and contrast of the soil, rock and vegetation, but not a dominant scenic element. <b>Score 3</b>	Subtle color variations, contrast, or interest; generally mute tones. <b>Score 1</b>
<b><i>Influence of Adjacent Scenery</i></b>	Adjacent scenery greatly enhances visual quality. <b>Score 5</b>	Adjacent scenery moderately enhances overall visual quality. <b>Score 3</b>	Adjacent scenery has little or no influence on overall visual quality. <b>Score 0</b>
<b><i>Scarcity</i></b>	One of a kind; or unusually memorable, or very rare within region. Consistent chance for exceptional wildlife or wildflower viewing, etc. <b>Score 5+<sup>1</sup></b>	Distinctive, though somewhat similar to others within the region. <b>Score 3</b>	Interesting within its setting, but fairly common within the region. <b>Score 1</b>
<b><i>Cultural Modifications</i></b>	Modifications add favorably to visual variety while promoting visual harmony. <b>Score 2</b>	Modifications add little or no visual variety to the area and introduce no discordant elements. <b>Score 0</b>	Modifications add variety but are very discordant and promote strong disharmony. <b>Score -4</b>

Source: BLM Manual H-8410-1 – Visual Resource Inventory (BLM, 1984).

1. A rating of greater than 5+ can be given but must be supported by written justification.

An important premise of the VRM evaluation method is that views with the most variety and most harmonious composition have the greatest scenic value. Another important concept is that man-made features within a landscape do not necessarily detract from the scenic value. In fact, certain man-made features that complement the natural landscape may actually enhance overall visual quality. As such, in making a determination it is important to assess the project’s effect relative to the “visual character” of the project setting.

In addition to BLM’s scenic quality and visual character guidance described above, BLM’s Manual H-8431 – Visual Resource Contrast Rating also outlines a contrast rating system that can be used to analyze potential visual impact of proposed projects and activities. The degree to which a specific activity affects the visual quality of a landscape depends on the visual contrast created between a project and said landscape, which can be measured by comparing the project features with the existing major features in the landscape. The basic design elements of form, line, color, and texture are used to make this comparison and to describe the visual contrast created by a project. Using these criteria, the degree of contrast can be classified as one of the four (4) determinations summarized in **Table 8** below.

**Table 8. BLM Degree of Contrast Criteria**

Degree of Contrast	Criteria
None	The element contrast is not visible or perceived.
Weak	The element contrast can be seen but does not attract attention.
Moderate	The element contrast begins to attract attention and begins to dominate the characteristic landscape.
Strong	The element contrast demands attention, will not be overlooked, and is dominant in the landscape.

Note that both the BLM’s visual and scenic quality metrics, as well as the contrast rating, are utilized below to evaluate potential visual impacts resulting from the NGCC Project.

**3.2.3.1 Local Viewpoints and Scenic Vistas**

To assess the state of visual resources within the NGCC Project vicinity, and to quantify the visual and aesthetical impacts resulting from development of the proposed NGCC Project, numerous viewsheds were mapped and photographed in the field by Trinity staff on November 4<sup>th</sup>, 2022. On the day the photos were collected, the atmospheric conditions were clear, calm, and sunny, and therefore represent conditions under which the highest level of potential NGCC Project visibility would occur. The chosen viewsheds were established by determining the surrounding areas within an approximately 2-mile radius from the Brown Station perimeter that would have a potentially unobstructed or partial line-of-sight view of the proposed NGCC Unit. As described previously, the areas surrounding the NGCC Project site are mostly flat with minimal existing vegetation and few buildings/structures. For this reason, the NGCC Project viewshed is generally limited to the publicly accessible areas located adjacent to the perimeter of the Brown Station site along publicly accessible roadways, and those located adjacent to/across Herrington Lake to the southeast.

Consistent with the BLM’s guidance, which requires that key observation points (KOP) be evaluated, **Table 9** summarizes the viewpoints within the project vicinity selected for further evaluation below. These locations were selected as they represent areas considered to have high visual sensitivity, both surrounding the Brown Station and along nearby routes of travel. Additionally, visual impacts at these closest viewpoints conservatively account for potentially affected views at locations farther from the site. Refer to **Figure 9** above which displays the location of these sensitive viewpoints in relation to the NGCC Project site.

**Table 9. Summary of Potentially Sensitive Viewpoints**

Map Reference	Location	Distance to Project Site (Approximate)	Description
Location #1	Southwest of project site (Dix Dam Road/Hardin Heights Road)	0.9 miles away	This viewpoint is located near the intersection of Dix Dam Road and Hardin Heights Road, looking northeast toward the site.
Location #2	West of project site (Dix Dam Road)	0.8 miles away	This viewpoint is located about 200-feet south of an existing unpaved parking lot, along Dix Dam Road, looking east toward the site.
Location #3	West of project site (Brown Station secondary [Gate 5] entrance)	0.8 miles away	This viewpoint is located at the secondary (Gate 5) entrance to the Brown Station (i.e., Webb Road), along Dix Dam Road looking east toward the site.

Map Reference	Location	Distance to Project Site (Approximate)	Description
Location #4	Northwest of project site (Brown Station main entrance)	0.8 miles away	This viewpoint is located at the main entrance to the Brown Station, along Dix Dam Road, looking southeast toward the site.
Location #5	Northwest of project site (Curdsville Road)	1.0 miles away	This viewpoint is located at the northern property boundary of the Brown Station, along the Curdsville Road, looking southeast toward the site.
Location #6	West of project site (Shawnee Run Baptist Church)	2.4 miles away	This viewpoint is located at the Shawnee Run Baptist Church, along Shakertown Road looking east toward the site.
Location #7	South of project site (Hardin Heights Road)	0.5 miles away	This viewpoint is located at the end of Hardin Heights Road, within a residential neighborhood, looking north toward the site.
Location #8	Southeast of project site (Hunter Drive)	0.6 miles away	This viewpoint is located near the intersection of Hunter Drive and Donmar Drive, within a residential neighborhood across Herrington Lake, looking northwest toward the site.
Location #9	Southeast of project site (Peninsula Golf Resort)	1.2 miles away	This viewpoint is located adjacent to the clubhouse/parking lot within the center of the Peninsula Golf Resort, across Herrington Lake looking northwest toward the site.

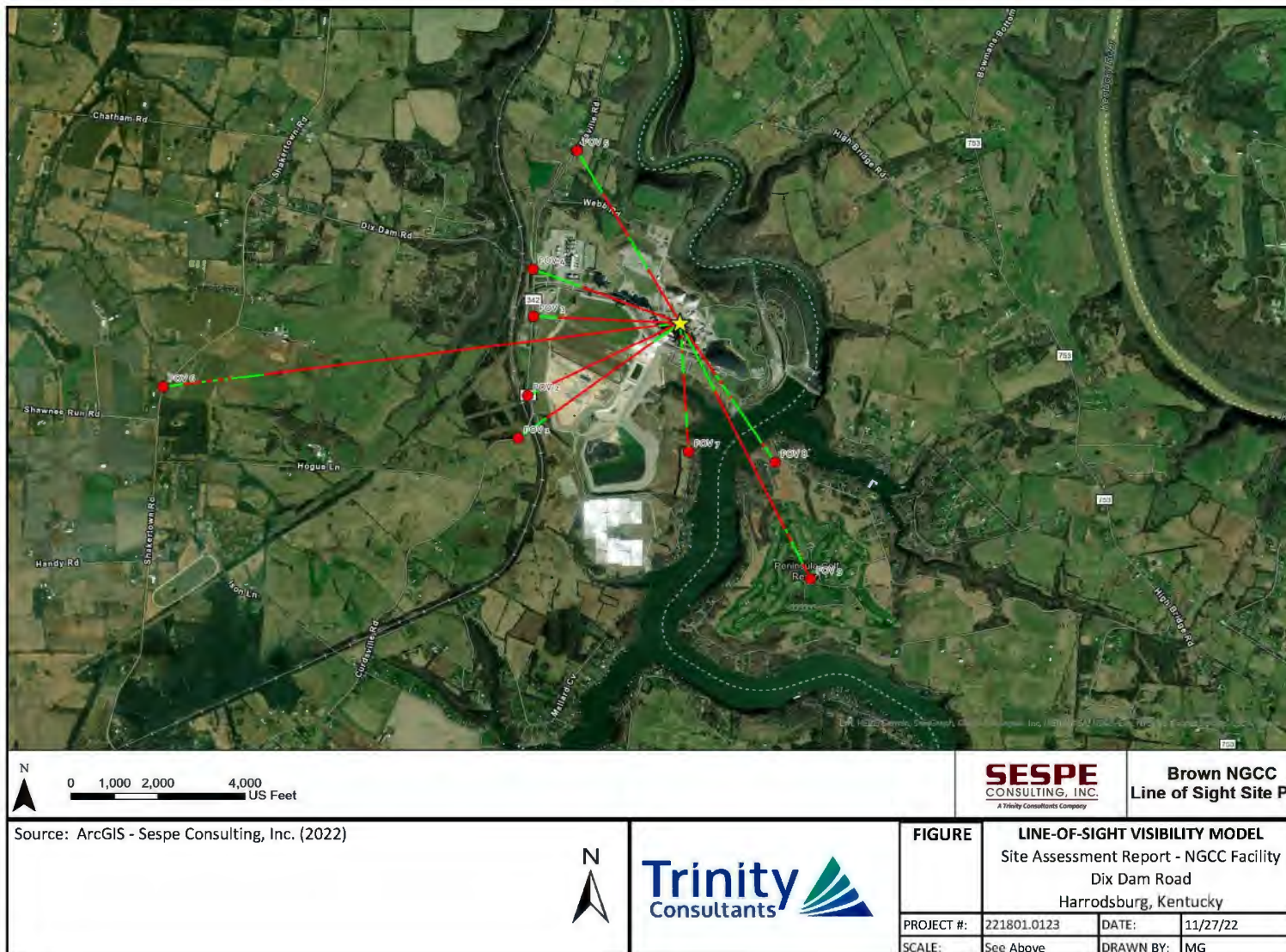
**3.2.3.2 Line-of-Sight Profiles**

In addition to the photos assessment, line-of-sight profiles were also developed to approximate the extent to which the new NGCC Unit would be visible from the viewpoints analyzed. Specifically, a digital elevation model for the NGCC Project site and surrounding areas was developed using publicly available topographic data taken from the U.S. Geologic Survey’s (USGS’s) National Elevation Data (NED) set. Using the USGS topographic data, a digital terrain model with an approximately 10-meter (i.e., 1/3 arc-second) resolution was created in ArcGIS, and then line-of-sight profile lines were created from the nine (9) viewpoints summarized in **Table 9** above, assuming a 5-foot-high viewer were looking toward the site from each location. The results presented would be consistent for viewers between 5 and 6 feet tall.

**Figure 11** shows the line-of-sight profiles. Areas shown in green represent areas where the viewer would have potential visibility, while areas shown in red represent areas where existing topographic and other intervening structures would be expected to block line-of-sight between the viewpoint and the NGCC Unit. Therefore, those viewpoints that show green areas in and around the NGCC Project site would have potential visibility, and therefore be potentially visually affected.

It’s important to note that this line-of-sight model conservatively does not account for intervening structures or vegetation. Additionally, due to the relative low resolution of USGS’s topographic data, there is a margin of error inherent to the in-of-sight profiles shown below. Nonetheless, **Figure 11** provides a useful model for conservatively determining possible visibility of the NGCC Unit from the chosen viewpoints. As shown below, the majority of the area where the proposed NGCC Unit would be constructed is fully obscured (i.e., within red areas), or only partially visible, from the viewpoints analyzed. As such, viewers from these locations would only have partial line-of-sight of the proposed NGCC Unit, and generally only the tallest portions of the proposed aboveground structures would be visible.

Figure 11. Brown Station NGCC Project Viewpoint Line-of-Sight Summary





### 3.2.3.3 Additional Methodologies/Assumptions

In addition to the methodologies described above, the following assumptions and project elements were accounted for within this visual assessment:

- ▶ Only minimal grading and site preparation would be required to construct the new NGCC Unit, and the NGCC Project would generally be developed on top of the existing site topography, at-grade. Note, some new raised slopes/fill areas would need to be constructed along the north side of the NGCC Unit to ensure a level construction surface. See **Figure 3** in Section 1 above which shows the approximate final topographic conditions that would underly the NGCC Unit.
- ▶ While the line-of-sight profiles do not account for vegetative screening, as shown in the baseline photos above, there is extensive existing vegetation which limits project visibility from certain viewpoints. Note that the baseline photos were taken during the fall, and the effectiveness of vegetative screening could be seasonally limited (i.e., presume trees would shed leaf cover during the colder winter months).
- ▶ As discussed above, on average the new NGCC Unit is expected to have a much lower and more compact structural profile compared to the existing coal-fire units, which require much larger and taller exhaust stacks. Additionally, because the Brown Station is an existing large power plant, the addition of the new NGCC Unit would not be inconsistent with the existing visual character of the site/surrounding area.
- ▶ Consistent with LKE's existing protocols, any new exterior lighting installed at the site would be minimized to the extent feasible and would primarily be installed for safety and security purposes only. Any new lighting fixtures installed would be downcast, and light would be confined to areas within the existing facility footprint. Where feasible, fixtures consistent with the lighting currently used on exterior areas of the station (or equivalent International Dark Sky Association [IDA]-approved fixtures) would be used. Where required, structures would be painted using natural muted tones that blend in with the existing environment/existing power plant structures. Additionally, structures would be coated with non-reflective surfaces to minimize glare.

### 3.2.4 Scenic Assessment and NGCC Project Visual Impacts

To quantify and evaluate potential visual impacts resulting from the proposed NGCC Project, both the BLM's VRM scenic quality and visual contrast rating systems were utilized. Both the pre-project/existing views and the post-project views were considered. The nine (9) viewpoints evaluated offer different perspectives on the proposed NGCC Unit and therefore differ in their evaluation of the contrast rating and whether they are compatible with the surrounding environment. In this evaluation, each viewpoint is assessed for its effect on the existing visual quality and scenic character, as well as contrast with the existing setting, with a discussion of whether the design would conflict with the surrounding scenery and warrant mitigation measures. Note the technical assumptions summarized in Section 3.2.3.3 above.

**Table 10** below displays the relevant BLM ratings criteria scores at each location, comparing the pre-Project/existing views and the post-Project views, on the basis of the seven (7) key landscape components summarized in **Table 7** above. See **Appendix C** for additional detail as well as the individual scores assigned to pre-/post-Project viewpoints for each of the seven (7) landscape components.

**Table 10. BLM Scenic Quality Change at Viewpoints**

<b>Viewpoint #</b>	<b>Existing View Rating</b>	<b>Post-Project View Rating</b>	<b>Ratings Change due to Project</b>	<b>Change?</b>
Location #1	5	4	-1	Slight Decrease
Location #2	7	7	0	No Change
Location #3	8	8	0	No Change
Location #4	5	4	-1	Slight Decrease
Location #5	13	13	0	No Change
Location #6	10	10	0	No Change
Location #7	9	8	-1	Slight Decrease
Location #8	14	12	-2	Slight Decrease
Location #9	15	14	-1	Slight Decrease

In addition to the scenic quality ratings, total visibility and the degree of contrast resulting from the proposed NGCC Project were also determined, and the results are summarized in **Table 11** below. Also see **Appendix C** for photographs and additional discussion related to the degree of visual contrast associated with the proposed NGCC Unit.

**Table 11. BLM Contrast Rating at Viewpoints**

<b>Viewpoint #</b>	<b>Project Visible?</b>	<b>Degree of Contrast (compared to existing conditions)</b>	<b>Discussion</b>
Location #1	Yes	Weak	The proposed NGCC Unit is expected to be partially visible from this location; however, it will be partially obstructed by the existing facility, which would remain visual feature at this location.
Location #2	Yes	Weak	The proposed NGCC Unit is expected to be partially visible from this location; however, it will be partially obstructed by the existing facility, which would remain the dominant visual feature at this location.
Location #3	Yes	Weak	The proposed NGCC Unit is expected to be minimally visible from this location; however, the majority of the new structures would be obscured by the existing topography and Brown Station infrastructure. Additionally, the NGCC would not contrast with the visual character of the area, as the existing power generating facilities/industrial infrastructure would remain the dominant/most visible features.

Viewpoint #	Project Visible?	Degree of Contrast (compared to existing conditions)	Discussion
Location #4	Yes	Weak	The proposed NGCC Unit is expected to be minimally visible from this location. The majority of the NGCC Unit will be obstructed by the existing Brown Station infrastructure, and the existing onsite stacks and water tanks would remain the dominant visual feature at this location.
Location #5	No	None	The NGCC Unit is anticipated to be fully obscured from view by existing vegetation. The existing exhaust stacks would remain the only visible onsite structure from this location.
Location #6	Yes	Weak	The proposed NGCC Unit is expected to be barely visible from this location. Due to the large distance between this viewpoint and the NGCC Unit, any new structures would be barely visible beyond the horizon.
Location #7	Yes	Weak	The proposed NGCC Unit is expected to be visible from this location; however, due to the presence of intervening vegetation and topography, the majority of the NGCC Unit building profile would be obscured from view. Additionally, the NGGC would not contrast with the visual character of the area (i.e., the existing power generating facilities/industrial infrastructure).
Location #8	Yes	Moderate	The proposed NGCC Unit is expected to be clearly visible from this location. While the NGCC Unit would be visible, existing vegetation and trees would block line-of-sight to the lower portions of the new structures. Additionally, the NGGC would not contrast with the existing visual character of the area (i.e., the existing power generating facilities/industrial infrastructure).
Location #9	Yes	Weak	The proposed NGCC Unit is expected to be partially visible from this location. While the NGCC Unit would be visible, existing vegetation and trees would block line-of-sight to the lower portions of the new structures. Additionally, the NGGC would not contrast with the existing visual character of the area (i.e., the existing power generating facilities/industrial infrastructure).

Referring to **Table 10** and **Table 11**, views of the Brown Station site from the surrounding viewpoints are not anticipated to be significantly changed or be adversely impacted as a result of the proposed NGCC Unit. While portions of the new NGCC Unit would be visible from certain locations, primarily along adjacent roadways (i.e., Dix Dam Road) to the west, and from the residential areas/Peninsula Golf Resort to the

southeast, the new NGCC Unit would be comparatively smaller in size and height compared to the existing coal-fired units, and therefore the NGCC Project would not be incompatible or incongruous with the existing facility/surrounding landscape in terms of visual quality and contrast. Additionally, LKE has operated the existing Brown Station for decades, and therefore views of the power generation structures and equipment are not inconsistent with the historical character of the area. Therefore, the NGCC Project would not have a substantial adverse effect on visual/scenic resources surrounding the Brown Station site.

### 3.2.5 Mitigation

Based on the conclusions of the Scenic Assessment described above, the proposed NGCC Unit will not have a significant impact on the surrounding visual/scenic environment. Taken in context with the existing setting, which is already dominated by the existing stacks and associated coal/gas-fired and supporting power generating infrastructure at the Brown Station, visual changes resulting from development of the new NGCC Unit are anticipated to be minimal. Based on these circumstances, it is concluded that the proposed NGCC Unit development does not result in any significant impact on the surrounding scenic environment, and no mitigation measures are required. Note, the NGCC Project shall incorporate the project design features noted in Section 3.2.3.3 above to ensure and potential visual effects are minimized to the extent feasible.

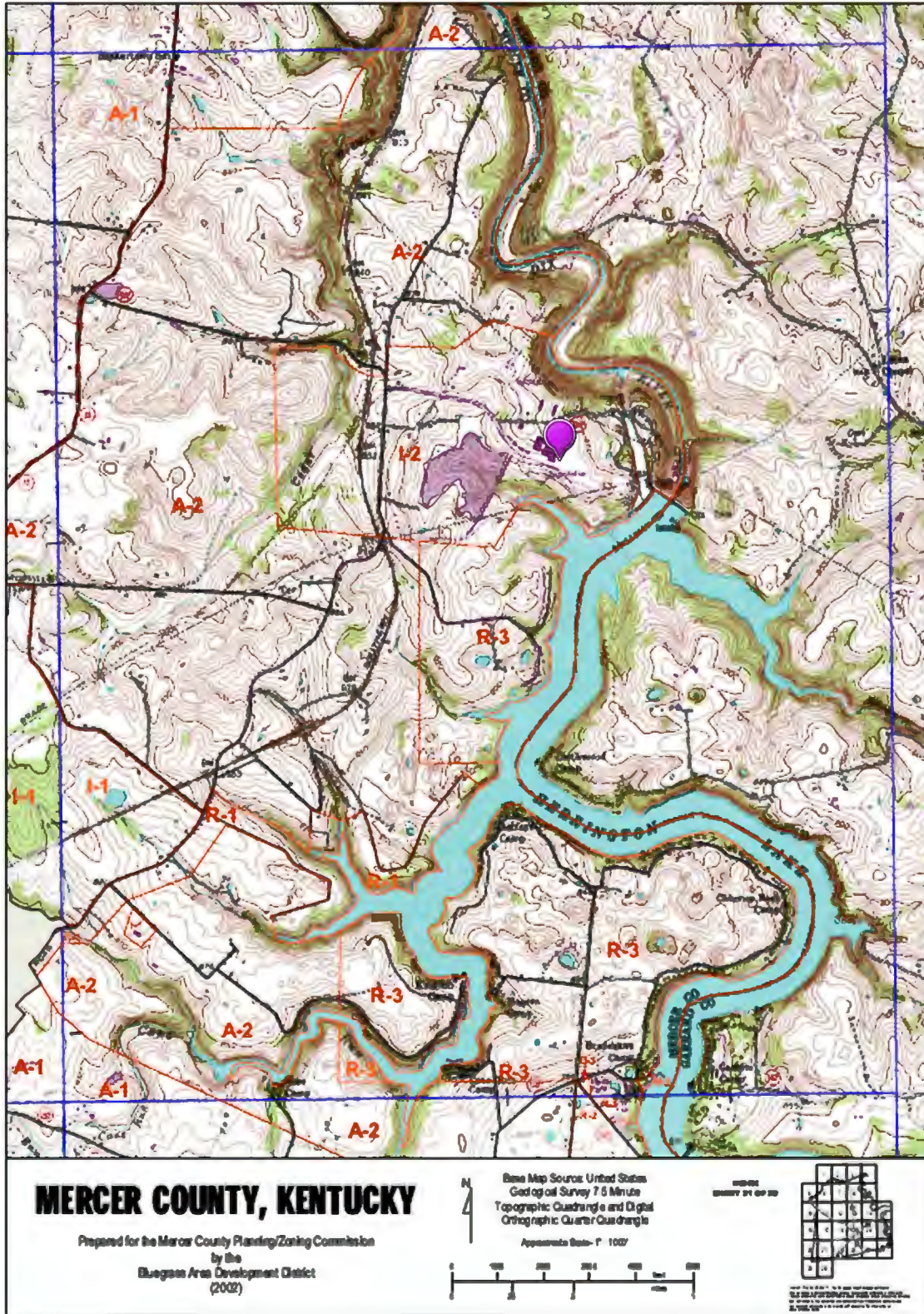
## 3.3 Property Valuation Impact Assessment

Pursuant to KRS §278.708(3)(c), the SAR must evaluate the potential impacts of the NGCC Project's siting, construction, and operation on property values and land use for adjacent property owners. The following sections assess these impacts on land use and property values.

### 3.3.1 Land Use Compatibility

As shown in **Figure 12**, the Facility (labelled as "Substation" in the center of the map) and the immediate surrounding area are designated with the I-2 zoning district, which represents heavy industrial areas. North, West, and Southwest of the I-2 zone, the Facility lies near large portions of A-2 rural residential agricultural lands. To the South, there are some multi-family residential parcels, zoned as R-3. Since the NGCC Unit is a utility power plant, it is compatible with the conditional land use allowed under the I-2 zoning code.

Figure 12. Brown Station Land Use and Zoning Map



As proposed, the NGCC Unit and related equipment will be installed at LKE’s existing Brown Station. The proposed changes will not result in a change in the facility’s zoning applicability, as it will remain a utility power plant that is compatible with the heavy industrial area zoning designation. Brown Station resides next to the Dix River and Herrington Lake and is adjacent to the Dix Dam—a hydroelectric generating station on the Dix River. Along the eastern border of Brown Station and further south, the R-3 zone consists of lower-density residential properties, including lakefront households. With the exception of those residential areas, the immediate one-mile vicinity surrounding Brown Station consists primarily of medium agricultural use.

About two miles north of Brown Station lies Shakertown, which is a historical village located in an A-1 farming-oriented agricultural zone, with light residential use as well. Burgin is a small city situated three miles southwest of the Facility and consists of medium agricultural and residential uses, as well as light commercial use.

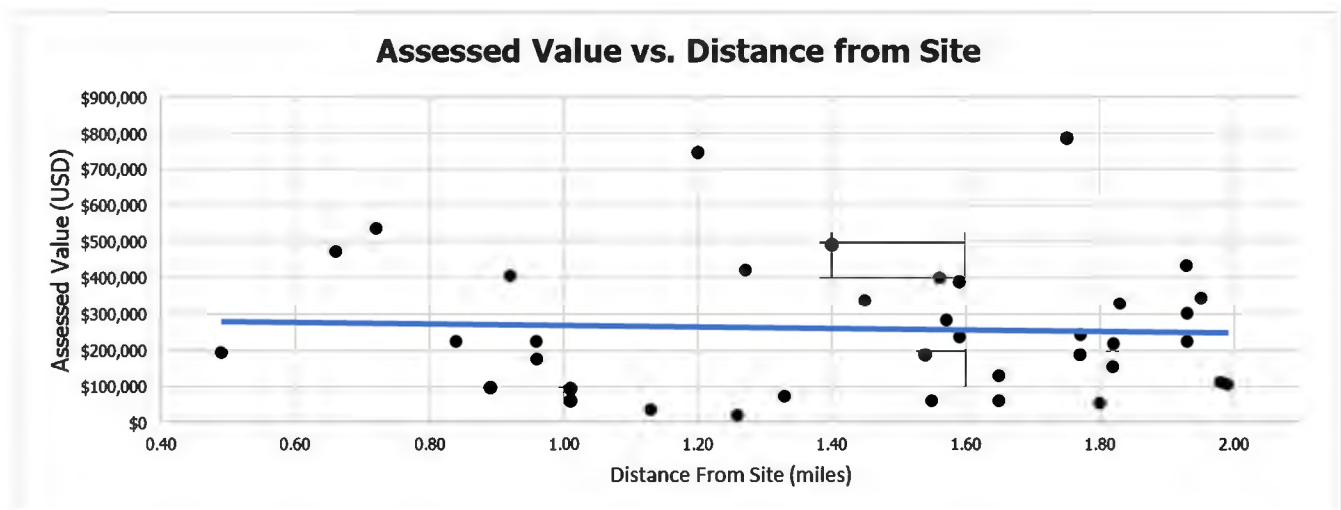
Accounting for the current zoning designations, surrounding land use, and existing use for power generation, the land use of the property is compatible with the proposed NGCC Unit.

### 3.3.2 Property Value Assessment

In order to evaluate the potential impacts on property values, the data in this section were obtained from the Mercer County Property Valuation Administrator (PVA) and in collaboration with Valbridge Property Advisors.

**Table D-1** in **Appendix D** provides assessed values for the 38 properties located within a two-mile radius from the Facility. Based on these data, **Figure 13** displays the total assessed value of each property, as compared to its distance from the Facility. Using linear regression, the overall trendline demonstrates a reduction in total assessed value as the distance increases. However, the coefficient of determination ( $R^2$ ) is 0.0024, so the regression model serves as an incomplete representation of the dataset and there is no correlation between assessed value and distance.

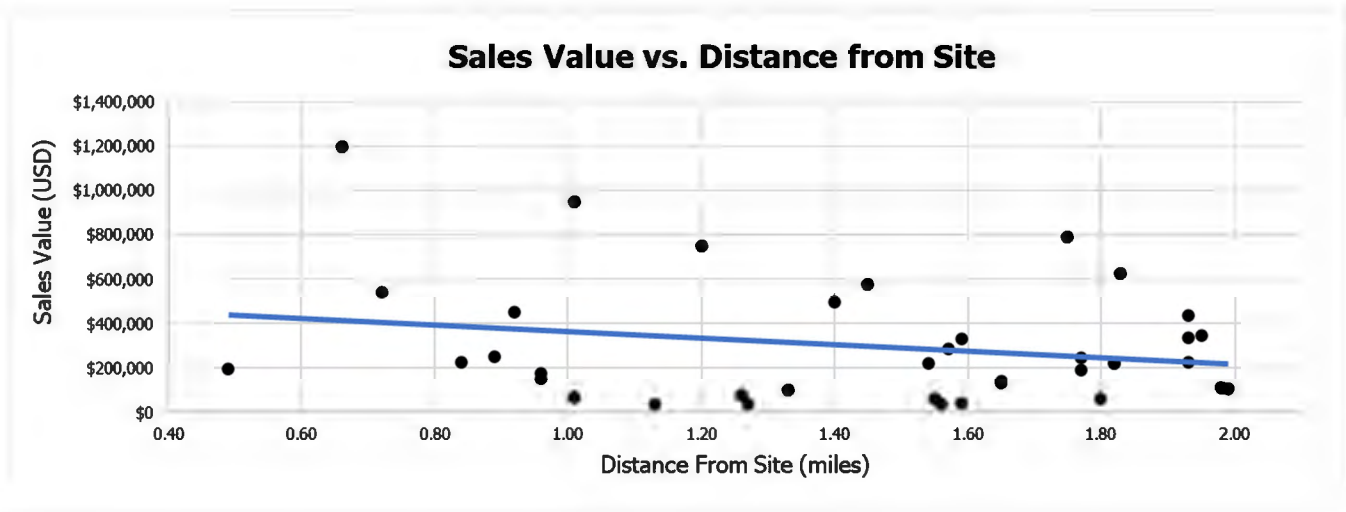
**Figure 13. Brown Station Surrounding Property Assessed Values**



**Table D-2** in **Appendix D** provides sales prices for the aforementioned properties. Sales data for the properties included in the table span from 2020 to 2022, and the most recent sale price for a given property

is used. **Figure 14** provides a visual representation of the relationship between a given property’s distance from Brown Station and the most recent sales price. As with the assessed property values, linear regression is used to determine whether a correlation exists between the distance of a given property from Brown Station and the most recent sale value for that property. The linear regression indicates a decrease in sales value as the distance increases; however, the coefficient of determination ( $R^2$ ) is 0.05, so there is no notable correlation between sales value and distance from the facility.

**Figure 14. Brown Station Surrounding Property Sales Values**



### 3.3.3 Property Valuation Impact Assessment Findings

Considering the proposed NGCC Unit will be constructed within the bounds of the existing Brown Station property, the NGCC Project is compatible with the current land use at the site. Furthermore, evaluation of the land use and zoning designations for the surrounding area supports the NGCC Project’s compatibility in the region.

Based on the analysis of assessed and sales values for surrounding properties, there is no correlation between a property’s value and its distance from Brown Station. Therefore, the models suggest there will be no measurable detriment to property value with the installation of the proposed NGCC Unit.

The proposed NGCC Unit will replace the existing coal-fired utility boiler, and the change is expected to result in substantial improvements for the surrounding area. These include reductions in air emissions, rail traffic and landfill operations.

Given the lack of existing evidence indicating a negative impact on property values for the surrounding area or an incompatibility with the area’s designated land use, it is reasonable to conclude that the proposed NGCC Project will not have a negative impact on local property values.

### 3.4 Traffic and Rail Impact Assessment

Pursuant to KRS §278.708(3)(e), the SAR must evaluate the potential impacts of the NGCC Unit's construction and operation on road and rail traffic to and within the facility, including anticipated levels of fugitive dust created by the traffic and any anticipated degradation of roads and lands in the vicinity of the NGCC Unit. The following section assesses these impacts on road and rail traffic.

#### 3.4.1 Local Roadways

Brown Station is located north of Herrington Lake in Mercer County within central Kentucky. The proposed NGCC Unit will be installed within the central/eastern portion of Brown Station, south and east of Dix Dam Road and north of the Norfolk Southern Railway line spur, both of which branch into the Brown Station's property boundaries. **Figure 15** depicts these roadways relative to the Brown Station.

Direct vehicular access to the proposed NGCC Unit will be provided via Dix Dam Road, which is a two-lane, undivided local road which connects from Kentucky State Highway 342 (KY 342) at the northwest end of the Brown Station's property. Dix Dam Road leads to the Brown Station's primary entrance, runs laterally internally to provide the Brown Station's vehicular access, and terminates at the east end of the Brown Station, near the Dix Dam Spillway.

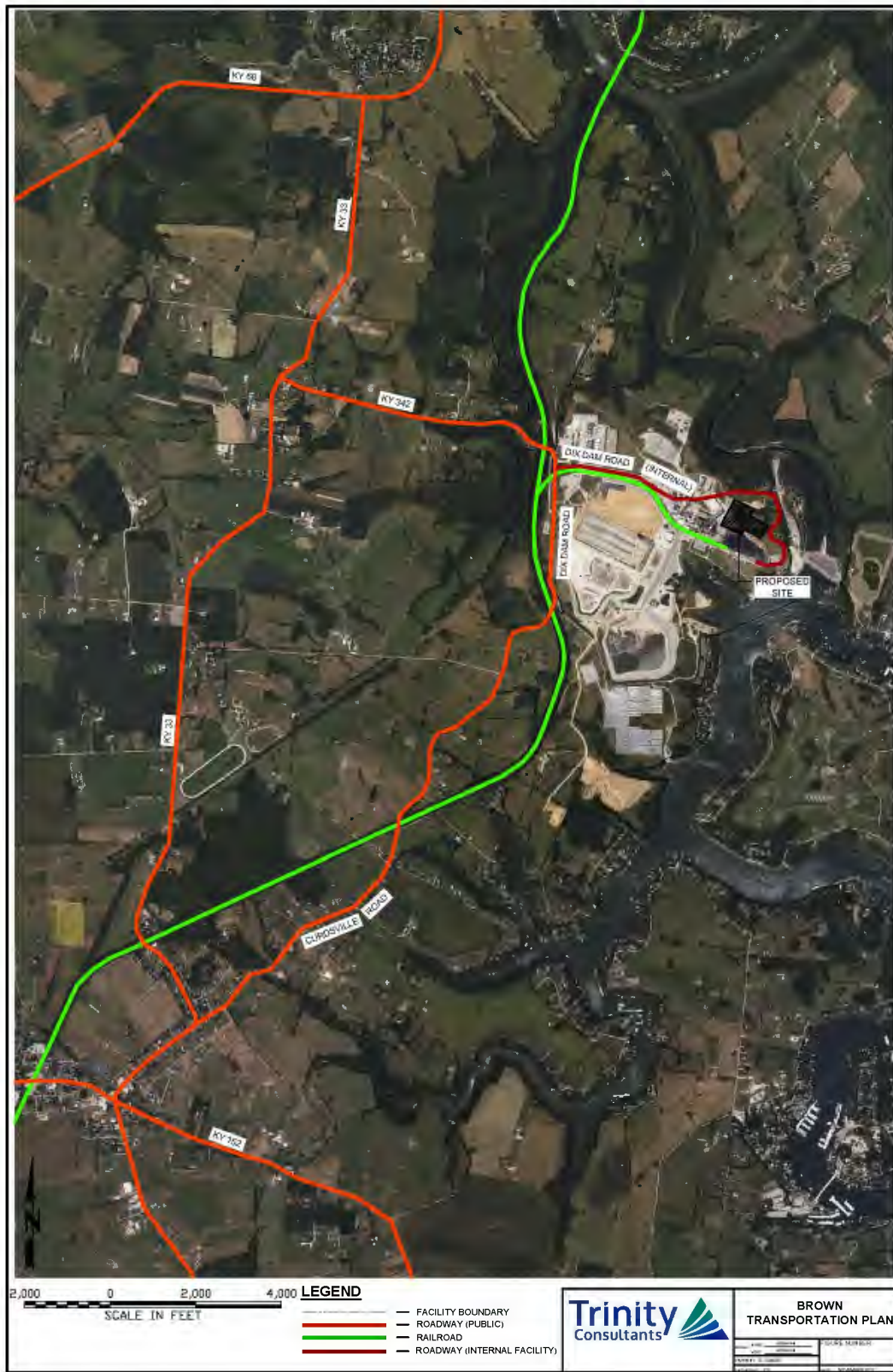
A roadway capacity analysis was performed for the main highways near the Brown Station that are expected to accommodate travel through Mercer County to the Brown Station. The roadways analyzed and the associated 2021 annual average daily traffic (AADT) include the following, and are depicted in **Figure 15**:

- ▶ US 68 – two-lane undivided rural major collector arterial running southwest – northeast across Mercer County. AADT volume of 2,641 east of KY 33 and 2,055 west of KY 33.
- ▶ KY 152 – two-lane undivided rural major collector running east – west across Mercer County. AADT volume of 3,461 west of KY 342/KY 33 and 1,689 east of KY 342/KY 33.
- ▶ KY 33 – two-lane undivided rural major collector running south from its intersection with US Highway 68 and into Boyle County. AADT of 1,047 for the portion from US 68 to KY 152, and 2,039 south of KY 152.
- ▶ KY 342 (Dix Dam Road) – two-lane undivided rural local road running approximately 3.25 miles northeast from its intersection with KY 33 near Burgin, Kentucky, until becoming Dix Dam Road, then running west until again intersecting with KY 33 northwest of the Brown Station. AADT of 431 from the northern intersection with KY 33 to Normans Camp Road and 1,340 south of Normans Camp Road until the southern intersection with KY 33. An AADT of 431 is conservatively chosen to represent all of KY 342 for this analysis.

Hourly peak-hour volume data was not available, therefore, based on the American Association of State Highway and Transportation Officials: A Policy on Geometric Design of Highways and Streets, a typical factor of 15 percent of the average daily traffic is considered the hourly peak-hour volume. Based on the Transportation Research Board Highway Capacity Manual, the capacity of a two-lane roadway is 3,200 vehicles per hour or 1,700 vehicles per hour in one direction.



Figure 15. Brown Station NGCC Unit Traffic and Vehicle Access Map



### 3.4.2 Potential Impacts from Construction Activities

For the construction of the proposed NGCC Unit, site labor is estimated to peak at less than 1,000 construction personnel in Months 16 through 19 of the project's construction phase. It is assumed that 70 percent of the construction personnel will drive their vehicle to the site and the remaining 30 percent will carpool and be contained within the 70 percent driving personal vehicles. The resulting peak volume is 500 vehicles entering and leaving the site on a daily basis during construction. The site-generated traffic will most likely occur from 6:00 a.m. to 6:00 p.m. on weekdays, with site-generated peak traffic likely occurring during typical morning (7:00 a.m. to 9:00 a.m.) and evening (4:00 p.m. to 6:00 p.m.) workday peak periods. Although not anticipated, the construction contractor may add a night shift at their discretion/if necessary.

Construction personnel will access onsite parking from the Brown Station access road on Dix Dam Road, which connects to an internal construction access road. Overflow parking will also be made available southwest from the Brown Station's entrance. Variations in the number of construction personnel and work schedule may occur; however, these variations would be infrequent, and would only be expected to affect a small portion of the total construction personnel.

Construction truck deliveries are expected to peak in Months 3 and 4 of the NGCC's construction phase. The daily truck deliveries will vary from approximately 0 to 168 trucks. The delivery times for the trucks will typically be limited to 8:00 a.m. to 3:00 p.m. Imported fill truck load deliveries will occur from Months 2 through 5 of the NGCC's construction phase, ranging from 80 to 160 deliveries per day. The daily concrete truck load deliveries will occur from Months 5 through 12 of construction, ranging from 15 to 80 truck deliveries per day. Concrete for large pours in summer months will be scheduled at night between 11:00 p.m. and

8:00 a.m. During the peak month, the total truck deliveries are conservatively assumed at 168 deliveries, or 336 one-way trips per day. These deliveries will include typical construction materials, such as mechanical and electrical equipment, construction supplies, concrete, and steel. Oversized equipment and material may be delivered by rail and the Brown Station's existing rail spur infrastructure to the extent possible to avoid interfering with roadway traffic.

Various auxiliary service and support vendors will also access the site during construction. These services may include portable restrooms, communications, and other support services. It is expected that vendors will generate 30 site visits per day during the peak construction period.

In summary, during the peak construction period, there will be an estimated 610 construction-related vehicles (500 individual and carpooling personnel + 80 trucks + 30 vendors) entering and leaving the site on a daily basis. It is expected that half of the construction traffic will come from the north on KY 33 and the other half from the south on KY 33. Based on existing travel patterns, 25 percent of traffic from the north is anticipated to travel to and from the west on US 68 and 25 percent to and from the east on US 68. For the traffic coming from the south, 25 percent is anticipated to travel to and from the west on KY 152, 12 percent is expected to travel to and from the east on KY 152, and 13 percent to travel to and from the south on KY 33. To determine the total peak-hour and peak-direction volume, a typical 60% (north)/40% (south) directional split was applied to the existing traffic and a 90% (north)/10% (south) directional split was applied to the construction traffic. Based on the peak-hour and peak-direction total volume on the studied roadways, the construction traffic is not expected to adversely affect the roadway capacity. The study roadways are expected to meet capacity with the traffic from the existing facility and the additional traffic from construction activities. The results are summarized in **Table 12**.

**Table 12. Impacts to Roadway Capacity from Construction**

Roadway	No. of Lanes	Existing Volume			Construction Trips		Total Volume Peak-hour Peak Direction	One-way Roadway Capacity (v/h)	Meets Capacity? (Y/N)
		AADT	Peak Hour Volume	Peak-Hour Peak Direction	Distribution	Peak-hour Peak Direction			
US 68 (W of KY 33)	2LU	2,055	309	186	25%	138	324	1,700	Y
US 68 (E of KY 33)	2LU	2,641	397	239	25%	138	377	1,700	Y
KY 33 (from US 68 to KY 152)	2LU	1,047	158	95	50%	275	370	1,700	Y
KY 33 (S of KY 152)	2LU	2,039	306	184	13%	72	256	1,700	Y
KY 152 (W of KY 33)	2LU	3,461	520	312	25%	138	450	1,700	Y
KY 152 (E of KY 33)	2LU	1,689	254	153	12%	66	219	1,700	Y
KY 342 (Dix Dam Rd Section)	2LU	431	65	39	100%	549	588	1,700	Y

### 3.4.3 Fugitive Dust

Potential for fugitive dust emissions, specifically due to on-/off-road vehicles, will be of most concern during construction activities. During NGCC construction, potential fugitive dust emissions will be associated with ground excavation, cut-and-fill operations, on-site transport of materials and equipment, operation of heavy equipment, and other activities. Vehicles travelling on unpaved and/or un-swept roadways also have the potential to generate fugitive dust. The amount and expanse of fugitive dust will vary from day-to-day, depending on the level of activity, onsite control/cleanup measures implemented, and weather.

Best management practices will be used during construction to limit fugitive dust emissions. Measures will include watering unpaved roadways, daily sweeping/maintenance of paved roadways, limiting the area of open excavation/grading areas, and providing temporary cover for soil stockpiles. Standard erosion and soil stabilization measures would also be employed throughout the NGCC's construction phase. These strategies are anticipated to be incorporated in the construction stormwater permit that will be obtained for the construction operations and disturbances.

Access throughout the proposed site will use existing paved roads in conjunction with temporary internal unpaved roadways installed during construction. These roads provide direct access to locations necessary for construction activities and therefore fugitive dust emissions should be minimal from onsite traffic.

### 3.4.4 Roadway Degradation

Heavy equipment such as the turbines, generators, and larger sections of the heat recovery steam generator are expected to be delivered via rail. As such, equipment and supplies delivered by trucks using the local roadways are not expected to include a significant number of, or possibly no, oversized loads. As such, interference with traffic flow and/or damage to local roadways due to over-sized loads is not expected.

### 3.4.5 Potential Impacts from Facility Operation

With the exception of the coal-fired unit that will be retired as a result of the NGCC Project, the existing electric-generating units at the Brown Station will remain in operation during the construction and commercialization of the NGCC Unit. The roadway analysis of the construction phase indicates that roadways will have adequate capacity for the additional traffic. Additionally, the NGCC Unit's construction phase is expected to last approximately thirty-seven (37) months total, and therefore, any effects resulting from additional vehicles would be temporary.

After construction is complete, the commercialization of the NGCC Unit would commence. Unlike construction, operation of the NGCC Unit will not result in additional personnel, as existing onsite employees would be sufficient to operate the new facility. Therefore, traffic volumes contributed by the Brown Station following commercialization of the NGCC Unit are anticipated to return to baseline conditions, if not lessen, as shipments associated with the decommissioned coal-fired unit will cease. The baseline Brown Station's traffic volume is included in existing AADT counts noted above, which are within the allowable capacity for the affected roadways. Therefore, no permanent impacts are anticipated on roadway capacity as a result of commercialization and operation of the proposed NGCC Unit. Similarly, since no increases in traffic volume will result from operation of the proposed NGCC Unit, there would be no increase in potential road degradation or congestion.

### 3.4.6 Rail and Barge Traffic

The nearest railroad is Norfolk Southern Railway line located just west of the Brown Station. There is a spur from this rail line that terminates within the middle of the Brown Station, which has historically been the primary mode of transporting coal shipments. As noted above, oversized equipment will be delivered using this existing spur to the extent possible during construction of the NGCC Unit. Oversized equipment that may alternatively be transported to the Brown Station via truck include the GSU transformers and/or circulating water pipe. Ultimately, following the commercialization of the NGCC Unit, it is anticipated that the railway traffic will decrease as no coal shipments will be necessary.

The nearby Dix River and Herrington Lake do not support barge traffic. Therefore, the NGCC Project would not involve the use of barges or watercraft of any kind, and there will be no impacts to barge traffic.

### 3.4.7 Mitigation

The greatest potential impact to roadway traffic will result during the construction of the NGCC Unit. The construction phase is anticipated to contribute an additional 610 vehicle trips on Dix Dam Road which is expected to be divided in the north and south direction by a 50%/50% directional split. The peak hourly one-way traffic is anticipated to increase by 588 vehicles on KY 342 during the peak construction months.

Based on the analysis, assessed roadways in the vicinity of the Brown Station (US 68, KY 33, KY 152, and KY 342) have sufficient roadway capacity to handle the temporary traffic generated by the construction. LKE would also clearly delineate onsite access routes and ensure that vehicles and trucks travelling within the Brown Station would do so in a safe manner. Additionally, as noted above, there would be no change or increase in traffic levels once the NGCC Unit is operational. After commercialization of the NGCC Unit, the construction traffic will cease and an overall net reduction in vehicle trips is anticipated due to the elimination of personnel transport and deliveries associated with coal-fired unit. No significant impacts to roadway capacity are anticipated to the construction nor operation of the NGCC Unit.

For these reasons, no mitigation is merited for potential impacts on the surrounding transportation infrastructure based on the results of this analysis. Although the roadway capacities surrounding the facility are sufficient to handle the construction and operation of the NGCC Unit, consistent with LKE's existing protocols, carpooling and other trip reduction measures in the area will continue to be encouraged.

## 4. CUMULATIVE ENVIRONMENTAL ASSESSMENT

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### 4.1 Air Resource Assessment

The Brown Station is currently comprised of one coal-fired generator and seven natural gas-fired turbines and is a Prevention of Significant Deterioration (PSD) major source. LKE is proposing to install a NGCC Unit and retire the remaining coal-fired utility boiler (Unit 3) at the facility.

The proposed NGCC Unit will be located in southeastern Mercer County to the northeast of Harrodsburg, Kentucky, immediately northeast of the existing Unit 3 operations within the Brown Station property. Mercer County has been designated by the United States Environmental Protection Agency (USEPA) as “attainment” or “unclassifiable” for all criteria pollutants. Designated 8-hour ozone non-attainment areas in the region include the Louisville, Cincinnati and Indianapolis metropolitan areas. The nearest Federal PSD Class I area is Mammoth Cave National Park, located approximately 80 miles (130 kilometers) southwest of the proposed project.

Air quality regulation and permitting in Mercer County, Kentucky is administered by the Kentucky Division for Air Quality (KDAQ). The USEPA has given KDAQ authority to implement and enforce the federal Clean Air Act (CAA) provisions and state air regulations under its approved State Implementation Plan (SIP).

The proposed NGCC Unit is to be constructed within an approximately 12-acre footprint immediately northeast of the existing coal boiler structures at the Brown Station. The footprint is on property owned by LKE and consists of approximately 6 acres of developed industrial land and 6 acres of landscaped grassy area.

Potential impacts to ambient air quality are associated with the construction and operation of the NGCC Unit. Earthmoving during the construction of the NGCC Unit will contribute fugitive dust emissions. Additionally, mobile equipment operation will result in exhaust emissions during construction. Mitigation strategies will be implemented as described in Section 5 to reduce impacts from air emissions during construction of the NGCC Unit.

During the operation of the NGCC Unit, the combustion of natural gas will contribute air emissions, comprised of criteria pollutants (e.g., CO, NO<sub>x</sub>, VOC, PM<sub>10</sub>, PM<sub>2.5</sub>, SO<sub>2</sub>), Hazardous Air Pollutants (HAPs), and greenhouse gases (e.g., CO<sub>2</sub>, CH<sub>4</sub>, N<sub>2</sub>O). Operational air emissions will be evaluated under the KDAQ authority to determine compliance with applicable CAA regulations. This includes PSD preconstruction applicability review to ensure compliance with State and Federal ambient air quality standards.

The NGCC Unit will also be subject to Federal New Source Performance Standards (NSPS) codified in 40 CFR Part 60 and National Emission Standards for Hazardous Air Pollutants (NESHAP) codified in 40 CFR Part 63. These NSPS and NESHAP standards require certain operating practices and emission controls for emission source categories, which will serve to mitigate air emissions from the proposed NGCC Unit. The NGCC Project includes decommissioning of existing coal-fired power generation and other air emission sources, thus there will be an overall net decrease in emissions from multiple criteria pollutants including PM<sub>10</sub>, PM<sub>2.5</sub>, NO<sub>x</sub>, SO<sub>2</sub>, and also greenhouse gases. Compliance with state and federal pre-construction air permitting requirements, NSPS and NESHAP emission controls requirements, and a net decrease of emissions for many key pollutants ensures that the NGCC Project will have no significant impacts on the air quality resource.

## 4.2 Water Resource Assessment

The most prominent surface water feature in the area is Herrington Lake, which lies approximately 1,300 feet southeast of the NGCC Project site. Herrington Lake is roughly 1,300 feet wide in the vicinity of the site and was formed by construction of the Dix Dam on the Dix River. According to data developed by the USGS, flow rates in the Dix River at Dix Dam range from around 750 cubic feet per second during periods of low-flow to approximately 1,900 cubic feet per second during high-flow. The Dix River discharges into the Kentucky River approximately 2.6 miles north of the NGCC Project site.

Drainage from the proposed NGCC Project site flows south-southeast via unnamed ephemeral drainage ways into Herrington Lake. Herrington Lake empties into the Dix River via Dix Dam, which is located at the northern terminus of the lake approximately 1.3 miles northeast of the proposed NGCC Project site. Herrington Lake flows from south to north in the vicinity of the proposed NGCC Project site. The Dix River also flows from south to north toward its confluence with the Kentucky River. The Kentucky River Basin is one of Kentucky's 12 major drainage basins. With headwaters in Lee County, the 260-mile-long Kentucky River drains an area of over 7,000 square miles in east central Kentucky before discharging into the Ohio River near Carrollton at River Mile 545.

The existing Brown Station discharges cooling water and ash treatment basin effluent into Herrington Lake via Outfalls 001, 002, 003, and 006 pursuant to its Kentucky Pollution Discharge Elimination System (KPDES) Permit No. KY0002020. In addition, Brown Station withdraws water for steam generation, cooling / quenching, and make-up water from Herrington Lake at a point identified as Outfall 005 in its KPDES permit.

Based on Trinity's review of the Kentucky Groundwater Data Repository - Water Well and Spring Location Map<sup>1</sup> and query of the Kentucky Geological Survey Water Well & Spring Records Database,<sup>2</sup> multiple water wells and a spring are inventoried within a one-mile radius of the NGCC Project site. All of the wells are either inactive or are only monitoring wells not used for withdrawal of usable water. The spring (AKGWA No. 30001946) is located approximately 0.6 miles southwest of the proposed NGCC Unit.

No other domestic use, industrial, municipal, monitoring, agricultural, public, or mining wells were depicted on the site or within one mile of the proposed NGCC Project site.

The KDEP DOW administers the federal Clean Water Act and state water protection program. Water quality is maintained by the establishment of water quality standards and regulation of all discharges of pollutants to waters of the Commonwealth. Discharge standards are established for particular sources and activities, and wastewater and storm water discharges from industrial activities such as power generation must obtain a KPDES permit.

The existing Brown Station currently maintains a KPDES permit (No. KY0002020). This permit generally establishes discharge limits, monitoring and reporting requirements for the management and discharge of wastewater and stormwater at the Brown Station. The KPDES permit pertains to the Brown Station and will be revised to include wastewater and stormwater from the proposed NGCC Unit.

The NGCC Unit will be constructed in an approximately 12-acre area within the existing Brown Station and located to the north and east of the existing coal boiler structures. The area for development of the NGCC

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<sup>1</sup> <http://kgs.uky.edu/kgsmap/KGSWater/>

<sup>2</sup> <http://kgs.uky.edu/kgswweb/DataSearching/Water/WaterWellSearch.asp>

Unit is currently developed industrial land (approximately 6 acres) and landscaped grassy area (approximately 6 acres).

#### 4.2.1 Water Pollutant Impacts

Construction operations, in particular site clearing and grading in preparation for installation of structures associated with the proposed NGCC Unit, represent potential for increased erosion and sediment discharge from the site during development. The greatest potential for impacts to surface water quality from construction activities is sediment loading from erosion. Construction materials delivered to the site, including chemicals, fuels, and lubricants, also pose a threat if not properly managed.

Installation of the industrial equipment, support concrete and associated access drives / pathways will decrease the overall surface permeability of the area within the drainage basin containing the development. This will result in a slight increase in peak discharge rates during storm events. cursory evaluation indicates peak stormwater runoff may double at the NGCC Project site from decreased permeability<sup>3</sup> when comparing the NGCC Project site existing conditions (approximately half developed industrial, half grassy landscaped) to the proposed NGCC Unit site development. Preliminary review suggests that existing drainage paths are adequate to accommodate these flows even for significant storm events without adverse hydraulic consequences; however, provisions for erosion prevention and sediment control may still require implementation during operation of the proposed NGCC Unit.

The NGCC Unit will also include the storage and usage of oils and chemicals within the industrial equipment. The NGCC Unit will be constructed so that stormwater will not contact these potential pollutant sources, nor will there be releases to wastewater containing pollutants from oils or chemicals onsite.

Water pollutant impacts from construction and operation will be limited to potential sediment loading in stormwater and will be managed using mitigations detailed in Section 5.2.

#### 4.2.2 Water Withdrawal Impacts

Construction of the NGCC Unit will require minimal water withdrawal and would be temporary in nature. There will be minimal, if any, dewatering of excavated areas during construction because the NGCC Project site will not require withdrawal of significant depths of soil below the natural grade.

Operation of the NGCC Unit will require a continuous supply of water to support the cooling of steam used in the HRSG. The cooling water will be used in a continuous loop between the steam condenser and cooling towers. LKE estimates that an annual average of 2,100-3,200 GPM of raw water demand will be required and 575-1,700 GPM of wastewater discharge will be produced, resulting in approximately 1,500 GPM of net water withdrawal impacts on an annual average basis for operation at full capacity. The proposed NGCC Unit will have a nominal generating capacity of 621 MW (net summer design rating) and will have different power generation needs seasonally depending on weather conditions and availability of other electricity sources. Conservatively applying an 80% capacity factor to reflect the actual annual average operating load, the NGCC Unit is estimated to require 630 million gallons of net cooling water input each year. The proposed project also includes the shutdown of existing coal-fired power generation that also uses cooling

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<sup>3</sup> Assumes stormwater runoff coefficients of 0.25 for steep lawn with heavy soil and 0.75 for heavy industrial. Applying this increase to the half of the Project site results in an approximate doubling of stormwater runoff. The increase is applied to only half of the Project site because the other half is already developed as heavy industrial land use. Runoff coefficients from 2011 California Waterboards Runoff Coefficient Fact Sheet accessed November 29, 2022 from [https://www.waterboards.ca.gov/water\\_issues/programs/swamp/docs/cwt/guidance/513.pdf](https://www.waterboards.ca.gov/water_issues/programs/swamp/docs/cwt/guidance/513.pdf).



water in large volumes. These shutdowns will have offsetting impacts for the new cooling water needs for the NGCC Unit. Cooling water is currently withdrawn from Herrington Lake, which will also be the source of cooling water from the new NGCC Unit.

### 4.3 Solid and Hazardous Waste Assessment

The KDEP Division of Waste Management regulates the treatment, storage, and disposal of solid, special and hazardous wastes. Kentucky Revised Statute, Chapter 224, identifies requirements for permitting, licensing, and operating facilities generating and managing hazardous wastes. Hazardous waste generators must also register with the USEPA.

During construction of the proposed NGCC, potential waste would include earth and land clearing debris, metal scraps, electrical wiring and cable, surplus consumable materials (e.g., paints, greases, lubricants, and cleaning compounds), packaging materials, and office waste. Prior to conducting any land clearing or demolition, surveys for regulated substances (e.g., oil drums, asbestos containing materials, and other regulated wastes) would be conducted. Should any be found, these materials would be managed in accordance with applicable regulations. In general, the construction wastes would be typical of the construction of any large industrial facility. Any potentially reusable materials would be retained for future use, and recyclable materials would be periodically collected and transferred to recycling facilities. Metal scraps unsuitable for reuse would be sold to scrap dealers, while the other remaining materials would be collected in dumpsters and periodically trucked offsite by a waste management contractor for disposal in a licensed landfill. Other materials would include packaging material (e.g., wooden pallets and crates), support cradles used for shipping of large vessels and heavy components, and cardboard and plastic packaging.

Potential impacts to soil, groundwater, and surface water resulting from project construction can arise from accidental releases of hazardous substances or wastes. If an accidental release occurs, it could result in surface soil and/or subsurface soil contamination, depending upon the location of the spill and the quantity spilled. Similarly, it is possible groundwater could be impacted if hazardous materials or waste are released onto the soil and the substance is not remedied in a timely manner. Potentially, an accidental release during construction could extend to nearby surface water bodies like Herrington Lake, possibly resulting in surface water contamination.

Potential impacts to soil and surface water are not expected from waste generation once the construction phase is completed, due in part to the NGCC Unit design. Thermal power plants may generate solid waste from both the fuel combustion and some emission control technologies. Coal and biomass fired plants generate ash that must be removed from the combustion chamber and managed as solid waste. Emission control technologies common to thermal power plants that generate waste include electrostatic precipitators, which convert airborne particulate matter into a liquid or solid waste stream, and flue gas desulfurization, which sequester SO<sub>2</sub> air emissions into a solid stream of gypsum.

The NGCC Unit fired on natural gas will not generate ash as a solid waste, and the types of emission control technologies proposed also will not generate solid waste as part of normal operation. Spent catalyst from the oxidation catalyst and SCR may be removed periodically and transferred offsite for recovery by the catalyst manufacturer or disposed of, following hazardous waste regulations as applicable. Solid waste generated at the proposed NGCC Unit will be minimal, generated mostly from routine maintenance operations. Routine maintenance may generate small quantities of used oil, which would be recycled or disposed of offsite via licensed contractors, or dirt and sludge from equipment cleaning that would be

transferred to a commercial landfill offsite. No significant generation of solid waste is anticipated during operation of the proposed NGCC Unit.

## 5. CUMULATIVE ASSESSMENT MITIGATION SUMMARY

### 5.1 Air Resource Mitigations

Potential air quality impacts from construction activities can be effectively addressed by BMPs employed to limit dust generation. Plans and practices to minimize and control fugitive dust resulting from construction activities may include some or all of the following:

- ▶ Minimize the area of exposed soil
- ▶ Application of water (sprinkling and irrigation)
- ▶ Application of mulch and seeding
- ▶ Surface roughening
- ▶ Structural barriers and windbreaks
- ▶ Application of dust suppression chemicals

Other general dust suppression methods include limiting vehicle speeds within the construction site and covering truck beds to reduce dust and/or particulate dispersal into the air. If excavated or imported soil piles are to be left in place for an extended period of time, grass or other protective vegetation can be planted to suppress dust and mitigate soil erosion from the pile. Vehicle exhaust emissions can be kept to a minimum through regular tune-ups and other maintenance. Vehicles will be inspected regularly, and malfunctioning vehicles removed from the project site or sent for repair as needed.

The operation of the NGCC Unit will include emissions control technologies which serve as mitigations for the air resource impacts. The NGCC Unit will consist of one natural gas-fired gas combustion turbine (GT), a steam turbine, and one HRSG with natural gas-fired duct burners arranged in a one-on-one configuration. The NGCC Unit will utilize dry-low-NO<sub>x</sub> combustors (DLN) in the GT and low-NO<sub>x</sub> burners in the HRSG. It will also be equipped with oxidation catalyst and Selective Catalytic Reduction (SCR) as add-on control systems to reduce stack NO<sub>x</sub>, CO, hydrocarbons, and organic HAP emissions. The use of a highly efficient combined cycle 1 x 1 GT and HRSG unit will also help minimize greenhouse gas emissions from the NGCC Unit by extracting the maximum amount of usable energy from the fuel gas, thus minimizing the amount of gas required to be combusted to generate electricity. Lastly, a bank of drift eliminators will be installed after the evaporate cooling media to ensure no water droplets or solid particles from water enter the GT, ensuring no contribution of PM emissions from the evaporative cooling systems to the generating units. These control measures will effectively minimize the impact of operating the NGCC Unit on ambient air quality.

### 5.2 Water Resource Mitigations

Construction contractors will be required to develop and implement practices and procedures to control, prevent and respond to any spills or releases of materials that could potentially impact water quality. Specifically, construction contractors will be required to:

- ▶ Develop and implement a soil and erosion control plan;
- ▶ Assure all storage of chemicals and fuel onsite will be provided with secondary containment, and all unloading areas will have their own containment; and
- ▶ In the event of a fuel or oil spill during construction, the contaminated soil will be removed and hauled away by a licensed contractor for disposal at a licensed facility.

All construction activity will take place within the proposed NGCC Project site. BMPs, such as silt fences and hay bales will be maintained throughout all land disturbance activities. An adequate number of portable

sanitary facilities will be provided at the construction site. Contractors will be strictly prohibited from dumping solid waste into waterways.

Mitigations for the operation of the NGCC Unit include facility design features and compliance with KPDES permitting and Spill Prevention, Control, and Countermeasure (SPCC) requirements. All new NGCC Project facilities will be designed to provide secondary and appropriate containment, as well as berms, collection, drainage and retention features to assure potential spills or releases of hazardous substances from plant equipment do not pose any threats to surface or subsurface water quality.

Potential increases in peak stormwater discharge rates resulting from installation of the proposed NGCC Unit will be evaluated. Engineering controls (e.g., routing of storm water, storm retention structures, velocity checks, etc.) will be applied as necessary to mitigate adverse hydraulic effects, if any. This will be evaluated upon updates to the NGCC Project site KPDES permit.

Water withdrawal volumes will be mitigated by efficient design of cooling systems to minimize cooling water consumption. Cooling water treatment methods will be employed to maximize the heat capacity of the cooling water and efficiency of heat transfer so that cooling water losses are minimized.

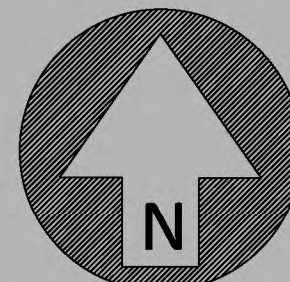
### **5.3 Solid and Hazardous Waste Mitigations**

Sufficient containers (barrels, trailers, bins, etc.) will be placed around the site for accumulation and storage of solid waste. Containers and storage areas will be labeled with appropriate labeling and/or signs. Solid waste will be collected on a regular basis, with separation of incompatible waste for separate storage, transport, and disposal. Construction and office waste will be sent to a local licensed landfill that has the capacity to manage the nominal quantity of solid waste that is anticipated.

Solid waste generated during operation would be minimal, generated mostly from routine maintenance operations. Routine maintenance may generate small quantities of used oil, which would be recycled or disposed of offsite via licensed contractors, or dirt and sludge from equipment cleaning that would be transferred to a commercial landfill offsite. No significant generation of solid waste is anticipated during operation of the proposed NGCC Unit. Any used oil, solvents, paints, or other potentially hazardous materials would be managed as RCRA hazardous waste as appropriate using segregated onsite waste management and transporting for offsite management using licensed contractors. All waste generated will be stored in containers appropriate for their contents and labeled (as applicable) with the contents, any hazards, and the date of waste generation.

## **APPENDIX A. LEGAL SITE DESCRIPTION AND CONSOLIDATED DEED RECORD**

---



Scale: 1" = 200'

PROPERTY OWNERS: KENTUCKY UTILITIES COMPANY  
CONTACT PERSON: ATTN: REAL ESTATE DEPARTMENT  
ADDRESS: 820 W. BROADWAY  
LOUISVILLE, KY 40232

ALL BEARINGS ARE REFERRED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).

**NOT A BOUNDARY SURVEY.  
NOT FOR RECORDING. NOT  
FOR LAND TRANSFER**

SHEET 2

SHEET 6

SHEET 5

SHEET 3

SHEET 4

TRACT 1  
23.120 ACRES  
BY SURVEY

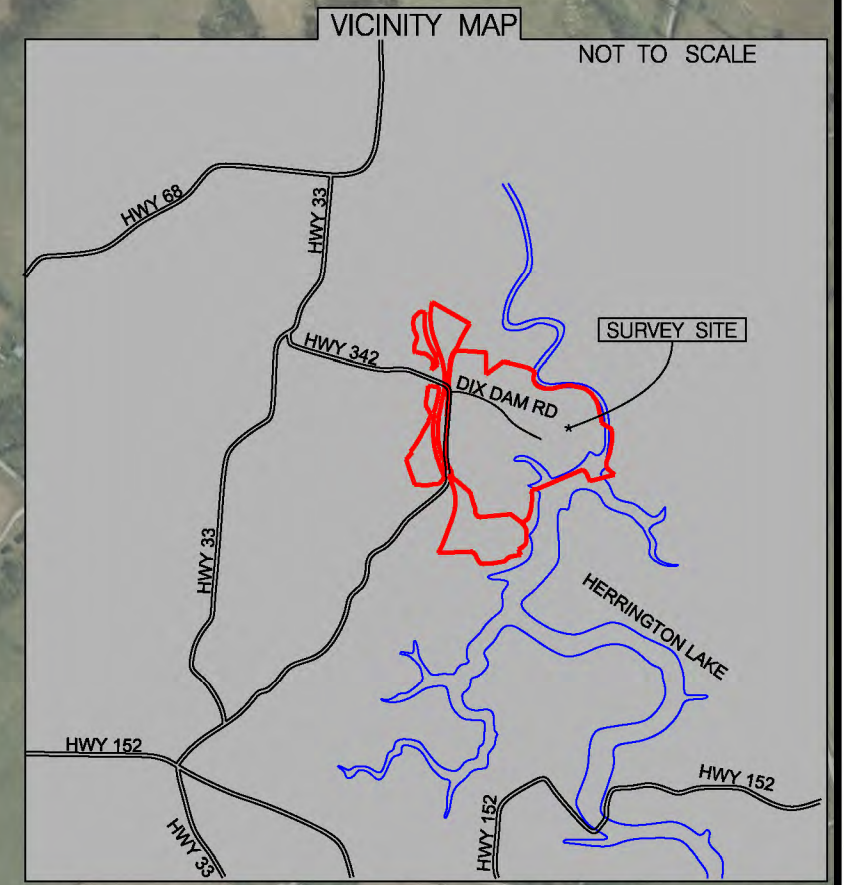
TRACT 2  
58.273 ACRES  
BY SURVEY

TRACT 3  
1150.727 ACRES  
BY SURVEY

TRACT 4  
68.746 ACRES  
BY SURVEY

TRACT 6  
0.370 ACRES  
BY SURVEY

TRACT 5  
97.934 ACRES  
BY SURVEY



ALL BEARINGS, DISTANCES AND COORDINATES THAT HAVE BEEN SHOWN ON THESE DRAWINGS HAVE BEEN MEASURED UNDER AND TIED TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (1602). THE FOLLOWING CHARACTERISTICS OF THE SOUTH ZONE COORDINATE SYSTEM APPLIES TO THIS SURVEY:  
CONVERGENCE: 0.62620510 DEGREES  
POINT SCALE: 0.99997540  
COMBINED FACTOR: 0.99993949

BOUNDARY CONSOLIDATION PLAT



KU E.W. BROWN GENERATION PLANT  
MERCER COUNTY, KENTUCKY

P.O. BOX 204  
165 FOSTER LANE  
STANFORD, KY 40484  
PHONE (606) 365-8362  
FAX (606) 365-1087



REVISION(S)

SHEET: 1 OF 6

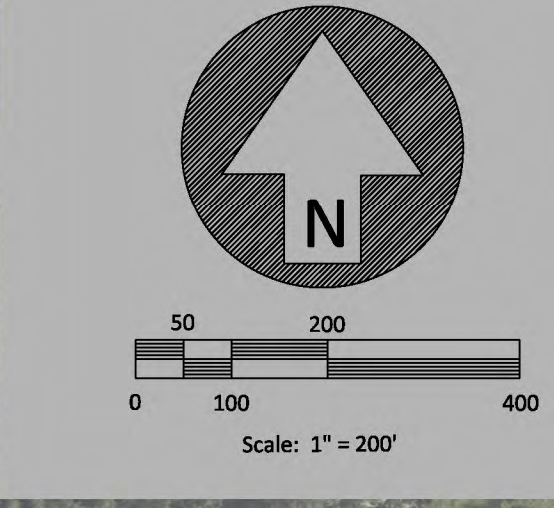
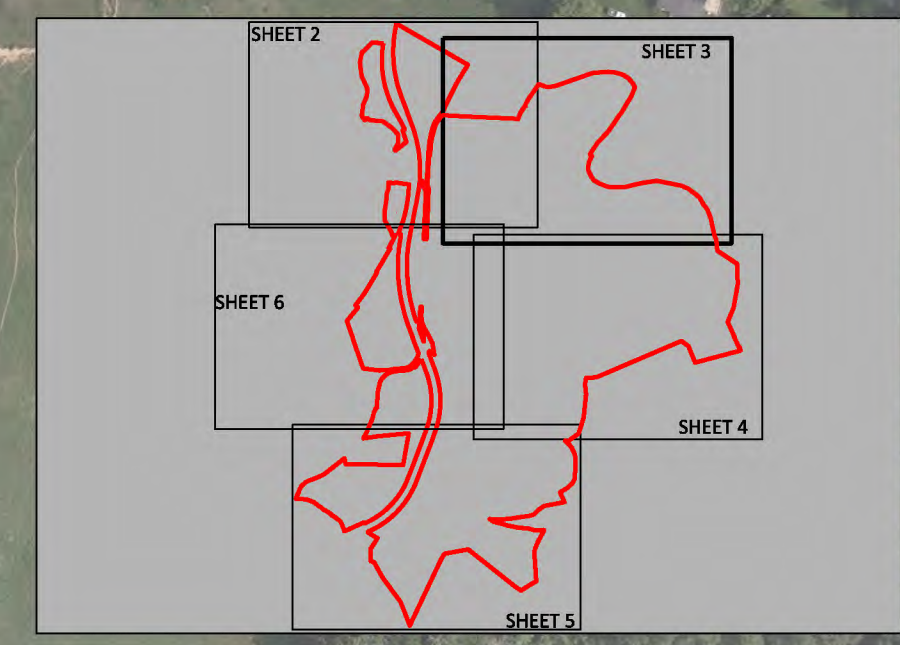
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TRACT 1: 23.120 ACRES  
TRACT 2: 58.273 ACRES  
TRACT 3: 1150.727 ACRES  
TRACT 4: 68.746 ACRES  
TRACT 5: 97.934 ACRES  
TRACT 6: 0.370 ACRES  
TOTAL: 1399.170 ACRES

PURPOSE OF PLAT  
1.) TO CREATE A DRAWING DEPICTING THE EXTERNAL BOUNDARY LINES OF THE KENTUCKY UTILITIES COMPANY'S E.W. BROWN GENERATION STATION.

- LEGEND -  
— KU PROPERTY BOUNDARY LINES  
--- INTERNAL DEED DIVISION LINES  
== PAVED ROADWAYS



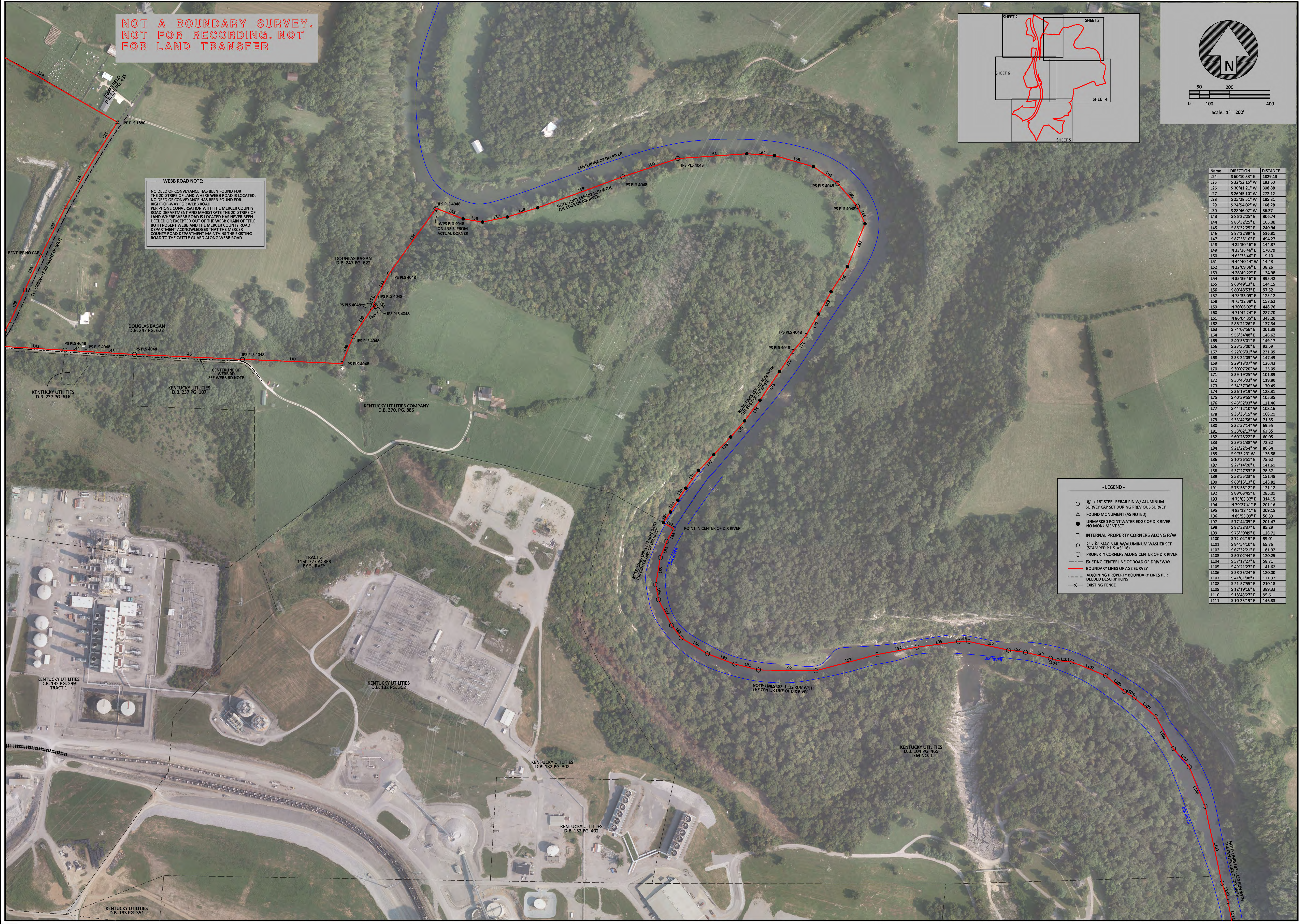
NOT A BOUNDARY SURVEY.  
NOT FOR RECORDING. NOT  
FOR LAND TRANSFER



**WEBB ROAD NOTE:**  
NO DEED OF CONVEYANCE HAS BEEN FOUND FOR THE 20' STRIPE OF LAND WHERE WEBB ROAD IS LOCATED. NO DEED OF CONVEYANCE HAS BEEN FOUND FOR RIGHT-OF-WAY FOR WEBB ROAD. PER PHONE CONVERSATION WITH THE MERCER COUNTY ROAD DEPARTMENT AND MAGISTRATE THE 20' STRIPE OF LAND WHERE WEBB ROAD IS LOCATED HAS NEVER BEEN DEEDED OR EXCEPTED OUT OF THE WEBB CHAIN OF TITLE. BOTH ROBERT WEBB AND THE MERCER COUNTY ROAD DEPARTMENT ACKNOWLEDGES THAT THE MERCER COUNTY ROAD DEPARTMENT MAINTAINS THE EXISTING ROAD TO THE CATTLE GUARD ALONG WEBB ROAD.

Name	DIRECTION	DISTANCE
L24	S 60°10'33" E	1829.13
L25	S 32°52'26" W	183.60
L26	S 30°42'21" W	308.88
L27	S 25°45'10" W	272.12
L28	S 25°28'51" W	185.81
L29	S 24°54'07" W	168.28
L30	S 20°46'07" W	55.37
L43	S 85°32'25" E	306.74
L44	S 86°32'25" E	105.00
L45	S 86°32'25" E	240.94
L46	S 87°22'39" E	356.81
L47	S 87°35'10" E	494.27
L48	N 22°30'46" E	144.87
L49	N 33°36'46" E	170.79
L50	N 63°33'46" E	151.10
L51	N 44°40'14" W	14.43
L52	N 22°09'36" E	38.26
L53	N 28°49'22" E	134.98
L54	N 35°39'46" E	395.42
L55	S 08°49'13" E	144.15
L56	S 80°48'53" E	97.52
L57	N 78°33'09" E	125.12
L58	N 73°12'38" E	157.62
L59	N 70°06'02" E	448.76
L60	N 71°42'24" E	287.70
L61	N 86°04'35" E	343.20
L62	S 86°22'26" E	137.34
L63	S 74°07'56" E	201.38
L64	S 55°34'48" E	146.62
L65	S 40°55'01" E	149.17
L66	S 23°35'29" E	137.34
L67	S 22°00'01" W	231.09
L68	S 33°34'03" W	147.49
L69	S 29°18'07" W	126.43
L70	S 30°07'20" W	125.09
L71	S 39°19'25" W	101.89
L72	S 33°45'03" W	119.80
L73	S 34°37'36" W	170.49
L74	S 36°19'19" W	128.31
L75	S 40°59'55" W	105.35
L76	S 43°52'03" W	121.46
L77	S 44°12'10" W	108.16
L78	S 35°35'15" W	108.21
L79	S 33°42'56" W	71.55
L80	S 32°57'14" W	69.55
L81	S 33°02'17" W	63.35
L82	S 60°25'22" E	60.05
L83	S 29°21'38" W	72.32
L84	S 21°22'54" W	86.64
L85	S 9°35'23" W	136.58
L86	S 10°25'51" E	75.62
L87	S 27°14'20" E	141.61
L88	S 37°27'53" E	78.37
L89	S 58°55'23" E	151.48
L90	S 69°15'27" E	145.81
L91	S 75°58'12" E	121.12
L92	S 89°08'45" E	285.01
L93	N 75°03'32" E	314.15
L94	N 79°27'41" E	201.16
L95	N 82°18'41" E	209.15
L96	N 89°53'09" E	50.39
L97	S 77°44'05" E	201.47
L98	S 82°38'37" E	85.29
L99	S 76°39'49" E	126.71
L100	S 72°04'15" E	39.01
L101	S 84°54'10" E	69.76
L102	S 67°32'21" E	181.92
L103	S 50°02'44" E	120.25
L104	S 57°17'27" E	58.71
L105	S 49°21'27" E	141.62
L106	S 28°32'24" E	180.00
L107	S 41°01'08" E	121.37
L108	S 21°57'55" E	210.18
L109	S 12°19'16" E	389.33
L110	S 18°42'27" E	95.61
L111	S 10°33'19" E	146.83

- LEGEND -**
- 3/4" x 1/8" STEEL REBAR PIN W/ ALUMINUM SURVEY CAP SET DURING PREVIOUS SURVEY
  - △ FOUND MONUMENT (AS NOTED)
  - UNMARKED POINT WATER EDGE OF DIX RIVER NO MONUMENT SET
  - INTERNAL PROPERTY CORNERS ALONG R/W
  - 2" x 4" MAG NAIL WALL ALUMINUM WASHER SET (STAMPED P.L.S. #3118)
  - PROPERTY CORNERS ALONG CENTER OF DIX RIVER
  - EXISTING CENTERLINE OF ROAD OR DRIVEWAY
  - BOUNDARY LINES OF AGE SURVEY
  - ADDJOINING PROPERTY BOUNDARY LINES PER DEEDED DISPOSITIONS
  - EXISTING FENCE



**BOUNDARY CONSOLIDATION PLAT**



**KU E.W. BROWN GENERATION PLANT  
MERCER COUNTY, KENTUCKY**

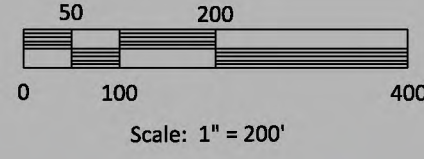
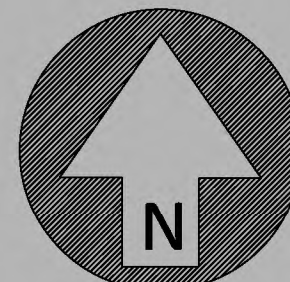
DATE: 12/01/2021  
SCALE: 1" = 200'  
DRAWN BY: DLA  
APPROVED BY: DLK  
FILENAME: 21865 EV BROWN

P.O. BOX 204  
165 FOSTER LANE  
STANFORD, KY 40484  
PHONE (606) 365-8362  
FAX (606) 365-1087

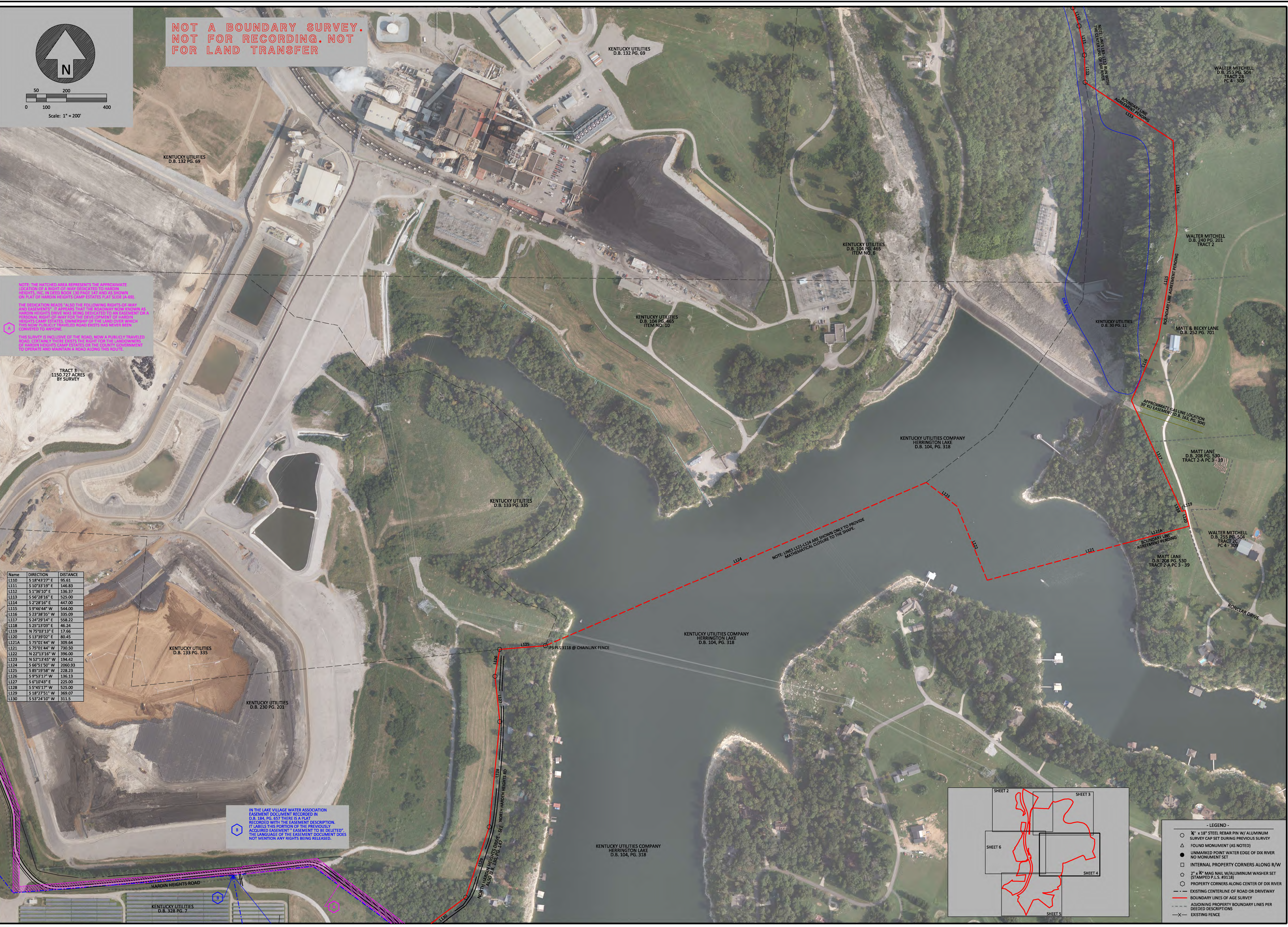


REVISION(S)  
  
  
  
  
  
SHEET: 3 OF 6





NOT A BOUNDARY SURVEY.  
NOT FOR RECORDING. NOT  
FOR LAND TRANSFER



NOTE: THE MATCHES AREA REPRESENTS THE APPROXIMATE LOCATION OF A RIGHT-OF-WAY DEDICATED TO HARBOR HEIGHTS, INC. IN OFFER BOOK 130 PAGE 347 AND AS SHOWN ON PLAN OF HARBOR HEIGHTS CAMP LOTTERY PLAT ALSO ABOVE.

THE DEDICATION BEATS ALSO THE FOLLOWING RIGHTS-OF-WAY AND EASEMENTS: IT APPEARS THAT THE ROADWAY NOW KNOWN AS HARBOR HEIGHTS DRIVE WAS DEDICATED TO AN EASEMENT OR A PERSONAL RIGHT-OF-WAY FOR THE DEVELOPMENT OF HARBOR HEIGHTS CAMP. PORTION OF THE LAND ON WHICH THIS NOW PUBLICLY TRAVELED ROAD EXISTS HAS NEVER BEEN CONVEYED TO ANYONE.

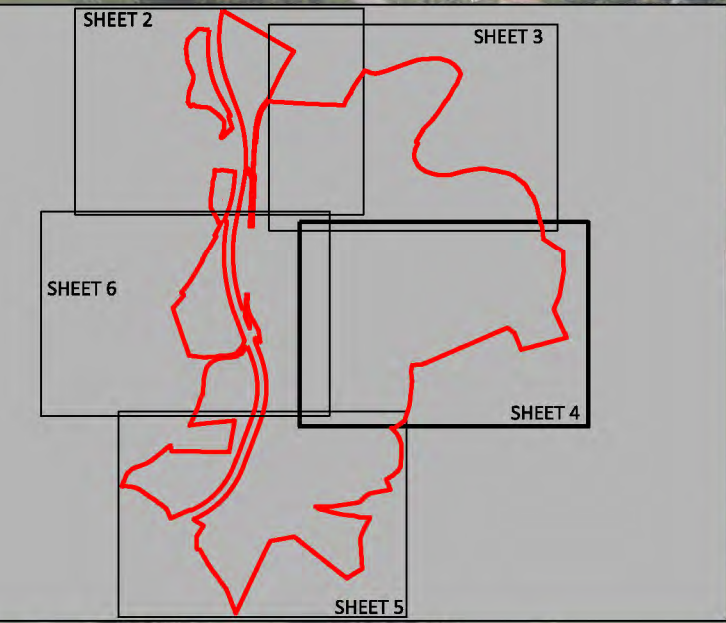
THIS SURVEY IS INCLUSIVE OF THE ROAD, NOW A PUBLICLY TRAVELED ROAD, STARTING FROM POINTS THE RIGHT FOR THE LANDOWNER OF HARBOR HEIGHTS CAMP ESTATES ON THE COUNTY GOVERNMENT TO OPERATE AND MAINTAIN A ROAD ALONG THE ROUTE.

TRACT 3  
1150.727 ACRES  
BY SURVEY

Name	DIRECTION	DISTANCE
L110	S 18°43'27" E	95.61
L111	S 10°19'19" E	146.83
L112	S 1°36'10" E	136.37
L113	S 56°28'16" E	525.00
L114	S 2°28'16" E	447.00
L115	S 9°46'44" W	544.00
L116	S 23°38'35" W	335.09
L117	S 24°29'14" E	558.22
L118	S 25°13'03" E	46.24
L119	N 75°03'13" E	17.66
L120	S 13°30'02" E	80.45
L121A	S 75°01'44" W	309.64
L121	S 75°01'44" W	730.50
L122	N 22°13'16" W	396.00
L123	N 52°13'45" W	194.42
L124	S 66°51'50" W	2060.93
L125	S 85°19'58" W	228.23
L126	S 9°33'17" W	136.13
L127	S 6°10'48" E	225.00
L128	S 5°45'17" W	525.00
L129	S 18°27'51" W	369.07
L130	S 53°24'10" W	311.5

IN THE LAKE VILLAGE WATER ASSOCIATION EASEMENT DOCUMENT RECORDED IN D.B. 184, PG. 657 THERE IS A CLAY RECORDED WITH THE EASEMENT DESCRIPTION. IT STATES THIS PORTION OF THE PREVIOUSLY ACQUIRED EASEMENT "EASEMENT TO BE DELETED". THE LANGUAGE OF THE EASEMENT DOCUMENT DOES NOT MENTION ANY RIGHTS BEING RELEASED.

NOTE: LINES L121-L124 ARE SHOWN ONLY TO PROVIDE MATHEMATICAL CLOSURE TO THE SHAPE.



- LEGEND —
- 3/4" x 1/8" STEEL REBAR PIN W/ ALUMINUM SURVEY CAP SET DURING PREVIOUS SURVEY
  - ▲ FOUND MONUMENT (AS NOTED)
  - UNMARKED POINT WATER EDGE OF DIX RIVER NO MONUMENT SET
  - INTERNAL PROPERTY CORNERS ALONG R/W
  - 2" x 8" MAG NAIL W/ ALUMINUM WASHER SET (STAMPED P.L.S. #1118)
  - PROPERTY CORNERS ALONG CENTER OF DIX RIVER
  - EXISTING CENTERLINE OF ROAD OR DRIVEWAY
  - BOUNDARY LINES OF AGE SURVEY
  - ADJOINING PROPERTY BOUNDARY LINES PER DEEDED DESCRIPTIONS
  - EXISTING FENCE

BOUNDARY CONSOLIDATION PLAT

**Kentucky Utilities Company**

KU E.W. BROWN GENERATION PLANT  
MERCER COUNTY, KENTUCKY

DATE: 12/01/2021  
SCALE: 1" = 200'  
DRAWN BY: DLA  
APPROVED BY: DLK  
FILENAME: 21985 EV BROWN

P.O. BOX 204  
165 FOSTER LANE  
STANFORD, KY 40484  
PHONE (606) 365-8362  
FAX (606) 365-1087



REVISION(S)

SHEET: 4 OF 6



**NOTE:** THE HATCHED AREA REPRESENTS THE APPROXIMATE LOCATION OF A RIGHT-OF-WAY EASEMENT TO HARDIN HEIGHTS, INC. IN DEED BOOK 150 PAGE 147 AND AS SHOWN ON PLAT OF HARDIN HEIGHTS CAMP ESTATE PLAT SLIDE 14-88. THIS EASEMENT ALSO THE FOLLOWING RIGHTS OF-WAY AND EASEMENTS: IT APPEARS THAT THE ROADWAY NOW KNOWN AS HARDIN HEIGHTS DRIVE WAS BEING DEDICATED TO THE USE OF A PERSONAL RIGHT-OF-WAY FOR THE DEVELOPMENT OF HARDIN HEIGHTS CAMP ESTATE. HOWEVER, ON THE LAND OVER WHICH THIS ROAD PUBLICLY TRAVELED ROAD EXITS HAS NEVER BEEN CONVEYED TO ANYONE.

THE EASEMENT IS THE SAME AS THE ROAD, NOW A PUBLICLY TRAVELED ROAD. EXISTINGLY THERE EXISTS THE RIGHT FOR THE GOVERNMENT OF HARDIN HEIGHTS CAMP ESTATE IN THE COUNTY GOVERNMENT TO OPEN UP AND MAINTAIN A ROAD ALONG THIS ROUTE.

IN THE LAKE VILLAGE WATER ASSOCIATION EASEMENT DOCUMENT RECORDED IN D.B. 184, PG. 657 THERE IS A PLAT RECORDED WITH THE EASEMENT DESCRIPTION. IT LABELS THIS POINT AS A PREVIOUSLY ACQUIRED EASEMENT. EASEMENT TO BE DELETED. THE LANGUAGE OF THE EASEMENT DOCUMENT DOES NOT MENTION ANY RIGHTS BEING RELEASED.

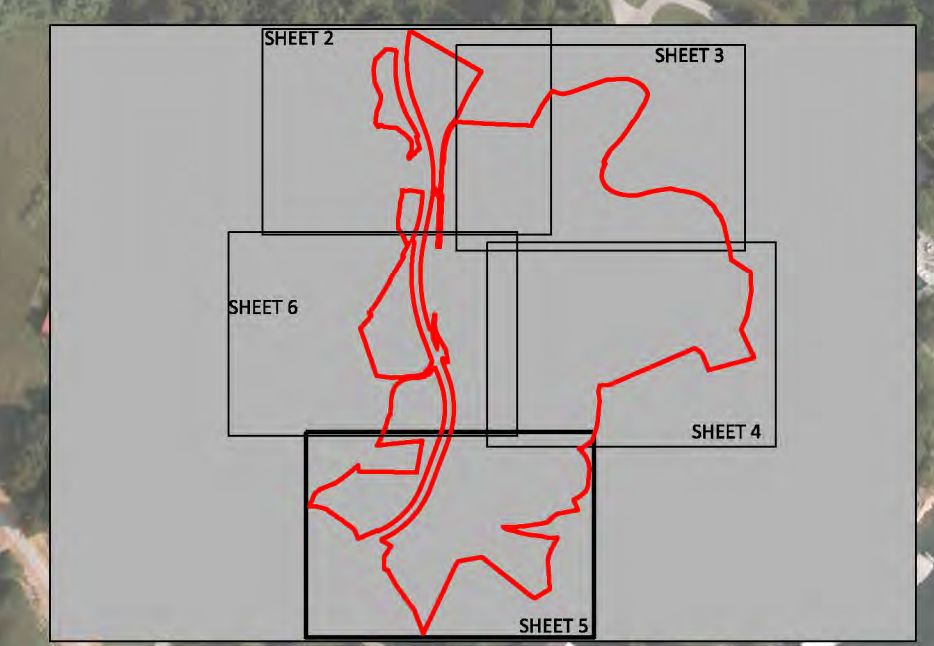
APPROXIMATE LOCATION OF A 15' RIGHT-OF-WAY EASEMENT TO THE LAKE VILLAGE WATER ASSOCIATION D.B. 184, PG. 657.

APPROXIMATE LOCATION OF A 15' RIGHT-OF-WAY EASEMENT TO THE LAKE VILLAGE WATER ASSOCIATION D.B. 184, PG. 657, AS BASED ON MATHEMATICALLY RECREATING THE CENTERLINE DESCRIPTION.

Name	DIRECTION	DISTANCE	Name	DIRECTION	DISTANCE
L129	S 18°27'51" W	369.07	L360	S 18°49'41" W	108.19
L130	S 53°24'10" W	311.5	L361	S 20°04'10" W	86.49
L131	N 52°26'28" W	48.59	L362	S 20°14'14" W	102.41
L132	S 36°08'14" W	12.01	L363	S 20°36'32" W	659.95
L133	S 51°06'46" E	35.00	L364	S 21°36'34" W	267.09
L134	S 47°51'46" E	50.00	L365	S 21°36'34" W	31.15
L135	S 42°51'46" E	50.00	L366	N 24°31'20" W	25.00
L136	S 37°51'46" E	50.00	L367	S 65°29'20" W	467.89
L137	S 32°51'46" E	50.00	L368	N 16°49'38" W	32.11
L138	S 27°51'46" E	50.00	L369	N 20°15'57" W	41.31
L139	S 22°51'46" E	50.00	L370	N 23°10'01" W	80.35
L140	S 17°51'46" E	50.00	L371	N 29°24'20" W	30.10
L141	S 12°51'46" E	50.00	L372	N 21°09'48" W	40.65
L142	S 7°51'46" E	50.00	L373	N 45°56'21" W	55.26
L143	S 2°51'46" E	50.00	L374	N 53°52'42" W	70.95
L144	S 2°08'14" W	50.00	L375	N 44°47'15" W	30.11
L145	S 4°36'20" W	338.90	L376	N 55°39'46" W	42.59
L146	S 26°28'46" W	98.98	L377	N 71°19'24" W	34.02
L147	S 47°52'27" W	170.00	L378	N 42°41'59" W	65.03
L148	S 60°08'28" W	172.18	L379	N 55°27'28" W	28.03
L149	S 23°53'27" E	39.86	L380	N 59°07'35" W	72.96
L150	S 23°38'19" E	204.33	L381	N 59°23'56" W	74.48
L151	S 79°21'40" W	457.41	L382	N 43°23'03" W	60.11
L152	S 58°56'55" W	83.56	L383	N 53°37'42" W	17.46
L153	S 51°40'58" W	58.42	L384	N 57°21'55" W	61.51
L154	S 47°50'51" W	22.05	L385	N 54°56'21" W	69.41
L155	S 42°51'46" W	138.57	L386	N 49°27'19" W	32.70
L156	S 75°05'26" W	95.47	L387	N 51°03'03" W	39.66
L157	S 81°32'53" W	488.43	L388	N 68°55'05" W	42.73
L158	S 86°28'36" W	209.89	L389	N 68°55'05" W	71.06
L159	S 86°18'39" W	122.17	L390	N 75°52'19" W	104.47
L160	N 83°26'18" W	76.85	L391	N 87°22'18" W	141.09
L161	S 56°43'25" E	118.72	L392	S 83°47'23" W	40.96
L162	S 78°31'57" E	157.28	L393	N 8°01'40" E	31.46
L163	S 72°58'39" E	141.20	L394	N 16°24'51" E	51.00
L164	S 78°36'02" E	241.55	L395	N 33°05'04" E	47.95
L165	S 84°51'06" E	248.49	L396	N 27°17'39" E	44.76
L166	S 73°20'54" E	156.13	L397	N 14°18'28" E	45.84
L167	N 87°20'25" E	201.55	L398	N 28°40'26" E	93.16
L168	S 5°21'17" E	22.50	L399	N 48°52'49" E	140.87
L169	S 29°05'28" W	280.31	L400	N 65°23'11" E	87.34
L170	S 20°50'34" W	178.62	L401	N 70°19'11" E	107.32
L171	S 5°10'37" W	75.31	L402	N 8°04'44" W	3.84
L172	S 5°25'11" E	171.59	L403	N 71°35'52" E	28.04
L173	S 3°43'30" E	348.86	L404	N 69°43'33" E	106.53
L174	S 7°35'52" E	110.50	L405	N 64°17'22" E	42.35
L175	S 59°19'08" E	186.13	L406	N 60°53'13" E	131.38
L176	S 57°19'33" W	209.69	L407	N 57°37'57" E	41.00
L177	N 55°42'48" W	88.86	L408	N 55°05'51" E	24.82
L178	N 54°33'03" W	65.41	L409	N 53°17'32" E	55.06
L179	N 51°43'10" W	138.59	L410	N 53°17'39" E	29.19
L180	S 79°33'37" W	533.19	L411	N 52°41'00" E	27.15
L181	S 30°30'15" W	166.64	L412	N 51°19'21" E	238.53
L182	S 25°20'09" W	1607.57	L413	N 51°14'25" E	261.32
L183	N 21°11'11" W	564.8	L414	S 8°19'41" E	131.09
L184	N 36°28'11" W	609.4	L415	S 88°59'26" E	1285.23
L185	N 34°29'16" W	87.37	L416	N 9°56'20" E	710.21
L186	N 39°17'47" W	362.91	L417	S 84°41'20" W	692.03
L187	N 71°20'24" W	75.07	L418	S 81°17'39" W	333.82
L188	N 2°25'15" W	118.13	L419	S 77°54'48" E	177.72
L189	N 0°19'07" W	123.5	L420	N 24°33'21" E	51.78
L190	N 0°18'13" W	29.44	L421	N 20°41'19" E	44.54
L191	N 8°42'30" E	282.42	L422	N 23°36'40" E	209.02
L192	N 58°25'08" W	239.67			
L193	N 19°42'48" W	22.39			
L194	N 21°36'34" E	32.90			
L195	N 1°19'24" W	268.84			
L196	N 20°36'32" E	662.38			
L197	N 20°14'14" E	103.35			
L198	N 20°04'10" E	88.92			
L199	N 18°40'41" E	282.75			
L200	N 17°06'41" W	86.50			

Name	Radius	Arc Length	Chord Length	Middle Ordinate	External Distance	Chord Direction
C5	2010.10	1159.77	1143.75	596.52	83.07	N 50°06'23" E
C6	2010.10	385.45	384.86	193.32	9.23	N 28°05'09" E
C9	1810.10	1855.26	364.64	183.25	9.21	S 28°52'27" W
C10	1810.10	1029.01	1015.21	528.82	72.63	S 50°29'27" W

**NOT A BOUNDARY SURVEY. NOT FOR RECORDING. NOT FOR LAND TRANSFER**



- LEGEND -**
- 3/4" x 18" STEEL REBAR PIN W/ ALUMINUM SURVEY CAP SET DURING PREVIOUS SURVEY
  - ▲ FOUND MONUMENT (AS NOTED)
  - △ UNMARKED POINT WATER EDGE OF DIX RIVER
  - NO MONUMENT SET
  - INTERNAL PROPERTY CORNERS ALONG R/W
  - 2" x 3/4" MAG NAIL W/ ALUMINUM WASHER SET (STAMPED P.L.S. #3118)
  - PROPERTY CORNERS ALONG CENTER OF DIX RIVER
  - POINT ALONG 750' ELEVATION AT HERRINGTON LAKE
  - NO MONUMENT SET
  - POINT ALONG CENTERLINE OF CREEK
  - NO MONUMENT SET
  - EXISTING CENTERLINE OF ROAD OR DRIVEWAY
  - BOUNDARY LINES OF AGE SURVEY
  - ADJOINING PROPERTY BOUNDARY LINES PER DECEASED DESCRIPTIONS
  - X- EXISTING FENCE

**BOUNDARY CONSOLIDATION PLAT**

**Kentucky Utilities Company**

**KU E.W. BROWN GENERATION PLANT**  
MERCER COUNTY, KENTUCKY

P.O. BOX 204  
165 FOSTER LANE  
STANFORD, KY 40484  
PHONE (606) 365-8362  
FAX (606) 365-1087

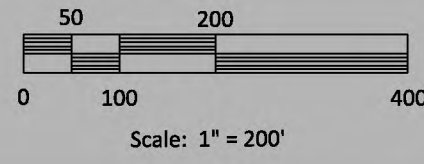
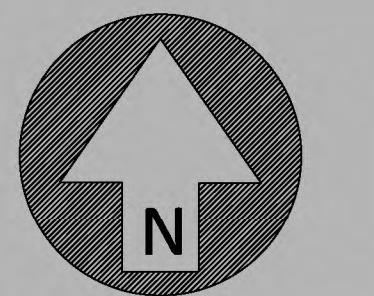
**MAGE ENGINEERING SERVICES, INC.**

DATE: 12/01/2021  
SCALE: 1" = 200'  
DRAWN BY: DLA  
APPROVED BY: DLK  
FILENAME: 21865 EW BROWN

REVISION(S)

SHEET: 5 OF 6

NOT A BOUNDARY SURVEY. NOT FOR RECORDING. NOT FOR LAND TRANSFER



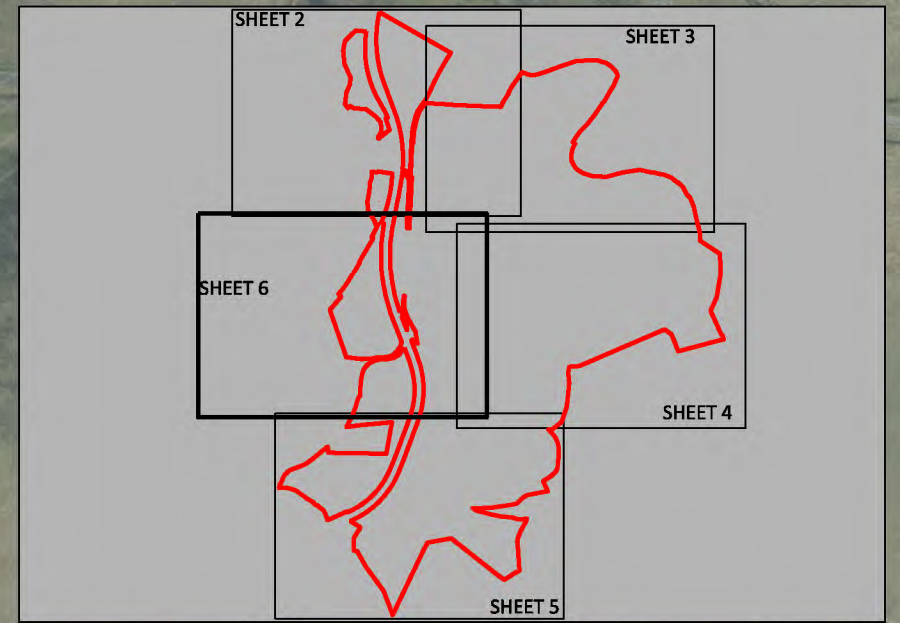
NOTE: AGE ENGINEERING SERVICES, INC. HAS BEEN UNABLE TO FIND A DEED FOR THIS PARCEL. THE PARCEL IS BELIEVED TO HAVE BEEN PURCHASED BY THE KENTUCKY POWER ELECTRIC COMPANY FOR THE PURPOSE OF CONSTRUCTING A RAILROAD SPUR.

Name	DIRECTION	DISTANCE	Name	DIRECTION	DISTANCE
L200	N 17°06'41" W	86.50	L331	S 70°22'17" W	13.96
L201	N 19°02'37" W	88.87	L332	N 89°38'56" W	211.58
L202	N 20°15'53" W	131.46	L333	S 0°21'02" W	15.18
L203	N 21°11'24" W	238.36	L334	N 89°07'14" W	381.05
L204	N 32°27'44" E	39.74	L335	N 19°03'03" W	1107.48
L205	S 52°10'06" E	139.05	L336	N 40°34'18" E	387.22
L206	N 11°01'39" W	109.46	L337	N 51°05'45" W	79.41
L207	N 7°58'16" W	152.03	L338	N 38°19'03" E	221.93
L208	N 28°53'16" W	137.32	L339	N 34°09'03" E	165.00
L209	N 29°17'00" W	211.03	L340	N 30°48'03" E	487.10
L210	N 29°34'47" W	24.33	L341	N 71°03'57" W	19.00
L211	N 22°20'54" W	81.63	L342	N 30°28'28" E	619.27
L212	N 21°46'50" W	14.06	L343	N 51°23'39" W	41.54
L213	N 16°20'19" W	65.14	L344	N 27°28'29" E	321.42
L214	N 9°50'56" W	47.73	L345	S 88°39'08" W	70.12
L215	N 5°10'45" W	20.89	L346	N 12°24'59" W	73.32
L216	N 2°23'33" W	40.87	L347	N 29°45'56" W	138.10
L217	N 0°23'47" E	43.67	L348	S 21°11'24" E	150.60
L218	N 3°07'09" E	43.55	L349	S 20°01'53" E	127.71
L219	N 9°31'48" E	117.73	L349	S 19°02'37" E	83.77
L220	N 9°17'20" W	30.05	L350	S 17°06'41" E	81.81
L221	S 5°55'06" W	347.75	L421	N 20°41'19" E	44.54
L222	N 76°28'57" W	68.01	L422	N 23°36'40" E	209.02
L223	N 19°10'59" W	100.58	L423	N 13°18'14" E	127.19
L224	N 16°30'58" W	100.00	L424	N 21°09'20" E	72.81
L225	N 15°30'58" W	100.00	L425	N 28°00'39" E	58.81
L226	N 13°45'58" W	100.00	L426	N 65°36'06" E	17.63
L227	N 12°31'58" W	100.00	L427	N 2°57'52" E	286.26
L228	N 10°57'58" W	100.00	L428	N 19°19'09" E	55.45
L229	N 9°24'58" W	100.00	L429	N 11°03'27" E	134.05
L230	N 7°43'58" W	100.00	L430	N 14°58'56" E	108.25
L231	N 6°09'58" W	100.00	L431	N 34°13'49" E	70.23
L232	N 5°01'58" W	100.00	L432	N 38°56'03" E	46.44
L233	N 3°15'58" W	100.00	L433	N 47°22'18" E	69.61
L234	N 1°47'58" W	100.00	L434	N 59°11'03" E	92.72
L235	N 0°01'58" W	100.00	L435	N 75°00'13" E	150.68
L236	N 1°28'02" E	100.00	L436	N 17°48'30" E	154.52
L237	N 2°45'02" E	100.00	L437	N 80°47'56" E	141.61
L238	N 4°24'02" E	100.00	L438	N 72°45'46" E	54.19
L239	N 5°42'35" E	76.70	L439	N 26°57'30" W	16.00
L240	N 7°42'15" E	100.00	L440	N 65°19'12" E	25.06
L241	N 8°41'42" E	100.00	L441	N 74°22'07" E	75.17
L242	N 10°39'26" E	100.00	L442	N 38°13'13" E	216.62
L243	N 12°26'04" E	100.00	L443	S 23°19'00" E	150.36
L244	N 11°18'29" E	100.00	L444	S 18°58'00" E	78.60
L245	S 2°53'38" W	439.34	L445	S 8°19'00" E	87.90
L246	S 1°57'46" W	206.46	L446	S 3°20'00" W	89.60
L247	S 88°01'25" E	29.83	L447	N 21°11'00" W	290.86
L248	N 5°52'13" E	30.17	L448	N 9°52'13" E	127.11
L249	N 2°53'38" E	439.03			

Name	Radius	Arc Length	Curve Table			
			Chord Length	Tangent Length	Middle Ordinate	External Distance
C7	2010.10	1227.45	1208.47	633.54	92.97	97.47
C8	1810.10	1103.71	1086.69	569.61	83.47	87.51

L250	S 12°33'22" E	100.00
L251	S 14°06'22" E	100.00
L252	S 15°12'22" E	100.00
L253	S 16°45'22" E	100.00
L254	S 18°05'22" E	100.00
L255	S 19°24'22" E	100.00
L256	S 21°05'22" E	100.00
L257	S 22°53'22" E	100.00
L258	S 24°58'22" E	100.00
L259	S 27°11'22" E	100.00
L260	S 29°33'22" E	100.00
L261	S 31°06'22" E	100.00
L262	S 32°53'22" E	100.00
L263	S 34°58'22" E	100.00
L264	S 37°11'22" E	100.00
L265	S 39°33'22" E	100.00
L266	S 41°06'22" E	100.00
L267	S 42°53'22" E	100.00
L268	S 44°58'22" E	100.00
L269	S 47°11'22" E	100.00
L270	S 49°33'22" E	100.00
L271	S 51°06'22" E	100.00
L272	S 52°53'22" E	100.00
L273	S 54°58'22" E	100.00
L274	S 57°11'22" E	100.00
L275	S 59°33'22" E	100.00
L276	S 61°06'22" E	100.00
L277	S 62°53'22" E	100.00
L278	S 64°58'22" E	100.00
L279	S 67°11'22" E	100.00
L280	S 69°33'22" E	100.00
L281	S 71°06'22" E	100.00
L282	S 72°53'22" E	100.00
L283	S 74°58'22" E	100.00
L284	S 77°11'22" E	100.00
L285	S 79°33'22" E	100.00
L286	S 81°06'22" E	100.00
L287	S 82°53'22" E	100.00
L288	S 84°58'22" E	100.00
L289	S 87°11'22" E	100.00
L290	S 89°33'22" E	100.00
L291	S 91°06'22" E	100.00
L292	S 92°53'22" E	100.00
L293	S 94°58'22" E	100.00
L294	S 97°11'22" E	100.00
L295	S 99°33'22" E	100.00
L296	S 101°06'22" E	100.00
L297	S 102°53'22" E	100.00
L298	S 104°58'22" E	100.00
L299	S 107°11'22" E	100.00
L300	S 109°33'22" E	100.00
L301	S 111°06'22" E	100.00
L302	S 112°53'22" E	100.00
L303	S 114°58'22" E	100.00
L304	S 117°11'22" E	100.00
L305	S 119°33'22" E	100.00
L306	S 121°06'22" E	100.00
L307	S 122°53'22" E	100.00
L308	S 124°58'22" E	100.00
L309	S 127°11'22" E	100.00
L310	S 129°33'22" E	100.00
L311	S 131°06'22" E	100.00
L312	S 132°53'22" E	100.00
L313	S 134°58'22" E	100.00
L314	S 137°11'22" E	100.00
L315	S 139°33'22" E	100.00
L316	S 141°06'22" E	100.00
L317	S 142°53'22" E	100.00
L318	S 144°58'22" E	100.00
L319	S 147°11'22" E	100.00
L320	S 149°33'22" E	100.00
L321	S 151°06'22" E	100.00
L322	S 152°53'22" E	100.00
L323	S 154°58'22" E	100.00
L324	S 157°11'22" E	100.00
L325	S 159°33'22" E	100.00
L326	S 161°06'22" E	100.00
L327	S 162°53'22" E	100.00
L328	S 164°58'22" E	100.00
L329	S 167°11'22" E	100.00
L330	S 169°33'22" E	100.00

- LEGEND -**
- 1/2" x 1/8" STEEL REBAR PIN W/ ALUMINUM SURVEY CAP SET DURING PREVIOUS SURVEY
  - △ FOUND MONUMENT (AS NOTED)
  - UNMARKED POINT WATER EDGE OF DIX RIVER NO MONUMENT SET
  - INTERNAL PROPERTY CORNERS ALONG R/W
  - 7/8" x 3/8" GAL NAIL W/ALUMINUM WASHER SET (STAMPED P.L.S. #3118)
  - PROPERTY CORNERS ALONG CENTER OF DIX RIVER
  - EXISTING CENTERLINE OF ROAD OR DRIVEWAY
  - BOUNDARY LINES OF AGE SURVEY
  - ADJOINING PROPERTY BOUNDARY LINES PER DEEDED DESCRIPTIONS
  - EXISTING FENCE



NOTE: KYTC PLANS DATED FEBRUARY 19, 1999 INDICATE THE HATCHED AREA TO BE PART OF RIGHT-OF-WAY. ALTHOUGH AGE COULD FIND NO RECORD OF THE HARDIN ESTATE OFF-CONVEYING ANYTHING TO THE KYTC.

NOTE: THE HATCHED AREA REPRESENTS THE APPROXIMATE CENTERLINE OF THE HIGHWAY ACROSS THE HARDIN HEIGHTS, INC. IN DEED BOOK 130 PAGE 347 AND AS SHOWN ON PART OF HARDIN HEIGHTS CAMP ESTATES PLAT SUE 6460.

THE INDICATED AREA ALSO THE FOLLOWING RIGHTS OF WAY AND EASEMENTS: IT APPEARS THAT THE ROADWAY NOW KNOWN AS HARDIN HEIGHTS ROAD WAS BEING DEDICATED TO AN EASEMENT OR A FUTURE RIGHT-OF-WAY FOR THE ROADWAY OF HARDIN HEIGHTS CAMP ESTATES. OWNERSHIP OF THE LAND OVER WHICH THE NOW PUBLICLY TRAVELED ROAD EXISTS HAS NEVER BEEN CONVEYED TO ANYONE.

THIS SURVEY IS INCLUSIVE OF THE ROAD, NOW A PUBLICLY TRAVELED ROAD, EXCEPT WHERE SHOWN THE RIGHT FROM THE HARDIN HEIGHTS CAMP ESTATES ON THE COUNTY GOVERNMENT TO OPERATE AND MAINTAIN A ROAD ALONG THIS RIGHT.

**BOUNDARY CONSOLIDATION PLAT**



**KU E.W. BROWN GENERATION PLANT  
MERCER COUNTY, KENTUCKY**

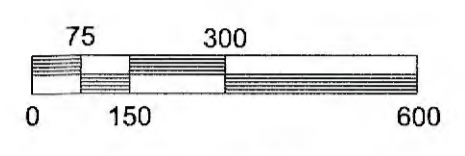
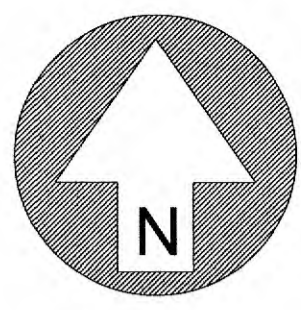
P.O. BOX 204  
165 FOSTER LANE  
STANFORD, KY 40484  
PHONE (606) 365-8362  
FAX (606) 365-1087



REVISION(S)

SHEET: 6 OF 6

DATE: 12/01/2021  
SCALE: 1" = 200'  
DRAWN BY: DLA  
APPROVED BY: DLK  
FILENAME: 21865 EV BROWN



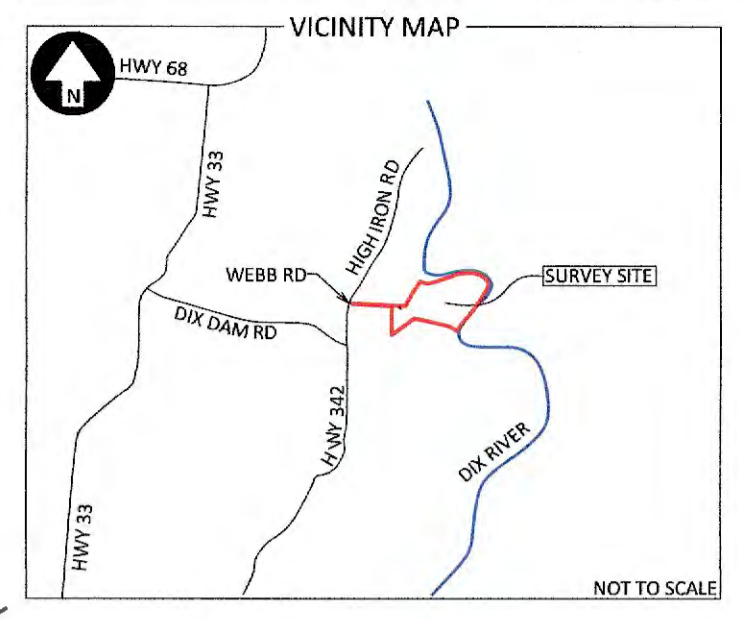
Scale: 1" = 300'

LAND CLASS: "RURAL"  
 OWNER: ROBERT B. WEBB  
 ADDRESS: 1128 EAST SECRETARIAT DRIVE  
 DANVILLE, KY 40422

PURPOSE OF PLAT  
 TO RETRACE THE PROPERTY OF ROBERT B. WEBB AS RECORDED IN (D.B. 363, PG. 598) AT THE MERCER COUNTY CLERKS OFFICE AND BEING SHOWN HEREON AS TRACT A.

NUMBER	BEARING	DISTANCE
L1	N 36°30'41" E	23.86 FT
L2	S 86°32'25" E	306.74 FT
L3	S 86°32'25" E	105.00 FT
L4	S 86°32'25" E	240.94 FT
L5	S 87°22'39" E	536.81 FT
L6	N 22°30'46" E	144.87 FT
L7	N 33°36'46" E	170.79 FT
L8	N 63°33'46" E	19.10 FT
L9	N 44°40'14" W	14.43 FT
L10	N 22°09'36" E	38.26 FT
L11	N 28°49'22" E	134.98 FT
L12	S 68°49'13" E	144.15 FT
L13	S 80°48'53" E	97.52 FT
L14	N 78°33'09" E	125.12 FT
L15	N 73°12'38" E	157.62 FT
L16	N 70°06'02" E	448.76 FT
L17	N 71°42'24" E	287.70 FT
L18	N 86°04'35" E	343.20 FT
L19	S 86°21'26" E	137.34 FT
L20	S 74°07'56" E	201.38 FT
L21	S 55°34'48" E	146.62 FT
L22	S 40°55'01" E	149.17 FT
L23	S 23°35'00" E	93.59 FT
L24	S 22°06'01" W	231.09 FT
L25	S 33°34'03" W	147.49 FT
L26	S 29°18'07" W	126.43 FT
L27	S 30°07'20" W	125.09 FT
L28	S 39°19'25" W	101.89 FT
L29	S 33°45'03" W	119.80 FT
L30	S 34°37'36" W	170.49 FT
L31	S 36°19'19" W	128.31 FT
L32	S 40°59'55" W	105.35 FT
L33	S 43°52'03" W	121.46 FT
L34	S 44°12'10" W	108.16 FT
L35	S 35°35'15" W	108.21 FT
L36	S 33°42'56" W	71.55 FT
L37	S 32°57'14" W	69.55 FT
L38	S 33°02'17" W	63.35 FT
L39	N 60°25'22" W	229.55 FT
L40	N 60°25'22" W	59.38 FT
L41	N 73°24'38" W	83.66 FT
L42	S 83°32'27" W	31.00 FT
L43	N 00°43'18" W	180.03 FT
L44	N 36°43'29" W	34.97 FT
L45	N 55°06'57" W	44.77 FT
L46	N 87°22'39" W	536.81 FT
L47	N 86°32'25" W	241.09 FT
L48	N 86°32'25" W	105.00 FT
L49	N 86°32'25" W	319.75 FT

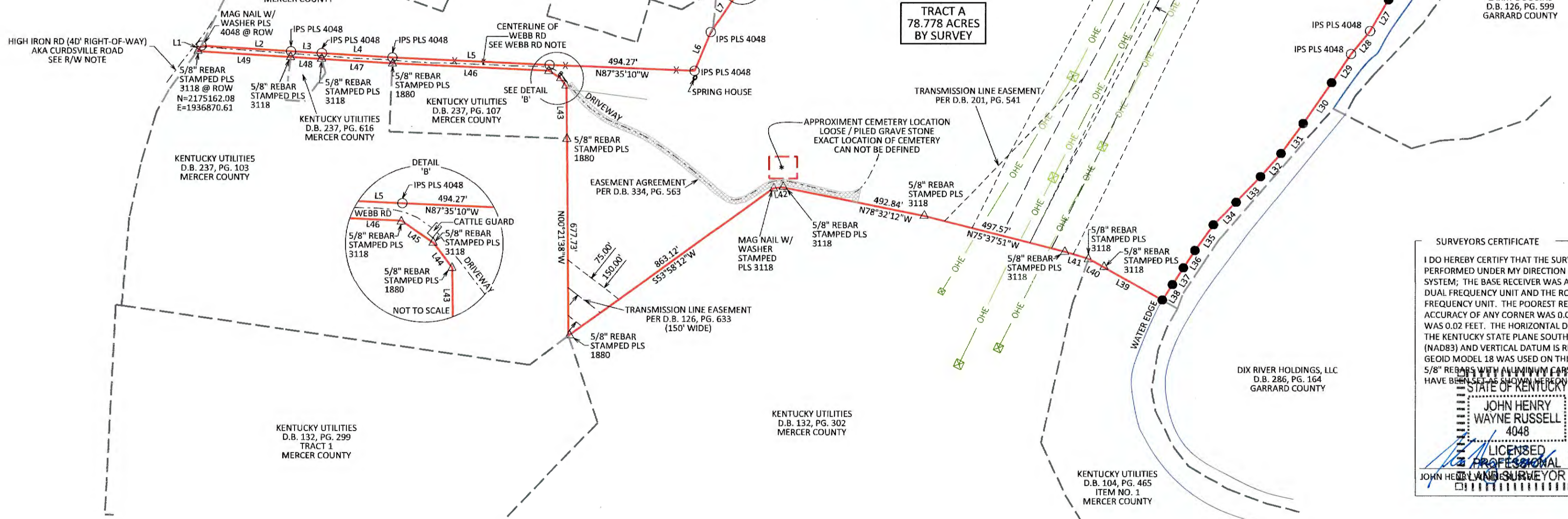
SOURCE OF TITLE  
 BEING ALL OF  
 ROBERT B. WEBB  
 D.B. 363, PG. 598



CURRENT ZONING: A-2  
 FOR MORE ZONING REGULATIONS AND INFORMATION SEE THE MERCER COUNTY PLANNING AND ZONING OFFICE

RETRACEMENT SURVEY PLAT  
 ROBERT B. WEBB PROPERTY  
 1 TRACT TOTALING 78.778 ACRES  
 HIGH IRON RD (AKA CURDSVILLE ROAD) AND WEBB RD  
 NEAR BURGIN, MERCER COUNTY, KENTUCKY

P.O. BOX 204  
 165 FOSTER LANE  
 STANFORD, KY 40484  
 PHONE (606) 365-8362  
 FAX (606) 365-1097



- LEGEND -
- 5/8" x 18" STEEL REBAR PIN W/ ALUMINUM SURVEY CAP BEARING (P.L.S. #4048) SET
  - △ FOUND MONUMENT (AS NOTED)
  - UNMARKED POINT WATER EDGE OF DIX RIVER NO MONUMENT SET
  - - - EXISTING CENTERLINE OF ROAD OR DRIVEWAY
  - - - BOUNDARY LINES OF AGE SURVEY
  - - - ADJOINING PROPERTY BOUNDARY LINES PER DEEDED DESCRIPTIONS
  - - - EXISTING FENCE
  - O-H-E- EXISTING OVERHEAD ELECTRIC LINES
  - - - CENTERLINE OF DIX RIVER

R/W NOTE:  
 NO DEED OF RECORD HAS BEEN FOUND FOR RIGHT-OF-WAY FOR HIGH IRON ROAD (AKA CURDSVILLE ROAD). PER KRS 178.025 THE MERCER COUNTY FISCAL COURT HAS THE RIGHT TO USE THE PROPERTY TO THE BACK OF THE DITCH TO MAINTAIN THE EXISTING ROAD. A 40' (20' FROM CENTERLINE) RIGHT-OF-WAY WAS USED.

WEBB ROAD NOTE:  
 NO DEED OF CONVEYANCE HAS BEEN FOUND FOR THE 20' STRIPE OF LAND WHERE WEBB ROAD IS LOCATED. NO DEED OF CONVEYANCE HAS BEEN FOUND FOR RIGHT-OF-WAY FOR WEBB ROAD. PER PHONE CONVERSATION WITH THE MERCER COUNTY ROAD DEPARTMENT AND MAGISTRATE THE 20' STRIPE OF LAND WHERE WEBB ROAD IS LOCATED HAS NEVER BEEN DEEDED OR EXCEPTED OUT OF THE WEBB CHAIN OF TITLE. BOTH ROBERT WEBB AND THE MERCER COUNTY ROAD DEPARTMENT ACKNOWLEDGES THAT THE MERCER COUNTY ROAD DEPARTMENT MAINTAINS THE EXISTING ROAD TO THE CATTLE GUARD ALONG WEBB ROAD.

CERTIFICATE OF OWNERSHIP & DEDICATION  
 I/WE CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY TO PUBLIC OR PRIVATE USES AS NOTED.  
 DATE \_\_\_\_\_ ROBERT B. WEBB

- SURVEY NOTES
- 1.) THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
  - 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - 3.) THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
  - 4.) THE SURVEY SHOWN HEREON COMPLIES WITH 201 KAR 18:150.
  - 5.) ALL BEARINGS AND COORDINATES ARE REFERENCED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83).

SURVEYORS CERTIFICATE  
 I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION USING A TRIMBLE RTK GPS SYSTEM; THE BASE RECEIVER WAS A TRIMBLE ZEPHYR GEODETIC DUAL FREQUENCY UNIT AND THE ROVER WAS A TRIMBLE R12 DUAL FREQUENCY UNIT. THE POOREST RELATIVE POSITIONAL ACCURACY OF ANY CORNER WAS 0.03 FEET AND THE BEST WAS 0.02 FEET. THE HORIZONTAL DATUM IS REFERENCED TO THE KENTUCKY STATE PLANE SOUTH ZONE COORDINATE SYSTEM (NAD83) AND VERTICAL DATUM IS REFERENCED TO NAVD88. GEIOD MODEL 18 WAS USED ON THIS PROJECT.  
 5/8" REBARS WITH ALUMINUM CAPS STAMPED RLS #4048 HAVE BEEN USED AS MONUMENTS.  
 JOHN HENRY WAYNE RUSSELL  
 4048  
 LICENSED PROFESSIONAL SURVEYOR  
 JOHN HENRY WAYNE RUSSELL  
 4048  
 DATE 6/10/2021

**GENERAL WARRANTY DEED**

**THIS DEED** is made as of August 25<sup>th</sup>, 2021, between

**ROBERT B. WEBB AND JENNIFER E. WEBB,**  
husband and wife  
1128 E. Secretariat Drive  
Danville, Kentucky 40422

("Grantors")

and

**KENTUCKY UTILITIES COMPANY,**  
a Kentucky corporation  
ATTN: Real Estate Department  
820 W. Broadway  
Louisville, Kentucky 40202 (and tax bill in-care of address)

("Grantee")

W I T N E S S E T H:

That for good and valuable consideration paid by Grantee to Grantors in the amount of \$422,500.00, the receipt and sufficiency of which is hereby acknowledged, Grantors grant and convey unto Grantee, in fee simple and with covenant of General Warranty, that certain real property, and improvements thereon, located in Mercer County, Kentucky, and more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Grantors further covenant lawful seizin of the estate hereby conveyed, with full power to convey the same, and that said estate is free and clear of all encumbrances except easements, restrictions and stipulations of record, all governmental laws and regulations affecting said Property, if any, and all ad valorem taxes due and payable in 2021.

TO HAVE AND HOLD the Property together with all of the rights, privileges, appurtenances and improvements thereto belonging unto Grantee, and Grantee's successors and assigns forever.

Grantors and Grantee further certify, pursuant to KRS Chapter 382, that the above stated consideration is the full consideration paid for the Property conveyed herein. Future tax bills shall be mailed to the Grantee at the address above.

D370 PG886

Jennifer E. Webb joins in this Deed as Grantor solely for the purpose of releasing any dower or statutory interest which she might have in the Property conveyed.

WITNESS the signatures of Grantors and Grantee as of the dates set forth in the notarial certificates below.

GRANTORS:

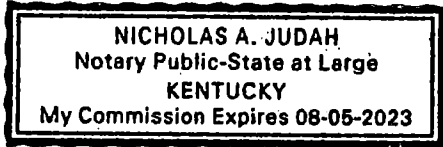
*Robert B. Webb*  
ROBERT B. WEBB

*Jennifer E. Webb*  
JENNIFER E. WEBB

COMMONWEALTH OF KENTUCKY )  
)SS  
COUNTY OF Jefferson )

The foregoing Deed and Consideration Certificate were acknowledged, subscribed, and sworn to before me this 25<sup>th</sup> day of August, 2021, by Robert B. Webb and Jennifer E. Webb, to be their free act and voluntary deed.

My Commission Expires: 08-05-2023



*Nicholas A. Judah*  
Notary Public  
Printed Name: Nicholas A. Judah  
Commission No. 628427

GRANTEE:

KENTUCKY UTILITIES COMPANY

By: Paul Weis

Its: Myrta ERow

COMMONWEALTH OF KENTUCKY )  
 )SS  
COUNTY OF JEFFERSON )

The foregoing Deed and Consideration Certificate was acknowledged, subscribed, and sworn to before me this 24<sup>th</sup> day of August, 2021, by Paul Weis, as Manager, REROW of Kentucky Utilities Company, a Kentucky corporation, to be his/her free act and voluntary deed in such capacity.

My Commission Expires: 08-05-2023

Nicholas A. Judah  
Notary Public  
Printed Name: Nicholas A. Judah  
Commission No. 628427

THIS INSTRUMENT PREPARED BY:

Anthony L. Schnell  
Anthony L. Schnell, Esq.  
STOLL KEENON OGDEN PLLC  
2000 PNC Plaza  
500 W. Jefferson Street  
Louisville, Kentucky 40202  
(502) 333-6000

**EXHIBIT A  
LEGAL DESCRIPTION**

Beginning at a point corner to Hershell Motley at the end of the passway and corner to Hugh F. Ison; thence running with Ison's line East and thence Northwardly to Dix River; thence with the River as it meanders Eastwardly, Southeastwardly and Southwestwardly to the property of the Dix River Power Company, now Kentucky Utilities Company; thence with its lines Southwardly to line of Sallie and Es Webb; thence with their line West and thence Southwest to corner to J.D. Willis; thence with his line North to corner to Hershell Morley; and thence with his line North to the beginning, containing 65 acres, more or less, together with a passway or road running from the beginning corner west along the line of Hugh F. Ison to the Danville and Dix River Road, and subject to the right granted to Kentucky Hydro Electric Co by David Motley D.B. 101, Page 506, to construct and maintain a power line across the same, and the right to construct and maintain in Kentucky River at Dam N. 7 a dam three feet higher than the dam then located there.

The above description is hereby replaced with the following description in accordance with the Retracement Survey Plat prepared by AGE Engineering Services, Inc., dated June 11, 2021, a copy of which is attached hereto as Exhibit A-1:

**Tract A** being more particularly described as follows:

**Beginning** at an iron pin found (P.L.S. #3118), said iron pin found being on the eastern edge of right-of-way High Iron Road (AKA Curdsville Road), being 20' from the centerline of High Iron Road (AKA Curdsville Road), being on the south side of Webb Road (Webb Road is located on Tract A), being a property corner to Kentucky Utilities (D.B. 237, Pg. 103, Mercer County), being a corner of Tract A being surveyed this day, having Kentucky State Plane Coordinate System – South Zone Coordinates of N=2175162.08, E=1936870.61 **and being the Point of Beginning for this description;**

Thence leaving the property of Kentucky Utilities (D.B. 237, Pg. 103, Mercer County) and continuing along the eastern edge of right-of-way of High Iron Road (AKA Curdsville Road) N36°30'41"E - 23.86 feet to a MAG Nail with washer set (P.L.S. # 4048), said MAG Nail being on the eastern edge of right-of-way of High Iron Road (AKA Curdsville Road), being 20' from the centerline of High Iron Road (AKA Curdsville Road), being on the north side of Webb Road (Webb Road is located on Tract A), being a property corner to Douglas Bagan (D.B. 247, Pg. 622, Mercer County) and being a corner of Tract A being surveyed this day;

Thence leaving the eastern edge of right-of-way of High Iron Road (AKA Curdsville Road) and continuing with the property of Douglas Bagan (D.B. 247,



**D370 PG889**

Pg. 622, Mercer County) the following six (6) courses: S86°32'25"E - 306.74 feet to an iron pin set, (said iron pin set being a 5/8" x 18" rebar with a 2" aluminum cap bearing P.L.S. # 4048, as will be typical for all iron pins set), S86°32'25"E - 105.00 feet to an iron pin set, S86°32'25"E - 240.94 feet to an iron pin set, S87°22'39"E - 536.81 feet to an iron pin set, S87°35'10"E - 494.27 feet to an iron pin set and N22°30'46"E - 144.87 feet to an iron pin set, said iron pin set being a common property corner Douglas Bagan (D.B. 247, Pg. 622, Mercer County), William Dudley Curry and Larry Spier Curry (D.B. 208, Pg. 594, Mercer County) and Tract A being surveyed this day;

Thence leaving the property of Douglas Bagan (D.B. 247, Pg. 622, Mercer County) and continuing with the property of William Dudley Curry and Larry Spier Curry (D.B. 208, Pg. 594, Mercer County) the following six (6) courses: N33°36'46"E - 170.79 feet to an iron pin set, N63°33'46"E - 19.10 feet to an iron pin set, N44°40'14"W - 14.43 feet to an iron pin set, N22°09'36"E - 38.26 feet to an iron pin set, N28°49'22"E - 134.98 feet to an iron pin set and N35°39'46"E - passing an iron witness pin set online at 390.42' and continuing a total distance of 395.42 feet to an unmarked point at the water edge of Dix River, said unmarked point being a common property corner to William Dudley Curry and Larry Spier Curry (D.B. 208, Pg. 594, Mercer County) and Tract A being surveyed this day;

Thence leaving the property of William Dudley Curry and Larry Spier Curry (D.B. 208, Pg. 594, Mercer County) and continuing along the water edge of Dix River the following twenty-seven (27) courses: S68°49'13"E - 144.15 feet to an unmarked point at the water edge of Dix River, S80°48'53"E - 97.52 feet to an unmarked point at the water edge of Dix River, N78°33'09"E - 125.12 feet to an unmarked point at the water edge of Dix River, N73°12'38"E - 157.62 feet to an unmarked point at the water edge of Dix River, N70°06'02"E - 448.76 feet to an iron pin set at the water edge of Dix River, N71°42'24"E - 287.70 feet to an iron pin set at the water edge of Dix River, N86°04'35"E - 343.20 feet to an unmarked point at the water edge of Dix River, S86°21'26"E - 137.34 feet to an unmarked point at the water edge of Dix River, S74°07'56"E - 201.38 feet to an unmarked point at the water edge of Dix River, S55°34'48"E - 146.62 feet to an iron pin set at the water edge of Dix River, S40°55'01"E - 149.17 feet to an iron pin set at the water edge of Dix River, S23°35'00"E - 93.59 feet to an unmarked point at the water edge of Dix River, S22°06'01"W - 231.09 feet to an unmarked point at the water edge of Dix River, S33°34'03"W - 147.49 feet to an unmarked point at the water edge of Dix River, S29°18'07"W - 126.43 feet to an unmarked point at the water edge of Dix River, S30°07'20"W - 125.09 feet to an iron pin set at the water edge of Dix River, S39°19'25"W - 101.89 feet to an iron pin set at the water edge of Dix River, S33°45'03"W - 119.80 feet to an unmarked point at the water edge of Dix River, S34°37'36"W - 170.49 feet to an unmarked point at the water edge of Dix River, S36°19'19"W - 128.31 feet to an unmarked point at the water edge of Dix River, S40°59'55"W - 105.35 feet to an unmarked point at the water edge of Dix River, S43°52'03"W - 121.46 feet to an unmarked point at the

**D370 PG890**

water edge of Dix River, S44°12'10"W - 108.16 feet to an unmarked point at the water edge of Dix River, S35°35'15"W - 108.21 feet to an unmarked point at the water edge of Dix River, S33°42'56"W - 71.55 feet to an unmarked point at the water edge of Dix River, S32°57'14"W - 69.55 feet to an unmarked point at the water edge of Dix River and S33°02'17"W - 63.35 feet to an unmarked point at the water edge of Dix River, said unmarked point being in the property line of Kentucky Utilities (D.B. 104, Pg. 465, Item No. 1, Mercer County) and being a corner to Tract A being surveyed this day;

Thence leaving the water edge of Dix River and continuing with the property of Kentucky Utilities (D.B. 104, Pg. 465, Item No. 1, Mercer County) the following two (2) courses: N60°25'22"W - 229.55 feet to an iron pin found (P.L.S. #3118) and N60°25'22"W - 59.38 feet to an iron pin found (P.L.S. #3118), said iron pin found being a common property corner to Kentucky Utilities (D.B. 104, Pg. 465, Item No. 1, Mercer County), Kentucky Utilities (D.B. 132, Pg. 302, Mercer County) and Tract A being surveyed this day;

Thence leaving the property of Kentucky Utilities (D.B. 104, Pg. 465, Item No. 1, Mercer County) and continuing with the property of Kentucky Utilities (D.B. 132, Pg. 302, Mercer County) the following five (5) courses: N73°24'38"W - 83.66 feet to an iron pin found (P.L.S. #3118), N75°37'51"W - 497.57 feet to an iron pin found (P.L.S. #3118), N78°32'12"W - 492.84 feet to an iron pin found (P.L.S. #3118), S83°32'27"W - 31.00 feet to a MAG Nail with washer found (P.L.S. #3118) and S53°58'12"W - 863.12 feet to an iron pin found (P.L.S. #1880), said iron pin found being a common property corner to Kentucky Utilities (D.B. 132, Pg. 302, Mercer County), Kentucky Utilities (D.B. 132, Pg. 299, Tract 1, Mercer County), Kentucky Utilities (D.B. 237, Pg. 103, Mercer County) and Tract A being surveyed this day;

Thence leaving the property of Kentucky Utilities (D.B. 132, Pg. 302, Mercer County) and Kentucky Utilities (D.B. 132, Pg. 299, Tract 1, Mercer County) and continuing with the property of Kentucky Utilities (D.B. 237, Pg. 103, Mercer County) N00°21'38"W - 677.73 feet to an iron pin found (P.L.S. #1880), said iron pin found being a common property corner to Kentucky Utilities (D.B. 237, Pg. 103, Mercer County), Kentucky Utilities (D.B. 237, Pg. 107, Mercer County) and Tract A being surveyed this day;

Thence leaving the property of Kentucky Utilities (D.B. 237, Pg. 103, Mercer County) and continuing with the property of Kentucky Utilities (D.B. 237, Pg. 107, Mercer County) the following four (4) courses: N00°43'18"W - 180.03 feet to an iron pin found (P.L.S. #1880), N36°43'29"W - 34.97 feet to an iron pin found (P.L.S. #3118), N55°06'57"W - 44.77 feet to an iron pin found (P.L.S. #3118) and N87°22'39"W - 536.95 feet to an iron pin found (P.L.S. #1880), said iron pin found being a common property corner to Kentucky Utilities (D.B. 237, Pg. 107, Mercer County), Kentucky Utilities (D.B. 237, Pg. 103, Mercer County)

and Tract A being surveyed this day;

Thence leaving the property of Kentucky Utilities (D.B. 237, Pg. 107, Mercer County) and continuing with the property of Kentucky Utilities (D.B. 237, Pg. 103, Mercer County) N86°32'25"W - 241.09 feet to an iron pin found (P.L.S. #3118), said iron pin found being a common property corner to Kentucky Utilities (D.B. 237, Pg. 103, Mercer County), Kentucky Utilities (D.B. 237, Pg. 616, Mercer County) and Tract A being surveyed this day;

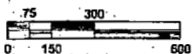
Thence leaving the property of Kentucky Utilities (D.B. 237, Pg. 103, Mercer County) and continuing with the property of Kentucky Utilities (D.B. 237, Pg. 616, Mercer County) N86°32'25"W - 105.00 feet to an iron pin found (P.L.S. #3118), said iron pin found being a common property corner of Kentucky Utilities (D.B. 237, Pg. 616, Mercer County), Kentucky Utilities (D.B. 237, Pg. 103, Mercer County) and Tract A being surveyed this day;

Thence leaving the property of Kentucky Utilities (D.B. 237, Pg. 616, Mercer County) and continuing with the property of Kentucky Utilities (D.B. 237, Pg. 103, Mercer County) N86°32'25"W - 319.75 feet to the Point of Beginning and containing 78.778 acres by survey.

Tract A is subject to all valid and existing conditions, restrictions, covenants, easements, and reservations as may be found in the record chain of title.

Being the same property conveyed to Robert B. Webb, a married person, by deed dated January 22, 2020, of record in Deed Book 363, Page 598, in the office of the Mercer County Clerk.

D370 PG892



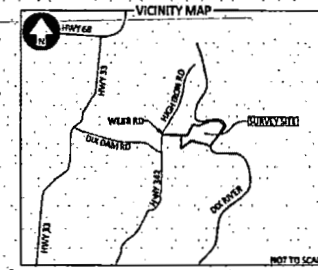
Scale: 1" = 300'

LAND CLASS: "RURAL"  
OWNER: ROBERT & WEBB  
ADDRESS: 3118 EAST SECRETARY DRIVE  
DANVILLE, KY 40422

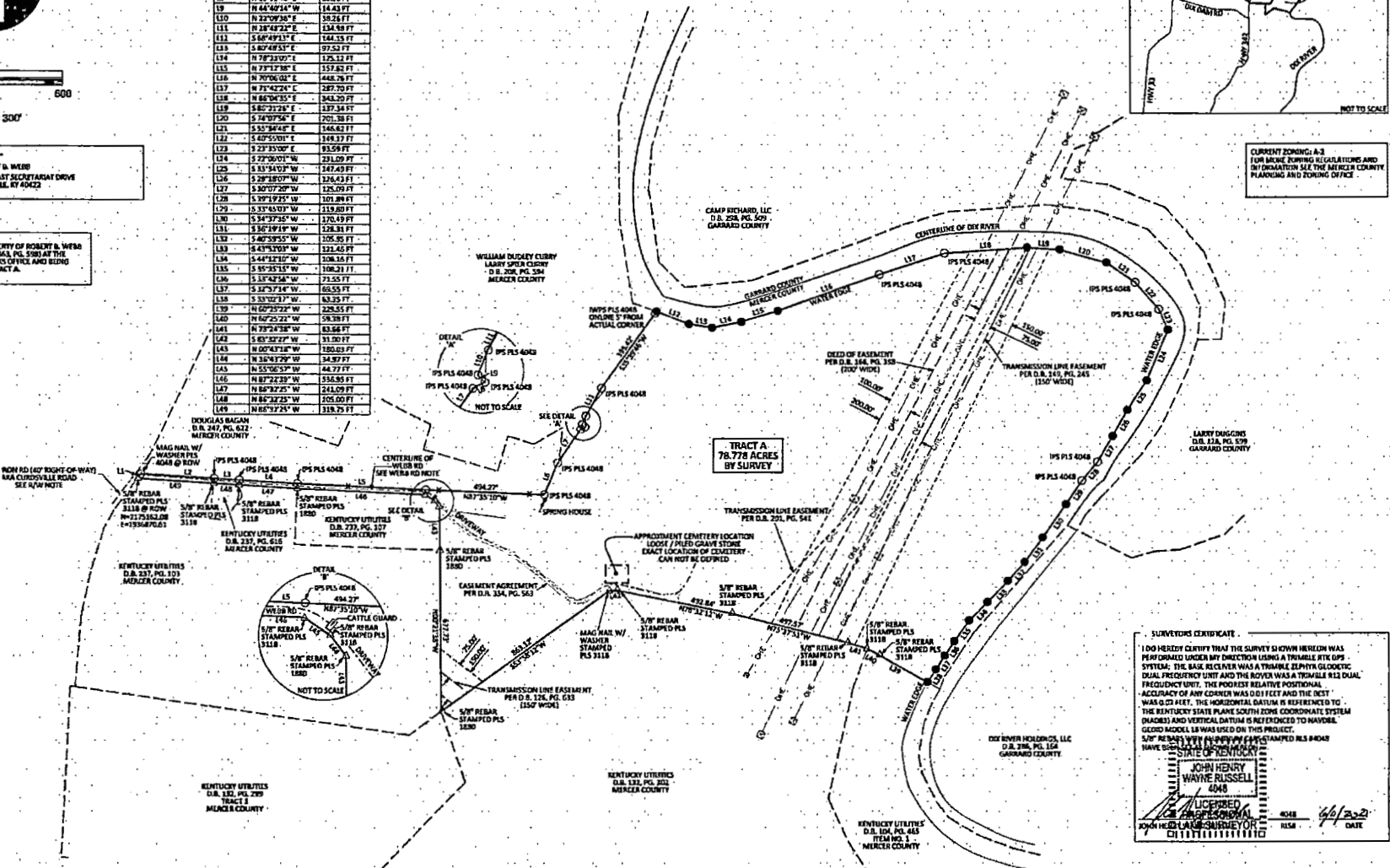
PURPOSE OF PLAY  
TO RETRACE THE PROPERTY OF ROBERT & WEBB  
AS RECORDED IN D.B. 363, PG. 598 AT THE  
MERCER COUNTY CLERK'S OFFICE AND BEING  
SHOWN HEREON AS TRACT A.

NUMBER	BEARING	DISTANCE
L1	N 56°27'41" E	73.85 FT
L2	S 86°32'25" E	506.34 FT
L3	S 86°32'25" E	105.00 FT
L4	S 86°32'25" E	240.54 FT
L5	S 87°22'09" E	534.81 FT
L6	N 22°30'40" E	144.87 FT
L7	N 37°36'46" E	1370.79 FT
L8	N 62°37'44" E	49.30 FT
L9	N 64°40'54" W	14.43 FT
L10	N 22°09'30" E	38.25 FT
L11	N 28°48'24" E	134.98 FT
L12	S 68°49'17" E	144.15 FT
L13	S 80°48'53" E	97.53 FT
L14	N 78°33'09" E	125.12 FT
L15	N 73°12'38" E	157.82 FT
L16	N 70°06'32" E	446.76 FT
L17	N 71°42'24" E	287.70 FT
L18	N 66°04'35" E	343.20 FT
L19	S 46°21'28" E	137.34 FT
L20	S 74°09'54" E	201.30 FT
L21	S 55°34'44" E	146.63 FT
L22	S 40°55'01" E	148.37 FT
L23	S 22°33'00" E	93.59 FT
L24	S 22°30'01" W	231.29 FT
L25	S 53°54'03" W	147.43 FT
L26	S 29°18'07" W	136.43 FT
L27	S 40°07'20" W	126.09 FT
L28	S 39°19'21" W	101.89 FT
L29	S 35°40'03" W	219.80 FT
L30	S 34°37'35" W	170.49 FT
L31	S 30°19'19" W	128.31 FT
L32	S 40°55'52" W	106.35 FT
L33	S 43°53'03" W	121.40 FT
L34	S 44°12'10" W	108.16 FT
L35	S 55°35'15" W	108.21 FT
L36	S 33°42'54" W	71.53 FT
L37	S 32°37'14" W	60.55 FT
L38	S 33°02'17" W	83.25 FT
L39	N 60°25'23" W	226.55 FT
L40	N 62°25'22" W	58.19 FT
L41	N 79°24'38" W	83.66 FT
L42	S 65°30'27" W	31.50 FT
L43	N 40°43'48" W	180.03 FT
L44	N 34°14'20" W	34.92 FT
L45	N 55°06'57" W	44.77 FT
L46	N 87°22'29" W	536.95 FT
L47	N 86°25'25" W	245.09 FT
L48	N 86°32'23" W	105.00 FT
L49	N 86°32'25" W	318.25 FT

SOURCE OF TITLE  
BEING ALL OF  
ROBERT B. WEBB  
D.B. 363, PG. 598



CURRENT ZONING: A-3  
FOR LOCAL ZONING REGULATIONS AND  
INFORMATION SEE THE MERCER COUNTY  
PLANNING AND ZONING OFFICE



DOCUMENT NO: 12008922  
RECORDED: August 25, 2021 02:03:00 PM  
TOTAL FEES: \$59.00 TRANSFER TAX: \$422.50  
COUNTY CLERK: CHRIS HORN  
DEPUTY CLERK: LORI LAWSON  
COUNTY: MERCER COUNTY  
BOOK: D370 PAGES: 885 - 892

DATE: 08/03/2021  
SCALE: 1" = 300'  
DRAWN BY: LAWSON  
APPROVED BY: JHW  
FILENAME: 212195C

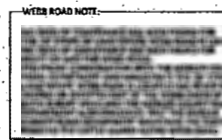
RETRACEMENT SURVEY PLAT  
ROBERT B. WEBB PROPERTY  
1 TRACT TOTALING 78.778 ACRES  
HIGH IRON RD (AKA CURDSSVILLE ROAD) AND WEBB RD  
NEAR BURGIN, MERCER COUNTY, KENTUCKY

P.O. BOX 204  
165 FOSTER LANE  
STANFORD, KY 40484  
PHONE (606) 365-8862  
FAX (606) 365-1087



- LEGEND
- 1/2" x 1/2" STEEL REBAR (PW W) ALLUMINUM SURVEY CAP BEARING (P.L.S. #4048) SET
  - FOUND MONUMENT (AS NOTED)
  - ▲ UNMARKED POINT WATER EDGE OF DIXIE RIVER NO MONUMENT SET
  - EXISTING CENTERLINE OF ROAD OR DRIVEWAY
  - BOUNDARY LINES OF AGE SURVEY
  - ADJACENT PROPERTY BOUNDARY LINES PER FIELD DESCRIPTIONS
  - - - EXISTING FENCE
  - - - EXISTING OVERHEAD ELECTRIC LINES
  - CENTERLINE OF DIXIE RIVER

ROW NOTE:  
NO DEED OF RECORD HAS BEEN FOUND FOR  
RIGHT-OF-WAY FOR HIGH IRON ROAD (AKA  
CURDSSVILLE ROAD). PER US 178 THE MERCER  
COUNTY FISCAL COURT HAS THE RIGHT TO USE  
THE PROPERTY TO THE BACK OF THE EYED TO  
MAINTAIN THE EXISTING ROAD, A 47' (20' FROM  
CENTERLINE) RIGHT-OF-WAY WAS USED.



CERTIFICATE OF OWNERSHIP & DEDICATION  
I/WE CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY  
DESCRIBED HEREON, AND THAT I/WE HEREBY ADOPT THIS PLAN  
OF SUBDIVISION WITH HARMONY FREE CONSENT, ESTABLISH THE  
VENUE, BUILD RESTRICTION LINE, DEDICATE ALL EASEMENTS  
AND RIGHTS TO PUBLIC OR PRIVATE USES AS NOTED.  
DATE: 8/3/21  
ROBERT B. WEBB

- SURVEY NOTES
- 1.) THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
  - 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - 3.) THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
  - 4.) THE SURVEY SHOWN HEREON COMPLIES WITH 2011 EAR 18-350.
  - 5.) ALL BEARINGS AND COORDINATES ARE REFERENCED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83).

SURVEYORS CERTIFICATE  
I, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS  
PERFORMED UNDER MY DIRECTION USING A TRIANGLE SITE GPS  
SYSTEM. THE BASE RECEIVER WAS A TRIMBLE SPTX GPS  
DUAL FREQUENCY UNIT AND THE ROVER WAS A TRIMBLE R12 DUAL  
FREQUENCY UNIT. THE PROXIMITY RELATIVE POSITIONAL  
ACCURACY OF ANY CORNER WAS 0.01 FEET AND THE BEST  
WAS 0.02 FEET. THE HORIZONTAL DATUM IS REFERENCED TO:  
- THE KENTUCKY STATE PLANE SOUTH ZONE COORDINATE SYSTEM  
(MAGS) AND VERTICAL DATUM IS NOT DEDICATED TO NAVD83.  
GEOID MODEL 18 WAS USED ON THIS PROJECT.  
5/8" REBAR WITH PLAIN FINISH STAMPED PLS 3118  
HAVE BEEN SET AT THE CORNERS AND STAMPED PLS 3118  
WAS USED AT THE CENTERLINE OF THE DIXIE RIVER.  
JOHN HENRY  
WAYNE RUSSELL  
4048  
LICENSED  
SURVEYOR  
JOHN HENRY SURVEYING  
DATE: 8/3/21

237-616

616

**DEED TAX PAID**

\$ 5.00 DATE 1/9/92

BOOK 237 PAGE 616

This **DEED OF CONVEYANCE** made and entered into this the 31st

day of December, 1991, by and between A. G. PEAVLER and ROSIE L. PEAVLER, husband and wife, 1740 Curdsville Road, Harrodsburg, Kentucky 40330 **GRANTORS**, to KENTUCKY UTILITIES COMPANY, INC., a Kentucky Corporation, One Quality Street, Lexington, Kentucky 40507, in fee simple, its successors and assigns forever, **GRANTEE**.

**WITNESSETH:** That the Grantors, for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and all other good and valuable consideration, the receipt of all of which is hereby acknowledged, has this date bargained, sold, aliened and conveyed and does by these presents bargain, sell, alien and convey unto the Grantee, in fee simple, its successors and assigns forever, the following described property located in Mercer County, Kentucky, to-wit:

BEGINNING at a point located in the south right of way of a 20 foot roadway and being a corner to Tract "A", said point located N 85°36'07"W, a distance of 241.09 feet from an iron pin, a corner to Tract "C", said point having the Kentucky State Plane co-ordinates of X=1,863,435.985 Y=108,665.1038;

MAID

Thence, along Tract "A" for the following calls, S13°22'20"E, a distance of 51.00 feet to a point; S36°59'54"W, a distance of 120.00 feet to a point; N85°36'07"W, a distance of 66.00 feet to a point; N8°15'15"E, a distance of 150.00 feet to a point; located in the south right of way of a 20 foot roadway; thence, S85°36'07"E, along the south right of way of a 20 foot roadway, a distance of 105.00 feet to a point of beginning, containing 0.348 acres more or less. All bearings are referred to grid north, and

BEING the same property conveyed to A. G. Peavler and Rosie L. Peavler, husband and wife, by deed of Grover

Peavler, et al, dated October 17, 1979, recorded in Deed Book 236, Page 674, records Mercer County Court Clerk's Office.

TO HAVE AND TO HOLD the above described property together with the improvements thereon and appurtenances thereunto belonging unto the Grantee, in fee simple, his heirs and assigns forever, with Covenant of General Warranty of Title, but subject however, to all easements, covenants and restrictions of record.

Possession to accompany delivery of deed. Taxes for the year 1991 to be paid Grantors. The total cash consideration for the foregoing conveyance is the sum of \$5,000.00 dollars.

IN TESTIMONY WHEREOF WITNESS the hands of the Grantors, this the date and year first above written.

A. G. Peavler  
A. G. PEAVLER

Rosie L. Peavler  
ROSIE L. PEAVLER

STATE OF KENTUCKY  
COUNTY OF MERCER

Acknowledged before me by A. G. PEAVLER and ROSIE L. PEAVLER, in Harrodsburg, Mercer County, Kentucky, this the 31st day of December, 1991.

My commission expires: August 25, 1992

David [Signature]  
NOTARY PUBLIC, STATE AT LARGE, KY

618-

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify pursuant to KRS Chapter 382 that the consideration reflected in this deed is the true, full and correct consideration paid for the property herein. We further certify our understanding that falsification of the stated consideration is a Class D Felony subject to one to five years imprisonment and fines up to \$10,000.00.

A. G. Peavler  
A. G. PEAVLER

KENTUCKY UTILITIES COMPANY, INC.

Rosie L. Peavler  
ROSIE L. PEAVLER

BY: J. W. Tipton  
SENIOR VICE-PRESIDENT

STATE OF KENTUCKY  
COUNTY OF MERCER

The foregoing Consideration Certificate was acknowledged and sworn to before me this 2nd day of ~~December~~ <sup>JANUARY</sup>, 1992 by A. G. PEAVLER and ROSIE L. PEAVLER, grantors, and J. W. Tipton, Senior Vice-President of Kentucky Utilities Company, Inc., grantee.

My commission expires: Aug. 25, 1992.

[Signature]  
NOTARY PUBLIC, STATE AT LARGE, KY.

THIS IS TO CERTIFY THAT THE FORE-  
GOING INSTRUMENT WAS PREPARED BY  
[Signature]  
DAVID PERICK P.S.C.  
ATTORNEY AT LAW  
HARRISONBURG, KY  
606-734-6121

State of Kentucky, County of Mercer, Sct.  
I, Larry Short, Mercer County Clerk, do certify that the foregoing instrument was on this day, lodged for record, at 2:21 PM, which together with this and the foregoing certificate has been duly recorded in my office. Given under my hand this 9 day of Jan, 1992.  
Larry Short Clerk By [Signature] D.C.

DEED TAX PAID  
\$ 8.00 DATE 11-12-91

237-107

BOOK 237 PAGE 107

This DEED OF CONVEYANCE made and entered into this the 8th day of November, 1991, by and between GROVER PEAVLER, a single person, A. G. PEAVLER and ROSIE L. PEAVLER, husband and wife, Curdsville Road, Harrodsburg, Kentucky 40330, GRANTORS, to KENTUCKY UTILITIES COMPANY, INC., a Kentucky Corporation, One Quality Street, Lexington, Kentucky 40507, in fee simple, its successors and assigns forever, GRANTEE.

WITNESSETH: That the Grantors, for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and all other good and valuable consideration, the receipt of all of which is hereby acknowledged, have this date bargained, sold, aliened and conveyed and do by these presents bargain, sell, alien and convey unto the Grantee, in fee simple, its successors and assigns forever, the following described property located in Mercer County, Kentucky, to-wit:

BEGINNING at an iron pin located in the south right of way of a 20 foot roadway and being the north east most corner of Tract "A", said iron pin having the Kentucky State Plane co-ordinates of X=1,863,676.365 Y=108,646.6158;

MAIZ

Thence, along the south right of way of a 20 foot roadway for the following calls, S86°24'05"E, a distance of 536.96 feet to an iron pin; S54°08'26"E, a distance of 44.77 feet to an iron pin; S35°44'58"E, a distance of 34.97 feet to an iron pin; a corner to Webb;

Thence, S0°15'13"W, along the line of Webb (DB 234-160), a distance of 180.03 feet to an iron pin, a corner to Tract "A";

Thence, along Tract "A"; for the following calls, N86°55'25"W, a distance of 607.17 feet to an iron



108

pin; N3°30'54"E, a distance of 236.19 feet to point of beginning.

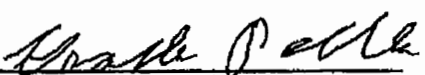
The bearings are referred to grid north. The above property is a portion of Deed Book 118, Page 612, records Mercer County Court Clerk's Office, according to survey of Lindon W. Estes, R.L.S. No. 1830, dated October 18, 1991, and


BEING the same property conveyed to Grover Peavler and A. G. Peavler, by Deed of William S. Luttrell and Ruby Luttrell, husband and wife, by Deed dated January 21, 1946, recorded in Deed Book 118, Page 612, records Mercer County Court Clerk's Office.

**TO HAVE AND TO HOLD** the above described property together with the improvements thereon and appurtenances thereunto belonging unto the Grantee, in fee simple, its successors and assigns forever, with Covenant of General Warranty of Title, but subject however, to all easements, covenants and restrictions of record.

Possession to accompany delivery of deed. Taxes for the year 1991 have been paid. The total cash consideration for the foregoing conveyance is the sum of \$8,000.00 dollars.

**IN TESTIMONY WHEREOF WITNESS** the hands of the Grantors, this the date and year first above written.

  
GROVER PEAVLER

  
A. G. PEAVLER

  
ROSIE L. PEAVLER

STATE OF KENTUCKY

COUNTY OF MERCER

Acknowledged before me by Grover Peavler, a single person and A. G. Peavler and Rosie L. Peavler, husband and wife, in Harrodsburg, Mercer County, Kentucky, this the 8th day of November, 1991.

My commission expires: Aug 25, 1992.



NOTARY PUBLIC, STATE AT LARGE, KY

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify pursuant to KRS Chapter 382 that the consideration reflected in this deed is the true, full and correct consideration paid for the property herein. We further certify our understanding that falsification of the stated consideration is a Class D Felony subject to one to five years imprisonment and fines up to \$10,000.00.

Grover Peavler  
GROVER PEAVLER

KENTUCKY UTILITIES COMPANY, INC.

A. G. Peavler  
A. G. PEAVLER

BY:

J. W. Tipton  
SENIOR VICE PRESIDENT

Rosie L. Peavler  
ROSIE L. PEAVLER

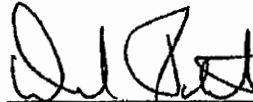
110

STATE OF KENTUCKY

COUNTY OF MERCER

The foregoing Consideration Certificate was acknowledged and sworn to before me this 8th day of November, 1991 by Grover Peavler, A. G. Peavler and Rosie L. Peavler, grantors, and J.W. Tipton, Senior Vice-President of Kentucky Utilities Company, Inc., grantee.

My commission expires: 8/25/92.



NOTARY PUBLIC, STATE AT LARGE, KY.

THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT WAS PREPARED BY 

DAVID PATRICK P.S.C.  
ATTORNEY AT LAW  
HARRODSBURG, KY  
606-734-5121

State of Kentucky, County of Mercer, Sct.

I, Larry Short, Mercer County Clerk, do certify that the foregoing instrument was on this day, lodged for record, at 8:23 AM, which together with this and the foregoing certificate has been duly recorded in my office. Given under my hand this

12 day of Nov 1991.  
Larry Short Clerk By John D. Jones D.C.

237-103

Joint Application Exhibit 6  
Set David Patrick  
11/14/91

103

DEED TAX PAID  
\$ 22.00 DATE 11-12-91

BOOK 237 PAGE 103

This DEED OF CONVEYANCE made and entered into this the 8th day of November, 1991, by and between GROVER PEAVLER, a single person, A. G. PEAVLER and ROSIE L. PEAVLER, husband and wife, Curdsville Road, Harrodsburg, Kentucky 40330, GRANTORS, to KENTUCKY UTILITIES COMPANY, INC., a Kentucky Corporation, One Quality Street, Lexington, Kentucky 40507, in fee simple, its successors and assigns forever, GRANTEE.

WITNESSETH: That the Grantors, for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and all other good and valuable consideration, the receipt of all of which is hereby acknowledged, have this date bargained, sold, aliened and conveyed and do by these presents bargain, sell, alien and convey unto the Grantee, in fee simple, its successors and assigns forever, the following described property located in Mercer County, Kentucky, to-wit:

BEGINNING at an iron pin located in the intersection of the east right of way of Curdsville Road and the south right of way of a 20 foot roadway, said iron pin having the Kentucky State Plane co-ordinates of X=1,863,012.486 Y=108,697.6758;

Thence, S85°36'07"E, along a 20 foot roadway, a distance of 319.75 feet to a point, a corner to Tract "B";

Thence, along Tract "B" for the following calls, S8°15'15"W, a distance of 150.00 feet to a point; S85°36'07"E, a distance of 66.00 feet to a point; N36°59'54"E, a distance of 120.00 feet to a point; N13°22'20"W, a distance of 51.00 feet to a point, located in the south right of way of a 20 foot roadway, said point having the Kentucky State Plane co-ordinates of X=1,863,435.985 Y=108,665.1038;

Thence, S85°36'07"E, along the south right of way of a 20 foot roadway, a distance of 241.09 feet to an iron pin, a corner to Tract "C";

Thence, along Tract "C" for the following calls, S3°30'54"W, a distance of 236.19 feet to an iron pin; S86°55'25"E, a distance of 607.17 feet to an iron pin, corner to Webb;

Thence, along the line of Webb (DB 234-16) for the following call, S0°33'44"W, a distance of 677.47 feet to an iron pin, a corner to other property of Kentucky Utilities;

Thence, along the line of other property of Kentucky Utilities for the following calls, S53°41'02"W, a distance of 166.25 feet to a wood post; N80°50'08"W, a distance of 1405.69 feet to an iron pin, located in the east right of way of Curdsville Road, passing an iron pin at 1.00 feet;

Thence, along the east right of way of Curdsville Road for the following calls, N5°56'18"E, a distance of 304.84 feet to an iron pin; N13°06'16"E, a distance of 184.85 feet to an iron pin; N17°30'33"E, a distance of 190.46 feet to an iron pin; N29°30'22"E, a distance of 87.31 feet to an iron pin; N37°09'05"E, a distance of 163.77 feet to a point of beginning.

The bearings are referred to grid north. The above property is a portion of Deed Book 117, Page 370, records Mercer County Court Clerk's Office, according to survey of Lindon W. Estes, R.L.S. No. 1830, dated October 18, 1991, and

BEING the same property conveyed to Grover Peavler and A. G. Peavler, by Deed of J. D. Willis and Katherine B. Willis, husband and wife, by Deed dated January 15, 1945, recorded in Deed Book 117, Page 370, records Mercer County Court Clerk's Office.

**TO HAVE AND TO HOLD** the above described property together with the improvements thereon and appurtenances thereunto belonging unto the Grantee, in fee simple, its successors and assigns forever, with Covenant of General Warranty of Title, but subject however, to

all easements, covenants and restrictions of record.

Possession to accompany delivery of deed. Taxes for the year 1991 have been paid. The total cash consideration for the foregoing conveyance is the sum of \$72,000.00 dollars.

IN TESTIMONY WHEREOF WITNESS the hands of the Grantors, this the date and year first above written.

Grover Peavler  
GROVER PEAVLER

A. G. Peavler  
A. G. PEAVLER

Rosie Lee Peavler  
ROSIE L. PEAVLER

STATE OF KENTUCKY

COUNTY OF MERCER

Acknowledged before me by Grover Peavler, a single person and A. G. Peavler and Rosie L. Peavler, husband and wife, in Harrodsburg, Mercer County, Kentucky, this the 24 day of November, 1991.

My commission expires: Aug. 25, 1992.

David [Signature]  
NOTARY PUBLIC, STATE AT LARGE, KY

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify pursuant to KRS Chapter 382 that the consideration reflected in this deed is the true, full and correct consideration paid for the property herein. We further certify our understanding that falsification of the stated consideration is a Class D Felony subject to one to five years imprisonment and fines up to \$10,000.00.

Grover Peavler  
GROVER PEAVLER

KENTUCKY UTILITIES COMPANY, INC.

A. G. Peavler  
A. G. PEAVLER

BY: J. W. Tipton  
SENIOR VICE-PRESIDENT

Rosie Lee Peavler  
ROSIE L. PEAVLER

STATE OF KENTUCKY

COUNTY OF MERCER

The foregoing Consideration Certificate was acknowledged and sworn to before me this 8th day of November, 1991 by Grover Peavler, A. G. Peavler and Rosie L. Peavler, grantors, and J. W. Tipton, Senior Vice-President of Kentucky Utilities Company, Inc., grantee.

My commission expires:

8/25/92

THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT WAS PREPARED BY

David Patrick  
DAVID PATRICK P.S.C.  
ATTORNEY AT LAW  
HARRODSBURG, KY  
606-734-5121

David Short  
NOTARY PUBLIC, STATE AT LARGE, KY.

State of Kentucky, County of Mercer, Sct.  
I, Larry Short, Mercer County Clerk, do certify that the foregoing instrument was on this day, lodged for record, at 8:22 A M, which together with this and the foregoing certificate has been duly recorded in my office. Given under my hand this 8 day of Nov 19 91.  
Larry Short Clerk By J. W. Tipton P.C.

Del to  
David Patrick Atty  
11/14/91

DEED TAX PAID  
\$ 8.00 DATE 11-12-91

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BOOK 237 PAGE 107

This DEED OF CONVEYANCE made and entered into this the 8th day of November, 1991, by and between GROVER PEAVLER, a single person, A. G. PEAVLER and ROSIE L. PEAVLER, husband and wife, Curdsville Road, Harrodsburg, Kentucky 40330, GRANTORS, to KENTUCKY UTILITIES COMPANY, INC., a Kentucky Corporation, One Quality Street, Lexington, Kentucky 40507, in fee simple, its successors and assigns forever, GRANTEE.

WITNESSETH: That the Grantors, for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and all other good and valuable consideration, the receipt of all of which is hereby acknowledged, have this date bargained, sold, aliened and conveyed and do by these presents bargain, sell, alien and convey unto the Grantee, in fee simple, its successors and assigns forever, the following described property located in Mercer County, Kentucky, to-wit:

BEGINNING at an iron pin located in the south right of way of a 20 foot roadway and being the north east most corner of Tract "A", said iron pin having the Kentucky State Plane co-ordinates of X=1,863,676.365 Y=108,646.6158;

Thence, along the south right of way of a 20 foot roadway for the following calls, S86°24'05"E, a distance of 536.96 feet to an iron pin; S54°08'26"E, a distance of 44.77 feet to an iron pin; S35°44'58"E, a distance of 34.97 feet to an iron pin; a corner to Webb;

Thence, S0°15'13"W, along the line of Webb (DB 234-160), a distance of 180.03 feet to an iron pin, a corner to Tract "A";

Thence, along Tract "A"; for the following calls, N86°55'25"W, a distance of 607.17 feet to an iron



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pin; N3°30'54"E, a distance of 236.19 feet to point of beginning.

The bearings are referred to grid north. The above property is a portion of Deed Book 118, Page 612, records Mercer County Court Clerk's Office, according to survey of Lindon W. Estes, R.L.S. No. 1830, dated October 18, 1991, and

BEING the same property conveyed to Grover Peavler and A. G. Peavler, by Deed of William S. Luttrell and Ruby Luttrell, husband and wife, by Deed dated January 21, 1946, recorded in Deed Book 118, Page 612, records Mercer County Court Clerk's Office.

**TO HAVE AND TO HOLD** the above described property together with the improvements thereon and appurtenances thereunto belonging unto the Grantee, in fee simple, its successors and assigns forever, with Covenant of General Warranty of Title, but subject however, to all easements, covenants and restrictions of record.

Possession to accompany delivery of deed. Taxes for the year 1991 have been paid. The total cash consideration for the foregoing conveyance is the sum of \$8,000.00 dollars.

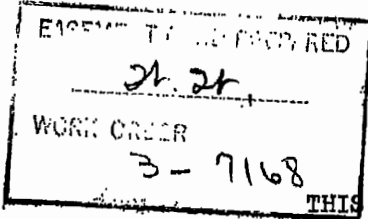
**IN TESTIMONY WHEREOF WITNESS** the hands of the Grantors, this the date and year first above written.

Grover Peavler  
GROVER PEAVLER

A. G. Peavler  
A. G. PEAVLER

Rosie Lee Peavler  
ROSIE L. PEAVLER

132-299



DEED made and entered into this March 17, 1954,  
 by and between ZACK ISON and NANCYE ISON, his wife; WILLIAM T. ISON  
 and ANNELLE ISON, his wife, of Mercer County, Kentucky, grantors,  
 and KENTUCKY UTILITIES COMPANY, a Kentucky Corporation, grantee,

WITNESSETH:

That for a valuable consideration in cash paid grantors  
 by grantee, receipt of which is hereby acknowledged, the said  
 grantors hereby grant, sell and convey unto the grantee, in fee  
 simple, the following real estate:

TRACT 1: All that tract or parcel of land situated at  
 the northeast intersection of the Dix Dam Road and  
 Curdsville Pike, in Mercer County, Kentucky, and more  
 fully described and bounded as follows, to-wit:

MA20

BEGINNING at a point where the east property line of  
 the Curdsville Pike intersects the north property line  
 of the Dix Dam Road; thence with the north property  
 line of Dix Dam Road S 84 deg. 23' E 656.8 feet to a  
 corner with Kentucky Utilities Company (formerly Webb);  
 thence with Kentucky Utilities Company for 4 lines N  
 35 deg. 50' E 870.6 feet, N 04 deg. 50' E 270.6 feet,  
 N 43 deg. 53' E 743.6 feet, and N 18 deg. 00' W 316 feet  
 to the line of Palmer (now or formerly); thence with  
 Palmer for 5 lines, S 53 deg. 02' W 167 feet, N 80 deg.  
 40' W 460 feet, N 81 deg. 35' W 440 feet, N 82 deg.  
 15' W 333.7 feet and N 83 deg. 35' W 192.8 feet to the  
 center line of the Curdsville Pike; thence with the  
 center line of the Curdsville Pike S 03 deg. 09' W 715.8  
 feet; thence S 86 deg. 51' E 30 feet to the east property  
 line of the Curdsville Pike; thence with the east property  
 line of the Curdsville Pike for 2 lines S 02 deg. 48'  
 W 664.4 feet and S 02 deg. 45' W 470 feet to the beginning/  
 and containing 49.600 acres. There is included in this  
 tract 2.600 acres of the old Dix Dam spur right of way.

MA21

TRACT 2: All that tract or parcel of land situated  
 on the westerly side of the Curdsville Pike near  
 the Dix Dam Road, in Mercer County, Kentucky, and  
 more fully described and bounded as follows, to-wit:

BEGINNING at a railroad spike in the center of the  
 Curdsville Pike; thence with the center of

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The Curdsville Pike S 04 deg. 18' W 830.6 feet and S 04 deg. 21' W 931.4 feet to an iron pin, corner to Curd (now or formerly); thence with the line of Curd N 75 deg. 58' W 69.7 feet to an iron pin in the east right of way of the CNO&TP Railway; thence with the east right of way of the CNO&TP Railway for 18 calls N 18 deg. 20' W 100 feet, N 16 deg. 00' W 100 feet, N 15 deg. 00' W 100 feet; N 13 deg. 15' W 100 feet, N 12 deg. 01' W 100 feet, N 10 deg. 27' W 100 feet, N 08 deg. 54' W 100 feet, N 07 deg. 13' W 100 feet, N 05 deg. 39' W 100 feet, N 04 deg. 31' W 100 feet, N 02 deg. 45' W 100 feet, N 01 deg. 17' W 100 feet, N 00 deg. 29' E 100 feet, N 01 deg. 59' E 100 feet, N 03 deg. 16' E 100 feet, N 04 deg. 55' E 100 feet, N 06 deg. 45' E 100 feet, and N 07 deg. 56' E 32.3 feet to an iron fence post, corner to Kentucky Utilities Company; thence with Kentucky Utilities Company for 4 lines N 87 deg. 30' E 122.9 feet, N 65 deg. 19' E 75 feet, N 66 deg. 40' E 104.9 feet and N 81 deg. 01' E 54.9 feet to an iron pin in the west property line of the Curdsville Pike; thence with the west property line of the Curdsville Pike S 04 deg. 18' W 56.5 feet to an iron pin; thence S 85 deg. 42' E 30 feet to the beginning, and containing 11.462 acres.

THIRD TRACT: All that tract or parcel of land situated near the Curdsville Pike in Mercer County, Kentucky, and more fully described and bounded as follows, to-wit:

*MA 22*  
 BEGINNING at a point in the west right of way of the CNO&TP Railway, said point being an iron fence post common to the aforesaid CNO&TP Railway right of way and the east right of way of the old Cincinnati-Southern Railway; thence along the west right of way of the CNO&TP Railway for 17 calls S 07 deg. 00' W 45.1 feet, S 06 deg. 26' W 100 feet, S 04 deg. 56' W 100 feet, S 03 deg. 23' W 100 feet, S 01 deg. 53' W 100 feet, S 00 deg. 22' W 100 feet, S 01 deg. 37' E 100 feet, S 02 deg. 48' E 100 feet, S 04 deg. 33' E 100 feet, S 06 deg. 06' E 100 feet, S 07 deg. 26' E 100 feet, S 08 deg. 55' E 100 feet, S 10 deg. 26' E 100 feet, S 11 deg. 54' E 100 feet, S 13 deg. 27' E 100 feet, S 14 deg. 34' E 100 feet and S 16 deg. 04' E 100 feet to an iron pin in the line of W.O. Lyon; thence along Lyon's line N 75 deg. 58' W 1097.2 feet to an iron pin in the aforesaid east right of way of the old abandoned Cincinnati-Southern Railway; thence along the east line of the old abandoned Cincinnati-Southern Railway right of way for 5 calls N 38 deg. 53' E 227.8, N 34 deg. 43' E 166 feet, N 31 deg. 22' E 1107.8 feet, S 56 deg. 35' E 40 feet, and N 33 deg. 25' E 148.2 feet, to the beginning, and containing 17.355 acres.

*MA 23*  
TRACT 4: All that tract or parcel of land situated on the old Ballard Pike, near its intersection with the Curdsville Pike, in Mercer County, and more fully described and bounded as follows, to-wit:

BEGINNING at an iron pin in the center of the old Ballard Pike (now abandoned), said iron pin being

-3-

corner to W.O.Lyon; thence along the center of the old Ballard Pike and W.O.Lyon N 83 deg. 55' W 338.6 feet to an iron pin; thence leaving said Ballard Pike S 03 deg. 20' W 23.1 feet to an iron pin; thence N 82 deg. 13' W 125.6 feet to a cedar post, said post being on the east bank of the Cedar Run Creek; thence along the east bank of the Cedar Run Creek for five lines S 00 deg. 11' W 159.5 feet, S 17 deg. 25' W 85.3 feet, S 04 deg. 38' W 201.6 feet, S 07 deg. 06' W 179 feet, S 08 deg. 12' W 53.8 feet to a large tree which is corner to a rock fence, said point being corner to Mrs. Sudie Kincaid; thence along the center of said rock fence and Mrs. Sudie Kincaid for five lines S 08 deg. 00' E 181.5 feet, S 33 deg. 15' E 150 feet, S 30 deg. 55' E 138 feet, S 14 deg. 17' E 73.5 feet and N 85 deg. 55' E 68 feet to an iron pin in the west right of way of the abandoned Cincinnati-Southern Railway; thence along the west right of way of the abandoned Cincinnati-Southern Railway N 27 deg. 19' E 67 feet to an iron post; thence along the north line of the abandoned Cincinnati-Southern right of way S 62 deg. 41' E 40 feet to another iron post in the west right of way of the CNO&TP Railway; thence along the west right of way of the CNO&TP Railway for seven calls N 19 deg. 52' E 153.7 feet, N 17 deg. 08' E 149 feet, N 13 deg. 46' E 131.8 feet, N 11 deg. 27' E 157.2 feet, N 08 deg. 13' E 150 feet, N 05 deg. 04' E 178.4 feet and N 02 deg. 23' E 197 feet to the beginning, and containing 10.659 acres.

The above described real estate was conveyed to said Zack Ison and William T. Ison by Henry T. Ison and wife, by deed dated February 19, 1951, and recorded in Deed Book 126, page 165, in the office of the Clerk of the Mercer County Court, and which is referred to and made part hereof, with the same effect as if copied herein.

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TO HAVE AND TO HOLD said real estate, with all its appurtenances unto the said Kentucky Utilities Company, its successors and assigns forever; and the grantors convey with full covenant of General Warranty and release and relinquish unto the grantee, its successors and assigns, all of their right title and interest in and to the said property, including dower and homestead exemptions and all other exemptions allowed by law, and do hereby covenant with and to the grantee, its successors and assigns, that they are lawfully seized in fee simple to said property and have good right to grant and convey the same

STATE OF KENTUCKY,  
COUNTY OF MERCER:

I, R.H.McBEATH, a Notary Public in and for  
the State at large and County aforesaid, hereby certify  
that the foregoing deed was this day produced to and  
acknowledged before me therein by ZACK ISON and NANCYE  
ISON, his wife; WILLIAM T. ISON and ANNELLE ISON, his  
wife, to be their act and deed.

My commission expires May 1, 1956.

GIVEN under my hand and seal of office  
this 24<sup>th</sup> day of March, 1954.

R. H. McBeath  
NOTARY PUBLIC, STATE AT LARGE,  
MERCER COUNTY.

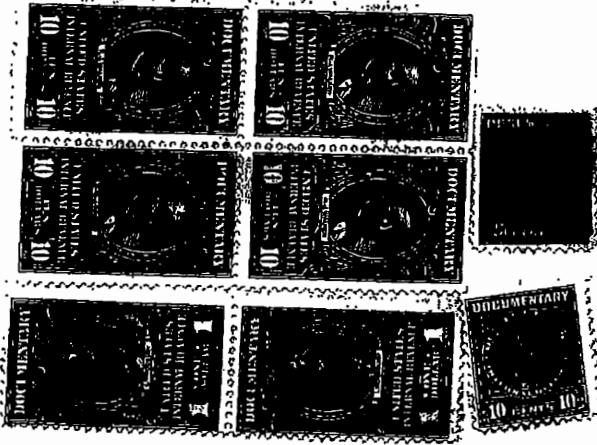


State of Kentucky, County of Mercer, Sot.  
I, W. R. Morris, Clerk of the Mercer County Court do certify that the foregoing instrument was  
on this day lodged for record, which together with this and the foregoing certificate has been  
duly recorded in my office.  
Given under my hand this 24<sup>th</sup> day of March 1954

W R Morris Clerk  
Samuel Smith Jr D. C.

as herein done; that their title thereto is clear, perfect and unencumbered and that they will Warrant Generally the same.

WITNESS the hands of the grantors the date first above written.



Zack Ison  
(Zack Ison)

Nancy Joan  
(Nancy Ison)

William T. Ison  
(William T. Ison)

Annelle Ison  
(Annelle Ison)

134-61

county and state aforesaid, do hereby certify that the foregoing Deed of Conveyance from Jerry W. Demaree and Bessie B. Demaree, his wife, to Ransom Walker and Eugenia D. Walker was this day produced to me in the county and state aforesaid, and was duly executed and acknowledged before me according to law by the said Jerry W. Demaree and Bessie B. Demaree to be their free act and deed, which, together with the fact that my commission expires January 1, 1958, is hereby certified to the proper office for record.

Given under my hand and notarial seal, this the 16th day of December, 1954.



*William C. Morris*  
Notary Public, Mercer County, Ky



LAW OFFICES  
RAFFEN & WICKLIFFE  
DRAFFEN BLDG.  
HARRODSBURG, KY

State of Kentucky, County of Mercer, Sct.  
I, W. B. Morris, Clerk of the Mercer County Court do certify that the foregoing instrument was on this day lodged for record, which together with this and the foregoing certificate has been duly recorded in my office.  
Given under my hand this 16 day of Dec 1954

*W B Morris* Clerk  
By *Stanley Scott Jr* D. C.

THIS DEED made and entered into this December 8, 1954, by and between HARGIS FLANNERY and VIRGINIA FLANNERY, his wife, grantors, and KENTUCKY UTILITIES COMPANY, a Corporation organized and existing under the laws of the Commonwealth of Kentucky, grantee,



WITNESSETH:



That for and in consideration of a valuable consideration in cash paid grantors by grantee, the receipt of which is hereby acknowledged, the said grantors hereby convey unto the grantee in fee simple the following real estate:

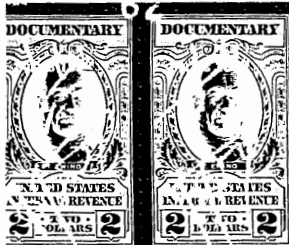


Located in Mercer County, Kentucky, and thus described:



BEGINNING at a point on the south side of the Dix Dam road corner to Kentucky Utilities Company (formerly P.O. Thacker); running thence south 30 deg. 37 min. west 303.5 feet; thence north 84 deg. 25 min. west 169.4 feet to a point in the center of the Curdsville Road; thence with the center of said road north 2 deg. 44 min. east 302 feet; thence with the south line of the Dix Dam road south 85 deg. east 176 feet to the beginning, containing 1.2 acres.

62



This is the same real estate conveyed to said Hargis Flannery by P.O. Thacker and wife by deed dated December 7, 1953, and recorded in Deed Book 131, page 451, and by deed from George M. Chinn and wife, dated June 28, 1947, and recorded in Deed Book 121, page 329, in the office of the Clerk of the Mercer County Court, and which are made parts hereof by reference.

It is agreed that the grantors shall retain possession of said property until January 1, 1955, and that the grantors shall pay all taxes levied against said property during the year 1954; and that the grantee will assume payment of insurance on said property on and after January 1, 1955.

TO HAVE AND TO HOLD said real estate with all its appurtenances unto the said Kentucky Utilities Company, its

successors and assigns forever; and the grantors jointly and severally convey with full Covenant of General Warranty and do further jointly and severally covenant with and to the grantee, its successors and assigns, that they are lawfully seized of said property and have good right to grant and convey the same.

WITNESS the hands of the grantors the date first above written.

*Hargis Flannery*  
\_\_\_\_\_  
(Hargis Flannery)

*Virginia Flannery*  
\_\_\_\_\_  
(Virginia Flannery)

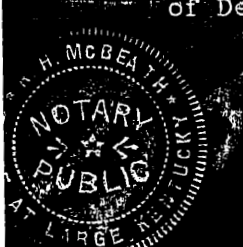
\* \* \* \* \*

STATE OF KENTUCKY,  
COUNTY OF MERCER:

I, R.H. McBEATH, a Notary Public in and for the State at large and County of Mercer, hereby certify that the foregoing deed was this day produced to and acknowledged before me therein by HARGIS FLANNERY and VIRGINIA FLANNERY, his wife, to be their act and deed.

My commission expires May 1, 1956.

GIVEN under my hand and seal of office this 13<sup>th</sup> day of December 1954.



*R. H. McBeath*  
\_\_\_\_\_  
NOTARY PUBLIC, COUNTY OF MERCER,  
STATE AT LARGE.

State of Kentucky, County of Mercer, Sot.  
I, W. B. Morris, Clerk of the Mercer County Court do certify that the foregoing instrument was on this day lodged for record, which together with this and the foregoing certificate has been duly recorded in my office.  
Given under my hand this 17 day of Dec 1954

*W. B. Morris*  
\_\_\_\_\_  
Clerk  
*Stanley Scott Jr*  
\_\_\_\_\_  
D. G.



133-351

EASEMENT DEED PREPARED  
 72  
 WORK ORDER  
 3-7168

THIS DEED, made and entered into this September 30, 1954, by and between INEZ LUCAS NEWPORT (formerly Inez Lucas, of Mercer County, Kentucky) and ROBERT E. NEWPORT, her husband, of Trumansburg, Tompkins County, New York, Grantors, and KENTUCKY UTILITIES COMPANY, a corporation created and existing under the laws of the Commonwealth of Kentucky, Grantee,

WITNESSES:

That for a valuable consideration in cash paid grantors by grantee, the receipt of which is acknowledged, the said grantors hereby convey unto the grantee in fee simple the following real estate:

A tract of land in Mercer County, Kentucky, with all improvements thereon and appurtenances thereunto belonging, on the road leading from the Curdsville Turnpike to Dix Dam, and thus described:

BEGINNING at an iron pin on the south side of the above-mentioned road leading to Dix Dam and corner to Kentucky Utilities Company (formerly P.O.Thacker), running thence with Kentucky Utilities Company south 5 degrees 19 minutes west 246 feet; thence with line of same north 83 degrees 35 minutes west 467 feet; thence with the south right-of-way line of said roadway to Dix Dam north 68 degrees 24 minutes east 523 feet to the BEGINNING, and containing 1.31 acres.

MAIS

This is the same real estate conveyed to Inez Lucas (now Inez Lucas Newport) by Willie Price and Eva Lener Price, his wife, by deed dated December 9, 1944, recorded in Deed Book 117, page 273, in office of the Clerk of the Mercer County Court, and which is made part hereof as fully as if copied herein.

e2e

TO HAVE AND TO HOLD said real estate, with all its appurtenances, unto the said Kentucky Utilities Company, its successors and assigns forever; and the grantors jointly and severally convey with full Covenant of General Warranty, and do further jointly and severally covenant with and to the grantee, its successors and assigns, that they are lawfully seized of said property and have good right to grant and convey the same.

WITNESS the hands of the grantors the date first above written.

Inez Lucas Newport  
Robert E. Newport

352

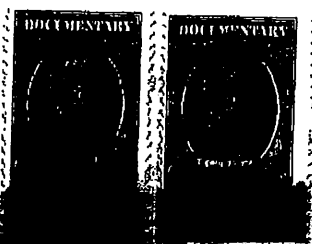
STATE OF NEW YORK,  
COUNTY OF TOMPKINS;

I, RAY S. ASHEERY, a Notary Public in and for Tompkins County, New York, certify that the foregoing deed was this day produced to and acknowledged before me therein by Inez Lucas Newport and Robert E. Newport, her husband, to be their act and deed.

My commission will expire on the 30th day of March,

GIVEN under my hand and seal of office this 27th day of September, 1954.

Ray S. Asheery  
A NOTARY PUBLIC IN AND FOR TOMPKINS COUNTY, NEW YORK.  
RAY S. ASHEERY  
Notary Public, State of New York  
Qualified in Tompkins County  
My Commission Expires March 30, 1955



State of New York  
Tompkins County Clerk's Office

SS.

I, W. GLENN NORRIS, Clerk of said County, and of the Supreme

and County Courts held in and for said County, being Courts of Record having a seal, do hereby

certify that Ray S. Ashbery the officer whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument, and before whom the same was made, resides in said County; that at time of taking such deposition, proof or acknowledgment was a NOTARY PUBLIC in and for said County, duly authorized by the Laws of said State, to take the same, and also to take the proof of acknowledgment of deeds for lands, tenements and hereditaments to be recorded in the State. I further certify that I am well acquainted with the handwriting of such officer, and verily believe that the signature to such certificate of proof or acknowledgment is genuine, and that said instrument is executed and acknowledged in conformity with the laws of said State.

In testimony whereof

I have hereunto set my hand and affixed my official Seal, at

Ithaca, N. Y., in said County this 27 day of Sept, 1954

W. G. Norris

at Ithaca, N. Y., Clerk of said County, do

I, W. B. Morris, Clerk of the Mercer County Court do certify that the foregoing instrument on this day lodged for record, which together with this and the foregoing certificate has duly recorded in my office.

Given under my hand this 30 day of Sept 1954

W. B. Morris  
By Stanley Scott

732-69

THIS DEED, made and entered into this the 8th day of January, 1954, by and between P. O. THACKER and MAE McBEE THACKER, his wife, of Mercer County, Kentucky, parties of the first part, and KENTUCKY UTILITIES COMPANY, a corporation of Kentucky, party of the second part,

WITNESSETH:

THAT, for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged by the parties of the first part, the said parties of the first part have bargained and sold and do hereby grant, sell and convey unto the party of the second part and its successors and assigns forever the following property located in Mercer County, Kentucky, on the waters of Dix River and touching on the Curdsville and Dix Dam Roads, to-wit:

Beginning at a point in the center of the Curdsville Road, said point being approximately 400 feet South of the intersection of said Curdsville Road and Dix Dam Road; running thence with line of W. O. Lyons South 84 degrees 21 minutes East 449.3 feet; South 85 degrees East 695.8 feet to a Walnut tree; North 55 degrees 39 minutes East 74.5 feet to a coffee bean tree; South 30 degrees 10 minutes East 109.9 feet; South 82 degrees 44 minutes West 111.0 feet; South 5 degrees 56 minutes West 604.1 feet to a corner to said W.O. Lyons and King (formerly Wm. D. King; thence with line of King South 89 degrees 31 minutes East 660.7 feet; South 89 degrees 48 minutes East 436.2 feet; North 88 degrees 34 minutes East 128.0 feet; thence with line of Kentucky Utilities Company South 89 degrees 30 minutes East 1227.9 feet; South 88 degrees 52 minutes East 646.5 feet; South 89 degrees 14 minutes East 763.3 feet to a concrete marker, corner to Kentucky Utilities Company; thence North 5 degrees 13 minutes East 1355.3 feet to a concrete marker, corner to Kentucky Utilities Company; thence continuing with line of Kentucky Utilities Company North 89 degrees 21 minutes West 1333.2 feet to a point on the South side of the Dix Dam Road, said road conveyed to Dix River Power Company in deed from J. Warren Curd dated August 20, 1923; thence with the South side of said road South 74 degrees 40 minutes West 148.7 feet; North 89 degrees 33 minutes West 2398.9 feet corner to Lucas; thence leaving said road and running with the line of Lucas South 5 degrees 19 minutes West 245.3 feet; North 83 degrees 35 minutes West 489.3 feet to a point on the South side of said Dix Dam road; thence with road North 85 degrees West

EASEMENT CARD PREPARED  
24.26  
3-7168

MA 25

485.4 feet, corner to Hargis Flannery; thence with line of Flannery South ~~3 degrees 37 minutes~~ West 303.5 feet; North ~~84 degrees 35 minutes~~ West 169.4 feet corner to Flannery at the center of the Curdsville Road; thence South 2 degrees 44 minutes West along the center of said road 100.0 feet to the point of beginning, containing 126.4 acres, according to survey made in 1953.

Being the same property conveyed to said P.O. Thacker, one of the parties of the first part, by deed of John R. Rogers and Roberta Rogers, his wife, dated Jan. 10, 1944 and recorded in the Mercer County Clerk's office in Deed Book 116, page 361, less a small tract conveyed to Hargis Flannery by deed of P. O. Thacker and wife recorded in Deed Book 131, page 451, in the Mercer County Clerk's office.

TO HAVE AND TO HOLD the above described property, together with all of the appurtenances thereto belonging, unto the party of the second part and its successors and assigns forever.

The parties of the first part hereby release and relinquish unto the party of the second part and its successors and assigns all of their right, title and interest in and to the said property, including dower and homestead exemptions and all other exemptions allowed by law, and do hereby covenant with and to the party of the second part, its successors and assigns that they are lawfully seized in fee simple to said property and have good right to grant and convey the same as herein done; that their title thereto is clear, perfect and unencumbered and that they will Warrant Generally the same.

WITNESS the hands of the parties of the first part, the day and year first above written.

P. O. Thacker

P. O. THACKER

Mae McBee Thacker  
MAE MCBEE THACKER.

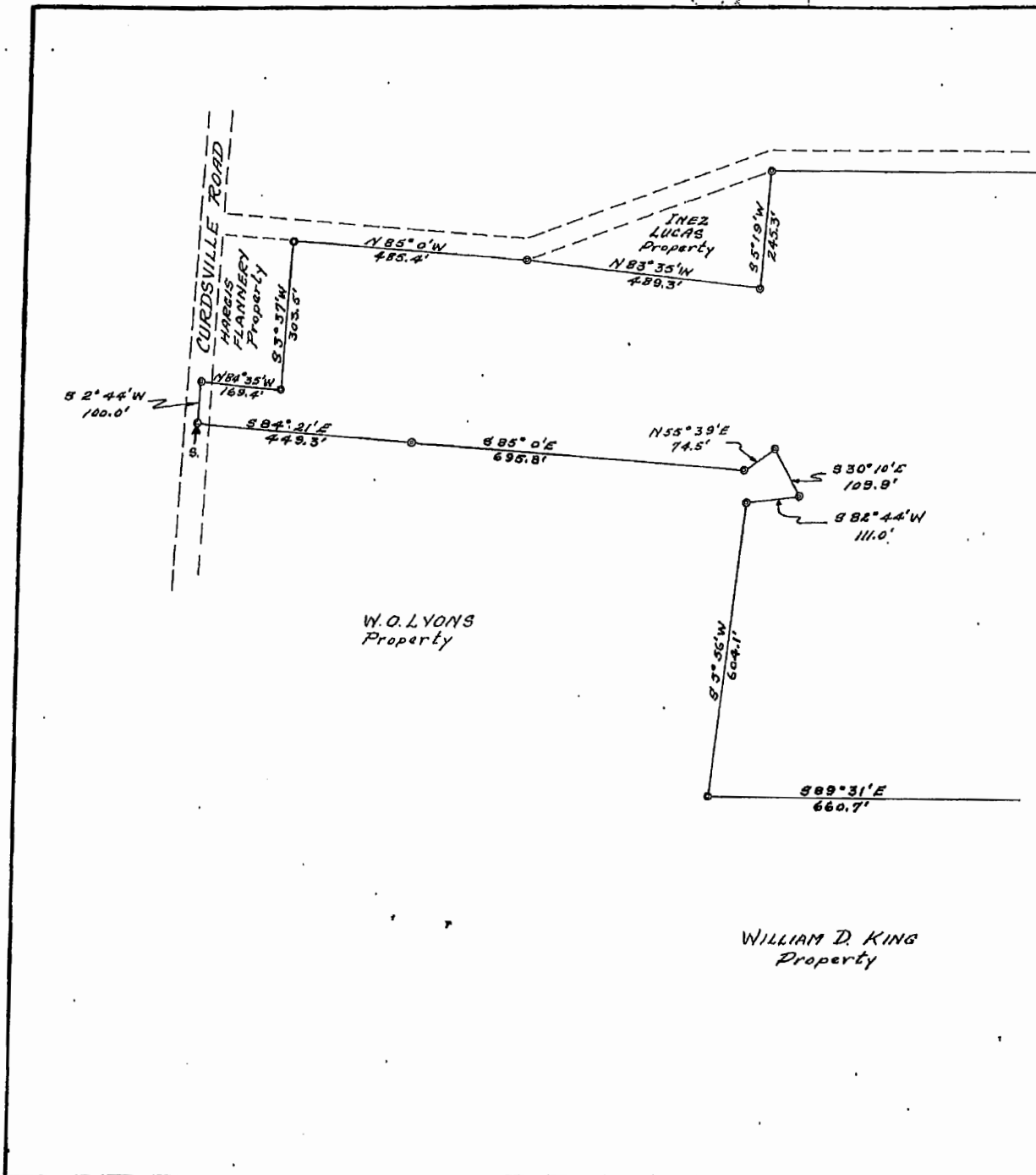
STATE OF KENTUCKY  
COUNTY OF MERCER

I, R. H. McBeath, a Notary Public in and for the state and county aforesaid, do hereby certify that the foregoing deed from P.O. Thacker and Mae McBee Thacker to Kentucky Utilities Company was this day produced before me in my office in said county and state, and was thereupon acknowledged by P.O. Thacker and Mae McBee Thacker to be their free act and deed, all of which, together with this my certificate is hereby certified to the proper office for record.  
My commission expires: May 1, 1956

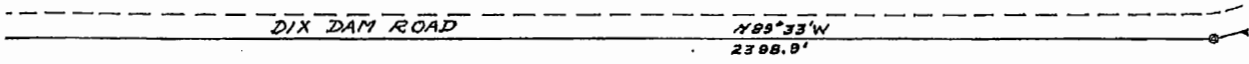
R. H. McBeath  
NOTARY PUBLIC, State of Kentucky at Large.

State of Kentucky, County of Mercer, Sot.  
I, W. B. Morris, Clerk of the Mercer County Court do certify that the foregoing was on this day lodged for record, which together with this and the foregoing certificate has been duly recorded in my office.  
Given under my hand this 19 day of Jan 1954

W. B. Morris Clerk  
By Stanley Scott Jr D. C.

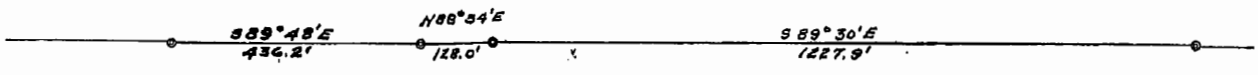


10 \*



5  
4'W

126.4 Acres

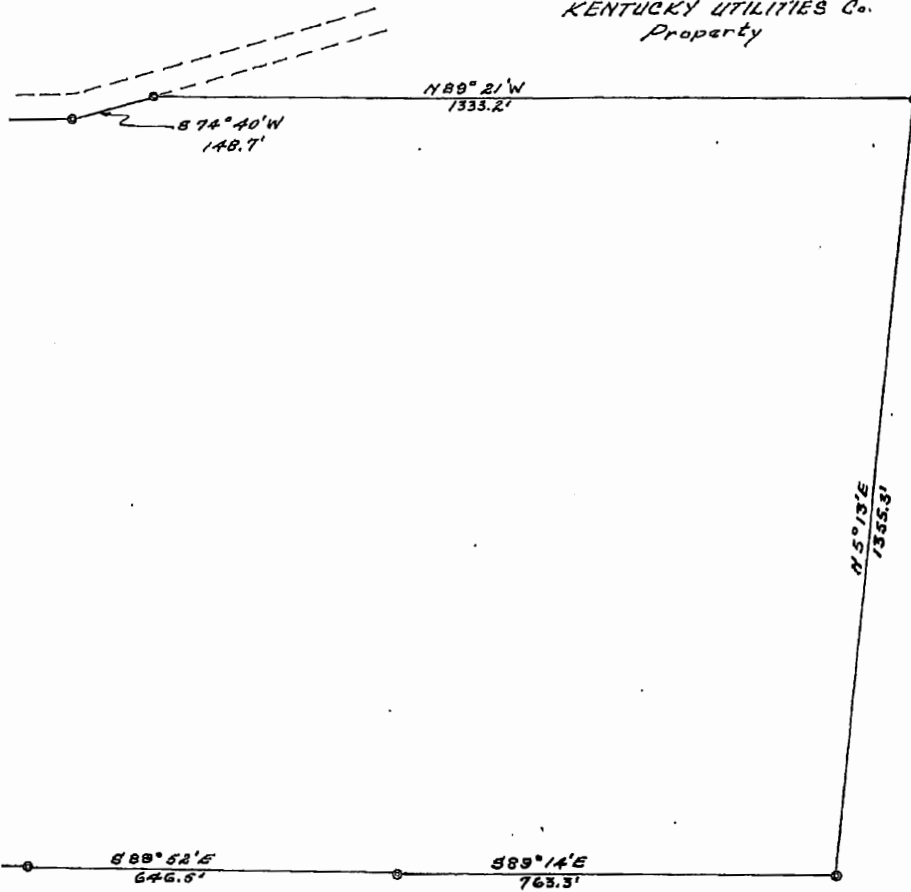


ING

KENTUCKY UTILITIES Co.  
Property



KENTUCKY UTILITIES Co.  
Property



KENTUCKY UTILITIES  
Property

*NOTE:*

THIS PRINT  
ATTACHED FOR RECORD  
OF NEW SURVEY. IT  
WAS NOT RECORDED  
WITH DEED.

M.B.

KENTUCKY U  
LEXING

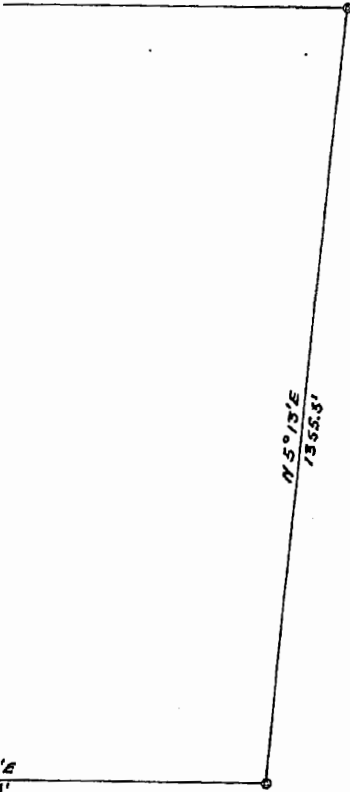
PROPERTY  
P. O. T.  
MEI

DRAWN BY *J.F.E.*

DATE 1-7-53



KENTUCKY UTILITIES Co.  
Property



KENTUCKY UTILITIES Co.  
Property

**KENTUCKY UTILITIES COMPANY**  
LEXINGTON, KENTUCKY

PROPERTY PLAT  
P. O. THACKER FARM  
MERCER Co. KY

<b>DRAWN BY</b> J.F.B.	<b>SCALE</b> 1" = 200'
<b>DATE</b> 1-7-53	<b>FILE NO.</b>

*NOTE:*  
THIS PRINT  
ATTACHED FOR RECORD  
OF NEW SURVEY. IT  
WAS NOT RECORDED  
WITH DEED.

M.B.

*Mercer Co*  
*Property bought by Co.*  
*New deed to come 10/16/52*  
1-10-44  
116-361

This deed of conveyance made and entered into this the 10th day of January 1944, by and between John R. Rogers and Roberta Rogers, his wife, parties of the first part and P.O. Thacker, party of the second part; both parties of Mercer County, Kentucky;

Witnesseth; That the parties of the first part, for and in consideration of the sum of One Dollar, cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby acknowledged have bargained and sold and by these presents does, sell alien and convey unto the party of the second part, his heirs and assigns, that certain tract of land in Mercer County, Kentucky, on the waters of Dix river, now Herrington Lake, and on the Danvillã and Dix River Road or pike;

Beginning at a point in the center of the pike, corner to John R. Curd, and running with his line S 84½ E 17.24 chains to a walnut and N 55 E 1.05 chs to a coffee bean tree, and S 26½ E 1.71 chains, and S 84 W 1.7 chains to a stone and S 13 W 9.05 chains to a stone corner to Jos. T. Curd; thence with his line, now Wm. D. King, N 89½ E 16.62 chains to an angle in the fence, and N 86½ E 2 chains to the center of a spring branch, and S 88½ E 64 chains to a stone at the high water mark on the West side of Dix River; thence down the river, at high water mark, N 13 E 4 chains, N 12 E 8 chains, and N 22 W 9.05 chains to corner to David Motley; thence leaving the river and running first with his line and then with the line of Tudor N 88 W 79.6 chains to a stone corner to Tudor; thence with his line S 2 W 4.5 chains, and thence first with his line and then with line of Artis W. Curd N 82½ W 16 chains to corner to the school house lot; thence with lines of same S 7 W 2.29 chains and S 88 W 1.5 chains to the center of the turnpike; thence with the same S 1 W 4.28 chains to the beginning, containing 175.9 acres, excepting therefrom 4.10141 acres conveyed to Dix River Power Co. February 20, 1913 D.B. 86 p 126; and excepting three tracts of 39.52 acres, 2.2 acres and 4.69 acres conveyed to Dix River Power Co, August 20, 1923, D.B. 100 p 328, all Mercer County Deed Records, leaving remaining in said tract conveyed hereby 125.38859 acres, more or less and being the same property conveyed to first party by deed of Edward H. Thacker et al, dated 1st day of January 1943 and recorded in Deed Book 115 at page 425, records in the office of the clerk of the Mercer County Court;

*MA 26*

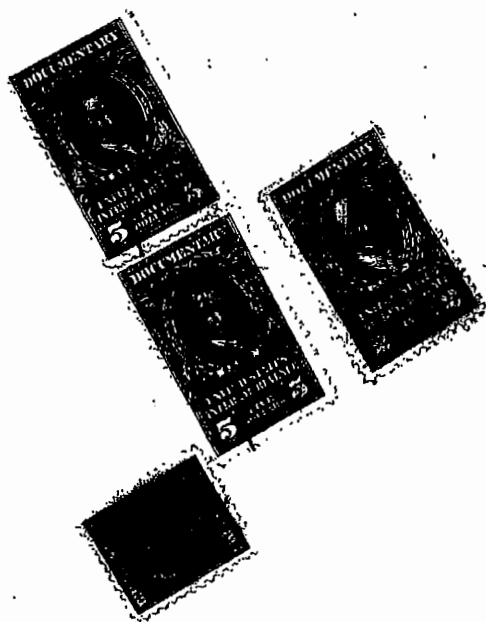
Sellers to pay taxes payable in the year 1943; purchaser to pay all taxes thereafter. It is a part of the consideration for this conveyance that second party shall release a certain note, payable to second party and which was given by first party, in the sum of \$1,000.00.

To have and to hold the above described real estate, together with all the appurtenances thereunto belonging, unto the party of the second part, his heirs and assigns, forever, with covenant of general warranty.

In testimony whereof witness the signatures of the parties of the first part this the day and year first above written.

*Witness signature  
J. E. Garner*

*John R. Rogers*  
*W. A. Rogers*



D.B.116 P 361

Rogers John R  
vs  
Roberta Rogers  
Shaker P.O.

1944 January 10  
acknowledged  
by John R Rogers  
& Roberta Rogers  
his wife & lodged  
W.B. Morris

State of Kentucky,  
Mercer County, Set.

I, W. B. Morris, Clerk of the Mercer County Court, do certify that the foregoing deed was on this day acknowledged before me by John R. Rogers and Roberta Rogers, his wife, to be their act and deed and lodged for record which together with this certificate has been duly recorded in my office.

Given under my hand this 10th day of January, 1944.

W.B. Morris Clerk  
By Geo. G. Little D.C.

Dauville + Dix River Road

John R. Clark

Artis Ward  
formerly elected

Guler

formerly elected

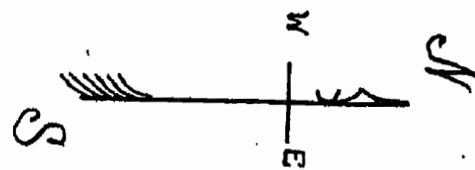
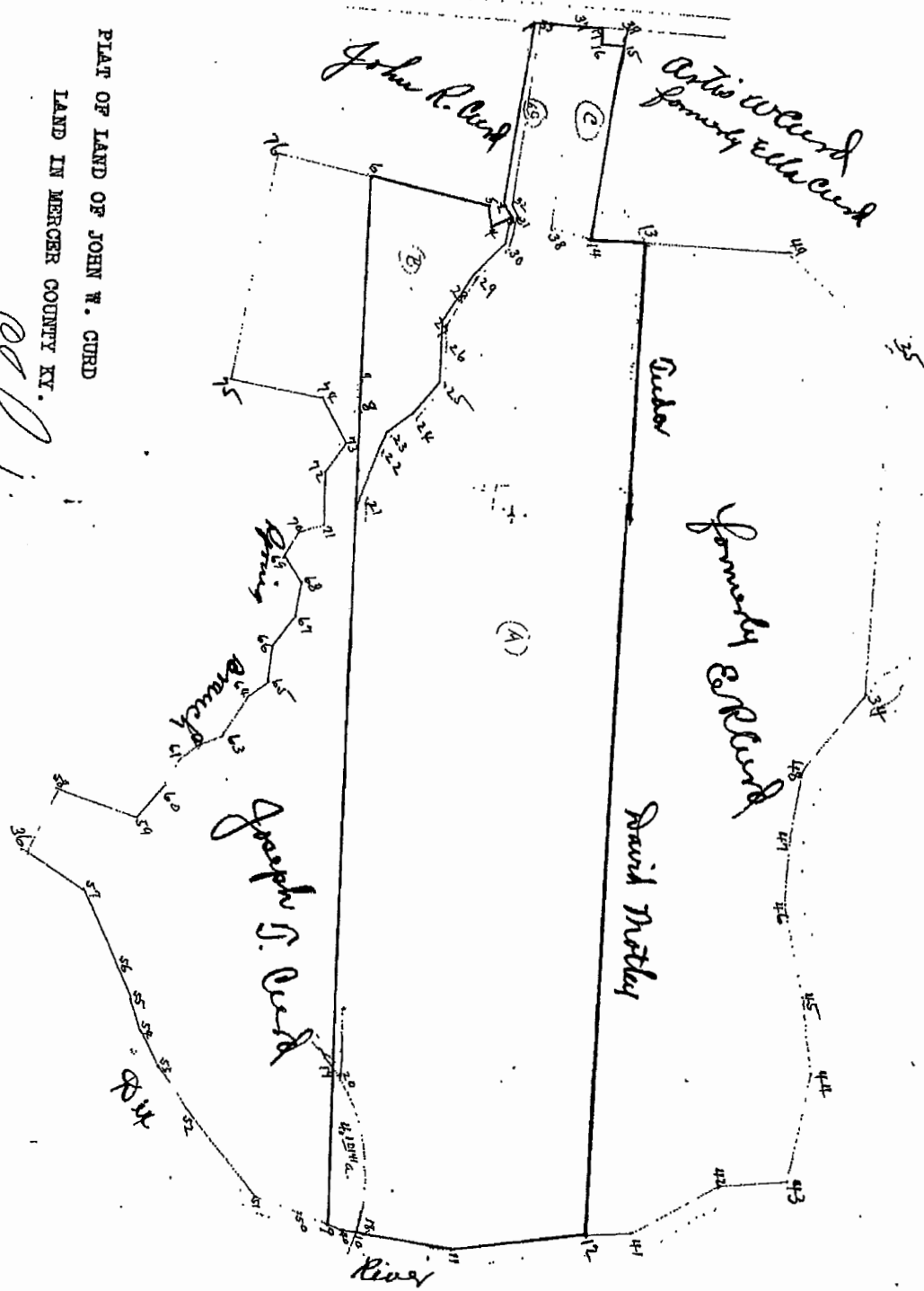
David Mottley

Joseph J. Clark

Sammy  
Branch

PLAT OF LAND OF JOHN W. CURRD  
LAND IN MERCER COUNTY KY.

*John W. Currd*  
ABSTRACTER.



132-302

EASEMENT CARD PREPARED  
 J. J.  
 WORK ORDER  
 3-7168

THIS DEED made and entered into this March 17, 1954,  
 by and between ED WEBB and SALLIE WEBB, his wife, of Mercer  
 County, Kentucky, grantors, and KENTUCKY UTILITIES COMPANY,  
 a Kentucky Corporation, grantees,

WITNESSETH:

That for a valuable consideration in cash fully  
 paid, receipt of which is hereby acknowledged, the said grantors  
 hereby grant, sell and convey unto the grantee, in fee simple,  
 the following real estate:

All that tract or parcel of land in Mercer County,  
 Kentucky, near the Curdsville Pike, and on the north  
 side of the Dix Dam Pike, and more fully described  
 and bounded as follows, to-wit:

MAY 24

BEGINNING at a point in the north property line of  
 the Dix Dam Road, said point being 656.8 feet east  
 of the Curdsville Pike (Danville-Shakertown Pike)  
 and corner to Kentucky Utilities (formerly Ison);  
 thence with Kentucky Utilities Company (formerly  
 Ison) for four lines N 35 deg. 50' E 870.6 feet, N  
 4 deg. 50' E 270.6 feet, N 43 deg. 53' E 743.6 feet  
 and N 18 deg. 00' W 316 feet to a point in the center  
 of an old road; thence with the center of said road  
 N 53 deg. 43' E 882.5 feet to a sassafras stump, cor-  
 ner to Motley (now Webb Brothers); thence with said  
 Webb Brothers' line N 87 deg. 11' E 31 feet, S 76 deg.  
 43' E 482.5 feet, and S 75 deg. 40' E 577.4 feet to  
 a point in the west side of an old road and corner to  
 Kentucky Utilities Company; thence with Kentucky  
 Utilities Company for six lines, S 21 deg. 00' W 170.3  
 feet, S 12 deg. 37' W 486.2 feet, S 24 deg. 30' E 198  
 feet, S 31 deg. 30' E 528 feet, S 54 deg. 00' E 153.1  
 feet and leaving the old road S 13 deg. 53' W 70 feet  
 to a corner with Cy Williams; thence with said Williams  
 for four lines N 88 deg. 51' W 187.4 feet, N 88 deg. 55'  
 W 532.6 feet, N 88 deg. 25' W 159.8 feet and S 03 deg.  
 26' W 514.9 feet to the north property line of Dix Dam  
 Road; thence with the north property line of Dix Dam  
 Road for two lines N 88 deg. 51' W 1634.5 feet and S  
 68 deg. 24' W 525.9 feet to the beginning and contain-  
 ing 85.903 acres, and including original railroad right  
 of way leading to Dix Dam, of 3.57 acres, as per Deed  
 Book 100, page 297, and being a portion of the same  
 property conveyed to Ed Webb and Sallie Webb by Ulysses  
 G. Epperson and Maude Epperson, in Deed Book 112, page  
 361, of the Mercer County Clerk's office.

STATE OF KENTUCKY,  
COUNTY OF MERCER:

I, R.H. McBEATH, A Notary Public in and for the State at large and the County aforesaid, hereby certify that the foregoing deed was this day produced to and acknowledged before me therein by ED WEBB and SALLIE WEBB, his wife, to be their act and deed.

My commission expires on May 1, 1956.

GIVEN under my hand and seal of office this 24<sup>th</sup> day of March, 1954.

R. H. McBeath  
NOTARY PUBLIC, MERCER COUNTY,  
STATE AT LARGE.



State of Kentucky, County of Mercer, Sct.  
I, W. B. Morris, Clerk of the Mercer County Court do certify that the foregoing instrument was on this day lodged for record, which together with this and the foregoing certificate has been duly recorded in my office.  
Given under my hand this 24 day of March 1954

W. B. Morris Clerk  
BY Frank Scott J.P.C.

303

TO HAVE AND TO HOLD said real estate, with all its appurtenances, unto the said Kentucky Utilities Company, its successors and assigns forever; and, the grantors convey with full covenant of General Warranty and release and relinquish unto the grantee, its successors and assigns, all of their right, title and interest in and to the said property, including dower and homestead exemptions and all other exemptions allowed by law, and do hereby covenant with and to the grantee, its successors and assigns, that they are lawfully seized in fee simple to said property and have good right to grant and convey the same as herein done; that their title thereto is clear, perfect and unencumbered and that they will Warrant Generally the same.

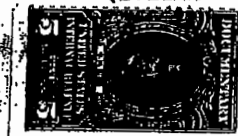
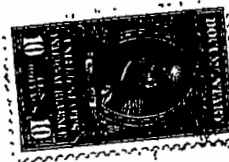
WITNESS the hands of the grantors the date first above written.

*Witness his Mark*  
*Herman Webb*



*His*  
*Ed Webb*  
\_\_\_\_\_  
(Ed Webb)

*Mark*  
*Sallie Webb*  
\_\_\_\_\_  
(Sallie Webb)





CERTIFICATE OF TITLE.


Covering 85.903 acres of land on the north side of the Dix Dam Pike in Mercer County, Kentucky, conveyed to Kentucky Utilities Company by Ed Webb and Sallie Webb, by deed dated March 17, 1954, and recorded in Deed Book 132, page 303, in the office of the Clerk of the Mercer County Court.

I, CHENAULT HUGUELY, Attorney and Abstractor, certify that I have examined the title records covering the above mentioned lands for more than fifty years prior to this date.

In my opinion Kentucky Utilities Company is vested with a good and merchantable title to all of said real estate, free of all liens, mortgages and adverse claims.

The taxes for all prior years have been paid. The taxes for the year 1954 will not become delinquent until January 1, 1955.

GIVEN under my hand, this March 24, 1954.

  
\_\_\_\_\_  
ATTORNEY and ABSTRACTOR.

132-402

EASEMENT CARD PREPARED  
2/2  
WORK ORDER 7/68

THIS DEED, made and entered into this April 22, 1954, by and between CYRUS W. WILLIAMS, STELLA C. WILLIAMS, his wife, GRANTORS, of Mercer County, Kentucky, and KENTUCKY UTILITIES COMPANY, GRANTEE, a Kentucky Corporation,

W I T N E S S E T H:

That, for a valuable consideration in cash paid grantors by grantee, receipt of which is hereby acknowledged, the Grantors hereby convey unto the Grantee, in fee simple, the following real estate:

A tract of land on the Dix Dam Turnpike, in Mercer County, Kentucky, about one-fourth of a mile from Dix Dam, and thus described:

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Beginning at a point on the North side of the Dix Dam roadway, corner to the property of Kentucky Utilities Company, thence leaving said roadway N 12° E 519.5 feet to corner to Kentucky Utilities Company; thence with line of same N 88° 51' W 187.4 feet; N 88° 55' W 532.6 feet; N 88° 25' W 159.8 feet; S 3° 26' W 514.9 feet to the north side of Dix Dam roadway; thence with same S 89° 33' E 810 feet to the point of beginning and containing ten (10) acres, more or less, according to survey made in 1954.

For source of title, reference is made to the following deeds recorded in office of the Clerk of the Mercer County Court: Deed from Ed Webb and Sallie Webb to the grantors, dated July 5, 1940, Deed Book 113, page 591; Deed from Clifford Lowe and Ruth Lowe to the grantors, dated September 20, 1944, Deed Book 117, page 167. Each of said deeds are made parts hereof with the same effect as if fully copied herein.

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TO HAVE AND TO HOLD said real estate, with all its appurtenances, unto the said Kentucky Utilities Company, its successors and assigns forever; and the grantors convey with full covenant of General Warranty and release and relinquish unto the grantee, its successors and assigns, all of their right, title and interest in and to said property, including

dower and homestead exemptions and all other exemptions allowed by law, and do hereby covenant with and to the grantee, its successors and assigns, that they are lawfully seized in fee simple to said property and have good right to grant and convey the same as herein done; that their title thereto is clear, perfect and unencumbered and that they will warrant generally the same.

WITNESS the hands of the Grantors the date first above written.

*Cyrus W. Williams*  
Cyrus W. Williams

*Stella C. Williams*  
Stella C. Williams

STATE OF KENTUCKY,  
COUNTY OF MERCER:

I, R. H. McBEATH, a Notary Public in and for the State of Kentucky at Large and the County aforesaid, hereby certify that the foregoing deed was this day produced to and acknowledged before me therein by CYRUS W. WILLIAMS and STELLA C. WILLIAMS, husband and wife, to be their voluntary act and deed.

My commission will expire May 1, 1956.

GIVEN under my hand and seal of office this 23rd day of April, 1954.



*R. H. McBeath*  
NOTARY PUBLIC, MERCER COUNTY,  
STATE OF KENTUCKY AT LARGE

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State of \_\_\_\_\_ instrument was  
I, W. B. \_\_\_\_\_ certificate has been  
on this \_\_\_\_\_  
duly recorded in my office.  
Given under my hand this 27 day of April 1954

*W. B. Morris*  
*Stanley Scott*  
D. C.



104-465

## WARRANTY DEED

\_\_\_\_\_

**KENTUCKY HYDRO ELECTRIC COMPANY**

TO

**KENTUCKY UTILITIES COMPANY**

\_\_\_\_\_

DATED DECEMBER 31, 1928

*Filed 11, 1929*  
*Lodged for record at 2:35 o'clock, P.M.*  
*D. L. McLaughlin, clk.*  
*By D. L. McLaughlin, Jr.*  
*D.B. 104 P. 4. 6. 5*

This DEED dated the 31st day of December, 1928, between KENTUCKY HYDRO ELECTRIC COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Delaware, Grantor herein, of the first part, and KENTUCKY UTILITIES COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Kentucky, Grantee herein, of the second part;

W I T N E S S E S :

That for a valuable consideration, receipt of which is hereby acknowledged, the party of the first part does hereby convey unto the party of the second part, in fee simple and with covenant of General Warranty, the following described property and rights:

*First:* All cash of the Grantor on hand and on deposit with banks or trust companies.

*Second:* All contracts, accounts receivable, bills receivable, credits, and choses in action of every kind whatsoever now belonging to or owing to or hereafter accruing to the said Grantor, hereby authorizing said Kentucky Utilities Company in the name of the Grantor, or otherwise, to collect, receive, sue for, and receipt for any and all moneys which may be due or may hereafter become due to the said Grantor on said contracts, accounts receivable, bills receivable, credits and choses in action, or any of them.

*Third:* All and singular the hydro electric plant and system of the Grantor in Dix River in Mercer and Garrard Counties, Kentucky, and the hydro electric plant and system of the Grantor located at Dam No. 7 in the Kentucky River in Mercer County, Kentucky, with the transmission lines located in Mercer, Garrard, Jessamine, Fayette, Anderson, Shelby and Jefferson Counties, Kentucky, and any and all other transmission lines and distribution systems of the Grantor, together with all leases, rights-of-way, licenses, permits, structures, buildings, engines, boilers, condensers, generators, meters, transformers, pumps, machinery, appliances, tools, pipes, conduits, insulators, poles, wires, lamps, equipment, supplies, property, contracts, ordinances, franchises, rights,

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privileges and easements in any wise appertaining to said electric plants, distribution systems and transmission lines, or any of them, and the operation thereof.

*Fourth:* The real estate situated in Mercer County, Kentucky, and described as follows:

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**ITEM No. 1:** Beginning at a locust post corner to Ulysses G. Epperson and running with his line, the west edge of a road, S. 21 degrees W. 2.58 chains; thence S. 2 degrees W. 7.2 chains; thence S. 24½ degrees E. 3 chains; thence S. 31½ E. 8 chains; thence S. 54 E. 2.32 chains; thence leaving the road still with Epperson's line S. 12 degrees W. 8.93 chains to his corner in John Warren Curd's line; thence with his line N. 88½ E. 47 chains to Dix River; thence down same as it meanders N. 8 degrees W. 5 chains; thence N. 30 W. 7.5 chains; thence N. 48 W. 5 chains; thence N. 66 W. 7 chains; thence S. 84 W. 18 chains; thence N. 76 W. 12 chains; thence N. 15 W. 5 chains and N. 28 E. 12.5 chains to the old L. P. Worley corner in said River; thence leaving the River and running with the old L. P. Worley line N. 74 W. to the point of beginning, being the same property conveyed to Dix River Power Company by David Motley, et. al., by deed dated July 24, 1923, and recorded in Deed Book 100, page 281, in the office of the Clerk of Mercer County Court.

**ITEM No. 2:** Near, on and East of the Danville and Dix River Turnpike or the Curdsville Turnpike and particularly described thus:

A 100-foot strip of land extending 50 ft. on each side of the center line herein described, to-wit: From a point 904.5 ft. N. of the S. W. corner of the property of Epperson in Mercer County, Ky., by a curve to the right of 22292.01 radius (2 degrees, 30 minutes) for a distance of 71.62 ft. in an easterly direction, thence Easterly 351.76 ft., thence 147.92 ft. by a curve of 478.34 radius (12 degrees) to the left; thence 64.70 ft.; thence 200.00 ft., southeasterly by a curve to the right of 410.28 ft. radius (14 degrees); thence 500.00 ft. southeasterly and southerly by a curve to the right of 359.26 radius (16 degrees); thence southerly 192.50 ft.; thence southerly

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27.50 ft.; to the E. & W. line between the property of said Epperson and the property of Warren Curd at a point 1139 ft. from the N. W. corner of the latter, all above described curves being tangent to the straight lines connecting same, being a total length of 1556.00 and comprising 3.57 acres.

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**ITEM No. 3:** Beginning at a point in the line of fence and property line between John Curd and U. G. Epperson and which point is 47.4 feet on a line N. 35½ E. from the fence line between J. Warren Curd and U. G. Epperson at the East end of the roadway of U. G. Epperson, thence through the land of U. G. Epperson, viz.: N. 66 degrees 14 min. E. 524 ft. to fence corner of U. G. Epperson and J. Warren Curd, thence with their line S. 3 degrees 14 minutes E. 45.00 feet to a stake in the fence line between said parties, thence leaving the line of said Curd S. 66 degrees 14 minutes W. 517 feet again to the line between J. Warren Curd and U. G. Epperson, thence with same N. 85½ W. 32 feet to a stake, thence crossing the East end of roadway of said Epperson, and extending with the line of John Curd and U. G. Epperson No. 35½ E. 47.4 feet to the beginning. This strip of land has a uniform width of 40 feet from end to end, and contains .49 of one acre.

**ITEM No. 4:** The perpetual right to use, improve and maintain in common with others, the following described passway: Beginning at a stone original corner to the land of J. V. M. Curd, deceased, and corner to the Green B. Harvey lands and running thence with said J. V. M. Curd line N. 85 W. 10 chains to the center of the Danville and Dix River Turnpike; thence with the center of same at right angles N. 5 E. 30 links or 20 feet to corner to Artis Curd land; thence leaving the Turnpike and running with said Artis Curd line S. 85 E. 10 chains to a stone, corner to same; thence S. 55½ W. 30 links or 20 feet to the beginning, and containing .3 of an acre.

The foregoing three parcels of land are the same conveyed to Dix River Power Company by deed from U. G. Epperson and wife, dated July 23, 1923, and recorded in Deed Book 100, page 297, in the office of the Clerk aforesaid.

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ITEM No. 5: Beginning at the Eastern termination of the division line between J. Warren Curd and Joseph T. Curd, which is in the middle of Dix River and running thence with the Eastern line of J. Warren Curd, being the middle of said river, Northwardly to a point in the arc of a circle whose center is a nail driven in a sycamore tree on the East bank of said river and in line of proposed dam as shown by blue print of Dix River Power Company and whose radius is Nine Hundred feet (900 ft.), thence leaving the center of said river and running in a Westerly course with the arc of said circle drawn with said radius of 900 ft. until it intersects the said division line between said J. Warren Curd and Joseph T. Curd, which point is about 840 feet West of the beginning point, more or less, and running thence from said point of intersection S. 89 degrees West to the point of beginning, containing 4.10141 acres, being the same property conveyed to Dix River Power Company by Warren Curd, et. al., by deed dated February 20th, 1913, and recorded in Deed Book 86, page 127, in the office of the Clerk of Mercer County Court.

ITEM No. 6: On Dix River and lying between the lands of Dix River Power Company on the North (formerly David Motley) and the same Company on the south (formerly Joseph T. Curd) and particularly described as follows:

Beginning at a point in the arc of a circle, the radius of which is 900 feet and its center is a sycamore tree on the east bank of Dix River, being the sycamore tree and the arc of a circle mentioned in deed from Joseph T. Curd to Dix River Power Company, recorded in Deed Book No. 86, page 139, Mercer County Clerk's office, and which is the beginning point called for in deed from said Joseph T. Curd to Dix River Power Company, dated July 24, 1923; thence extending with the arc of said circle a Northeasterly and Easterly direction 985 feet, more or less, to high water line on the bank of Dix River; thence down Dix River with high water line N. 5 degrees East 475 feet; thence N. 15½ degrees W. 315 feet; thence N. 5¾ degrees W. 265 feet to an intersection with the line of land purchased by Dix River Power

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Company by deed dated July 24, 1923, from David Motley; thence with said line S. 88½ degrees W. 1292 feet to a stone monument in said line; thence leaving said Motley line and extending a new line through land of J. Warren Curd S. 6¾ degrees W. 1347 feet to a stone monument in line between lands of J. Warren Curd and Dix River Power Company (formerly owned by Joseph T. Curd); thence with the line between the land formerly owned by Joseph T. Curd and the tract herein conveyed S. 88½ degrees East 595 feet to the point of beginning, and containing 39.52 acres of land, more or less.

ITEM No. 7: A strip of ground 40 feet wide lying adjacent to and immediately south of the South line of U. G. Epperson farm and the David Motley land, now owned by Dix River Power Company, and being East of the Curdsville Turnpike and beginning at a fence post, corner to U. G. Epperson and also corner to a roadway conveyed by U. G. Epperson to Dix River Power Company, thence with the line of said roadway and line of J. Warren Curd South 3 deg. 14 min. E. 45 feet to a corner to said roadway; thence Eastwardly through the J. Warren Curd land and parallel with the South line of Eppersons farm at a uniform distance of 40 feet from said South line, for a distance of 36.76 chains, more or less, plus 100 feet, to a point 100 feet Eastwardly from a point projected 40 feet directly South of a stone corner between the Epperson and David Motley lands, now Dix River Power Company, which stone is Epperson's South-East corner; thence due North a distance of 40 feet to the South line of said Motley tract; thence N. 88 degrees W. 100 feet with the South line of the said Motley lands and thence continuing with the South line of Epperson's farm 36.76 chains, more or less, to the point of beginning, and containing 2.2 acres of land, more or less.

The conveyance of this parcel is subject to the reservation and agreement contained in the deed to Dix River Power Company in the following language, to-wit:

"J. Warren Curd and Pearl M. Curd, for themselves and their successors in title, reserve the perpetual right to use the roadway hereby granted and shall also have

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the right to pass over the roadway granted to Dix River Power Company by U. G. Epperson, so as to travel to and from the Curdsville Turnpike. Dix River Power Company agrees to place a lawful fence along the full length of this roadway on the South and East sides thereof; said Company further agrees to build a pike road for J. Warren Curd from his house or barn in a reasonably direct line Northwardly to the above mentioned 40 feet roadway and to place a gate in the fence at the intersection. If demanded, Dix River Power Company will place a second gate, for use of said Curd, at point he selects from his farm into said roadway. Said Curd shall have no right to use Dix River Power Company's roadway East of the East end of the 40 feet roadway hereby granted."

Item No. 8: A strip of land 100 feet wide and 2044.5 feet long comprising 4.69 acres and extending a distance of 50 feet on each side of a center line herein described, to-wit:

From a point on the North line and 1139 feet from the Northwest corner of the property of the said Warren Curd, southerly a distance of 30 feet by a curve to the left of 983.59 feet radius (5 degrees 49 min. 20 sec.); thence South 300 feet; thence South and Southeasterly 500 feet by a curve of 521.67 feet radius (11 degrees); thence Southeasterly 525.29 feet; thence 246.71 feet by a curve to the left of 1146.28 feet radius (5 degrees); thence 253 feet by a curve to the left of 546.44 feet radius (10 deg. 30 min.); thence 189.5 feet by a curve to the right of 359.26 feet radius (16 degrees) to a point on the line between the property of Warren Curd and Joe T. Curd, now Dix River Power Company, and 65 feet West of the Northeast corner of the property of the latter, all lines and curves herein described being tangent to each other at their points of junction.

The conveyance of this parcel is subject to the reservation and agreement contained in the deed to Dix River Power Company in the following language, to-wit:

"It is agreed and covenanted that the Dix River Power Company, its successors and assigns, will build a sub-

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stantial fence on such portions of the boundary lines of said 100 foot strip as may be necessary to protect said Curd's live stock and also will provide crossings and gates for said Curd where needed by him, and also cattle guards where said strip intersects fences crossing same. Said strip of 100 foot width shall be used only for the construction, operation and maintenance of a railroad thereon."

The foregoing three parcels are the same property conveyed to Dix River Power Company by J. Warren Curd, et. al., by deed dated August 20, 1923, and recorded in Deed Book 100, page 328, in the office of the Clerk of Mercer County Court.

Item No. 9: Beginning at the Eastern termination of the division line, between Joseph T. Curd and the heirs of J. V. M. Curd which is in the center of said river and running thence with said division line S. 89 degrees W. to a point in said division line where it intersects the arc of a circle drawn with a radius of Nine Hundred feet (900 ft.) from a nail driven in the root of a sycamore tree on the East bank of said River and in line of the proposed dam of said Company as is shown on the blue print of said Company, which point is about 840 ft. West of beginning point, more or less, and running thence with the circumference of a circle drawn with a radius of 900 ft. as aforesaid in a Southwesterly direction to a point where said circle or arc intersects a line drawn on the Western cliffs of Dix River exactly Seven Hundred and Twenty-five feet above sea level, and running from said point with the said line Seven Hundred and Twenty-five feet above sea level along the banks of said River and ravines running into same to a point where said sea level line intersects the division line between the lands of said Jos. T. Curd and Andy Hardin, and running thence with said division line in an Easterly direction to the center of said river, and thence with the Eastern line of said Jos. T. Curd which is the center of said river to the point of beginning. Title to the above described premises was acquired by Jos. T. Curd by inheritance from his father John Curd, deceased and by deed from E. R. Curd and J. V. M. Curd,



et. al., to said Jos. T. Curd by deed dated March 4, 1890, and recorded in Deed Book 59, page 143 of the records of Mercer County, Kentucky, being the same property conveyed to Dix River Power Company by Joseph T. Curd by deed dated February 20, 1913, and recorded in Deed Book 86, page 139, in the office of the Clerk of Mercer County Court.

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ITEM No. 10: Beginning at a point in the arc of a circle, the radius of which is 900 ft. and its center is a sycamore tree on the East bank of Dix River, being the sycamore and arc of a circle mentioned in deed from Joseph T. Curd to Dix River Power Company, recorded in Deed Book 86, page 139, Mercer County Clerk's office, which point is near the edge of the clearing on top of Dix River cliff and in the line between Joseph T. Curd and J. Warren Curd, thence with the division line between same S. 89 W. 3270 feet to the center of a branch about 20 feet above a water gate; thence leaving the line of J. Warren Curd and running down said branch S. 60 E. 218 feet; S. 56 $\frac{1}{4}$  E. 160 feet; N. 89 E. 238 feet; S. 49 $\frac{3}{4}$  E. 78 feet; S. 14 E. 96 feet; S. 53 E. 156 feet; N. 56 $\frac{3}{4}$  E. 170 feet to a point 725 feet above sea level, which is in line of deed above mentioned from Joseph T. Curd and Nancy R. Curd to Dix River Power Company, thence with said 725 feet above sea level, contour first in a Southeast and then Northeast direction to an intersection with the before mentioned arc of a circle with 900 feet radius from said sycamore tree, and with same in a North and Northeast direction to the beginning, containing 45 acres, more or less.

ITEM No. 11: All of the lands of Joseph T. Curd and Nancy R. Curd in Mercer County, Kentucky, East of the Curdsville Turnpike and on the West side of Dix River and on branches running into Dix River and along the cliff of Dix River which may be submerged by reason of the erection and maintenance of a dam in Dix River, the spillway floor of which will be 750 feet above sea level. The above two parcels are the same conveyed to Dix River Power Company by deed from Joseph T. Curd dated July 24, 1923, and recorded in Deed Book 100, page 335, in the office of the County Clerk of Mercer County, Kentucky.

ITEM No. 12: Beginning in the center of Dix River in the line between said Andy W. Hardin and Joseph Curd, and running thence with the said division line between said Curd and Hardin in a Westerly course to a point on the cliffs of Dix River 725 feet above sea level and running thence on the cliffs of Dix River along a line 725 feet above sea level until said line strikes the division line between Holman Kurtz and Sallee (now Homer Kurtz), thence with the line of said Kurtz in an Easterly direction to the center of Dix River, thence with the center of Dix River in a Northeasterly and North-easterly direction to the point of beginning, being the same property conveyed to Dix River Power Company by Andy W. Hardin and Dellar Hardin by deed dated April 12, 1913, and recorded in Deed Book 86, page 480, in the office of the Clerk of Mercer County Court.

ITEM No. 13: All of the lands formerly owned by A. W. Hardin and Betsy Hardin on Dix River and Stein-bergen Branch which may be submerged by reason of the erection and maintenance of a dam in Dix River, the spillway floor of which will not be higher than 750 feet above sea level, and beginning upstream at a line of the lands formerly owned by W. O. Lyons and Lyons' estate, and running thence downstream to line of lands formerly owned by Joseph T. Curd, being the same property conveyed to Kentucky Hydro Electric Company by deed from Andy Hardin and Betsy Hardin, his wife, dated March 17, 1924, and recorded in Deed Book 101, page 213, in the office of the Clerk of Mercer County Court.

ITEM No. 14: All of the lands formerly owned by the heirs of W. F. Lyons lying on Dix River and Steinbergen Branch which may be submerged by reason of the erection and maintenance of a dam in Dix River, the spillway floor of which will not be higher than 750 feet above sea level, and beginning on Steinbergen Branch at line of lands formerly owned by A. W. Hardin, and running thence down said branch to Dix River and up said Dix River to line of lands formerly owned by W. O. Lyons, and being the same property conveyed to Kentucky Hydro Electric Company by deed from W. O. Lyons and the other heirs of Wm. F. Lyons, dated March 7th, 1925, and

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recorded in Deed Book 101, page 491, in the office aforesaid.

ITEM No. 15. All the lands below a line 750 feet above sea level which belong to Oscar Lyons and are situate on the waters of Cane Run Creek and Dix River, beginning at the line of Holman Kurtz on Cane Run Creek and running down same to its mouth, thence down Dix River to the line of the property of the W. F. Lyons heirs, and derived from the conveyance of Holman Kurtz and J. G. Sallee March 3, 1913, and found in the office of the Clerk of the Mercer County Court of record in Deed Book 86, page 103, being the same property conveyed to Dix River Power Company by Oscar Lyons by deed dated June 9, 1922, and recorded in Deed Book 99, page 231, in the office of the Clerk of Mercer County Court.

ITEM No. 16. A strip of land along Cane Run Creek and Wallace's Branch and bounded as follows:

Beginning in the center of Cane Run opposite Achin-quapin and Horn Bean corner between James H. Waggener and Homer Kurtz (now Oscar Lyons) and running thence with the line of said Kurtz (now Lyons) in a Westerly course until it strikes a point 725 feet above sea level on the cliff, thence along the Western edge of the cliff of said Cane Run Creek along a line 725 feet above sea level to a point on the North side of Wallace's Branch 725 feet above sea level; thence along the line on the north edge of the cliff of Wallace's Branch 725 feet above sea level until it strikes the division line between the said James H. Waggener and Holman Kurtz; thence with the said division line in a Southerly direction to the center of Wallace's Branch, thence with the center of said Branch to the center of Cane Run, thence with the center of Cane Run to the point of beginning, being the same property conveyed to Dix River Power Company by James H. Waggener, et. al., by deed dated April 8, 1913, and recorded in Deed Book 86, page 488, in the office of the Clerk of Mercer County Court.

ITEM No. 17: All of the land formerly owned by S. L. Scott on Cane Run Creek and Wallace's Branch in Mercer County, which may be submerged by reason of the

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erection and maintenance of a dam in Dix River, the spillway floor of which shall not be higher than 750 feet above sea level, being the same property conveyed to Kentucky Hydro Electric Company by deed from S. L. Scott and wife, dated February 13, 1924, and recorded in Deed Book 100, page 650, in the office of the Clerk of the County Court of Mercer County, Kentucky.

ITEM No. 18: All land lying below a line 750 feet above sea level situate on Cane Run Creek, near its mouth, and beginning at the line of land of John Denny (formerly James Waggener, who deeded same to Dix River Power Company) and extending down Cane Run Creek to the line of W. O. Lyons, being a part of the land conveyed to Holman Kurtz, et. al., by deed dated September 28, 1917, recorded in Deed Book 93, page 400, Mercer County Court Clerk's office.

ITEM No. 19: All land lying below a line 750 feet above sea level situate on Wallace Run, a tributary of Denny's Branch, beginning at the line of John Denny, or James Waggener and Dix River Power Company, thence up said Wallace Run with the center thereof to a level of 750 feet above sea level, being a part of the land conveyed to Holman Kurtz, et. al., by deed dated August 28, 1905, and recorded in Deed Book 74, page 81, Mercer County Court Clerk's office. The foregoing two parcels are the same property conveyed to Dix River Power Company by Holman Kurtz, et. al., by deed dated December 10, 1921, and recorded in Deed Book 98, page 543, in the office of the Clerk of Mercer County Court.

ITEM No. 20: All of the lands formerly owned by W. H. Bower and wife and Alvin C. Glascock and wife on Denny and Grow Branches, tributaries of Cane Run Creek, which may be submerged by reason of the erection and maintenance of a dam in Dix River, the spillway floor of which will not be higher than 750 feet above sea level, and adjoining the lands formerly owned by J. W. Denny and Holman Kurtz, being the same property conveyed to Kentucky Hydro Electric Company by said Bower and Glascock and their wives by deed, dated April 23, 1924, and recorded in Deed Book 101, page 21, in the office aforesaid.

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ITEM No. 21: All of land formerly owned by J. W. Denny lying below a line 750 ft. above sea level on Denny's Branch and Wallace Run Branch of Cane Run Creek and extending from the junction of said branches up to a line 750 feet above sea level, and including all land that may be overflowed by water impounded to said level on the right-hand side of Denny's spring branch and the left-hand side of Wallace Run Branch and Grow Branch, ascending in each instance, being the same property conveyed to Dix River Power Company by J. W. Denny, et. al., by deed dated October 14, 1921, and recorded in Deed Book 98, page 533, in the office of the Clerk of Mercer County Court.

ITEM No. 22: All of the land formerly owned by Andrew D. Divine on Cane Run Creek which may be submerged by reason of the erection and maintenance of a dam in the Dix River near its mouth, the spillway floor of which will not be higher than 750 feet above sea level, being the same property conveyed to Kentucky Hydro Electric Company by deed from Andrew D. Divine and wife, dated September 19, 1923, and recorded in Deed Book 100, page 384, in the office of the Clerk of Mercer County Court.

ITEM No. 23: A strip of land along Cane Run Creek and bounded as follows: Beginning at a point in the center of the said Cane Run Creek in line between Virgil White and Thos. Washington Carr and running thence with the line of said Carr in a Westerly direction to a point on the cliff of said Cane Run 725 feet above sea level and running thence along the West line of said creek along a line 725 feet above sea level to a point in the line between the said White and J. W. Denny, thence with the line between said White and said Denny in a Northerly direction to the center of Cane Run Creek; thence with the center of said Cane Run Creek to the point of beginning, being the same property conveyed to Dix River Power Company by Virgil White, et. al., by deed dated April 8, 1913, and recorded in Deed Book 86, page 502, in the office of the Clerk of Mercer County Court.

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ITEM No. 24: Beginning in the center of Cane Run in the division line between Virgil White and Tom Washington Carr and running thence with the said line of said Carr in an Easterly direction to a point on the cliff 725 feet above sea level and running thence along the line 725 feet above sea level in a Northwesterly direction until said line strikes the center of Cane Run Creek, thence with the center of said creek to the point of beginning, being the same property conveyed to Dix River Power Company by Virgil White, et. al., by deed dated April 8, 1913, and recorded in Deed Book 86, page 502, in the office of the Clerk aforesaid.

ITEM No. 25: All of the lands of Cas Lovett and wife on Cane Run and Denny Branch which may be submerged by reason of the erection and maintenance of a dam in Dix River, the spillway floor of which dam will not be higher than 750 feet above sea level and between such level and 725 feet above sea level and to the lines of the land heretofore conveyed by Virgil White to Dix River Power Company, and beginning on Cane Run at a line of the lands formerly owned by M. M. Dossett; thence down Cane Run to line of lands formerly owned by Andy Estes, and beginning again at the line of lands formerly owned by Andy Estes; thence down Cane Run and up Denny's Branch to the line of lands formerly owned by Andrew Divine, being the same property conveyed to Kentucky Hydro Electric Company by deed from Cas Lovett and wife, dated September 3, 1924, and recorded in Deed Book 101, page 134, in the office aforesaid.

ITEM No. 26: A strip of land on Cane Run, and bounded as follows:

Beginning at a point in the center of Cane Run Creek in the division line between Alexander Miller and Thomas Washington Carr, and running thence with the line of said Carr in a Westerly direction to a point on the cliff of said creek 725 feet above sea level, and running thence along the cliff along a line 725 feet above sea level and in a Southerly and Southwesterly direction until said line strikes the division line between said Miller and said Thomas Washington Carr, and running thence with the line of said Carr to the center of said creek,

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ITEM No. 32: All of the lands formerly owned by R. L. Black, acquired by him from I. S. Brown, which may be submerged by reason of the construction and maintenance of a dam in Dix River, the spillway floor of which will not be higher than 750 feet above sea level. Said lands are on Cane Run Creek and begin at the line of the lands owned by S. W. Johnson and said lands extend down Cane Run Creek to the lands of Sam Hager for a distance of about one mile, being the same lands conveyed to Dix River Power Company by I. S. Brown, et. al., by deed dated March 18, 1922, and recorded in Deed Book 99, page 134, in the office of the Clerk of Mercer County Court and by deed from E. L. Black and wife, dated September 1, 1923, and recorded in Deed Book 100, page 325, in the office of the Clerk aforesaid.

ITEM No. 33. All the lands formerly owned by S. W. Hager that lie below a line 750 feet above sea level on Cane Run and Dix River, and bounded on the North and West by Cane Run Creek and by Dix River on the East, and beginning with the line of I. S. Brown and running down Cane Run Creek to its mouth, thence up Dix River to the line of the lands of Ida and Jesse Hawkins—now lands of Dix River Power Company, being part of land conveyed to S. W. Hager January, 1916, recorded in Deed Book 89, page 211, Mercer County Court Clerk's office, being the same property conveyed to Dix River Power Company by S. W. Hager, et. al., by deed dated December 5, 1921, and recorded in Deed Book 98, page 551, in the office of the Clerk of Mercer County Court.

ITEM No. 34: Beginning at a point in the center of Dix River in the line between Ida M. and Jesse Hawkins and W. M. Proctor and running thence south with line of said Proctor to a point on the cliffs of Dix River 725 feet above sea level, and running thence in an Easterly and Southeasterly direction along a line 725 feet above sea level until it strikes the division line between the said Hawkins and R. T. Wilds, thence with the division line between said Hawkins and said Wilds in an Easterly direction to the center of Dix River, thence with the center of Dix River to the point of beginning, being the same property conveyed to Dix River Power Com-

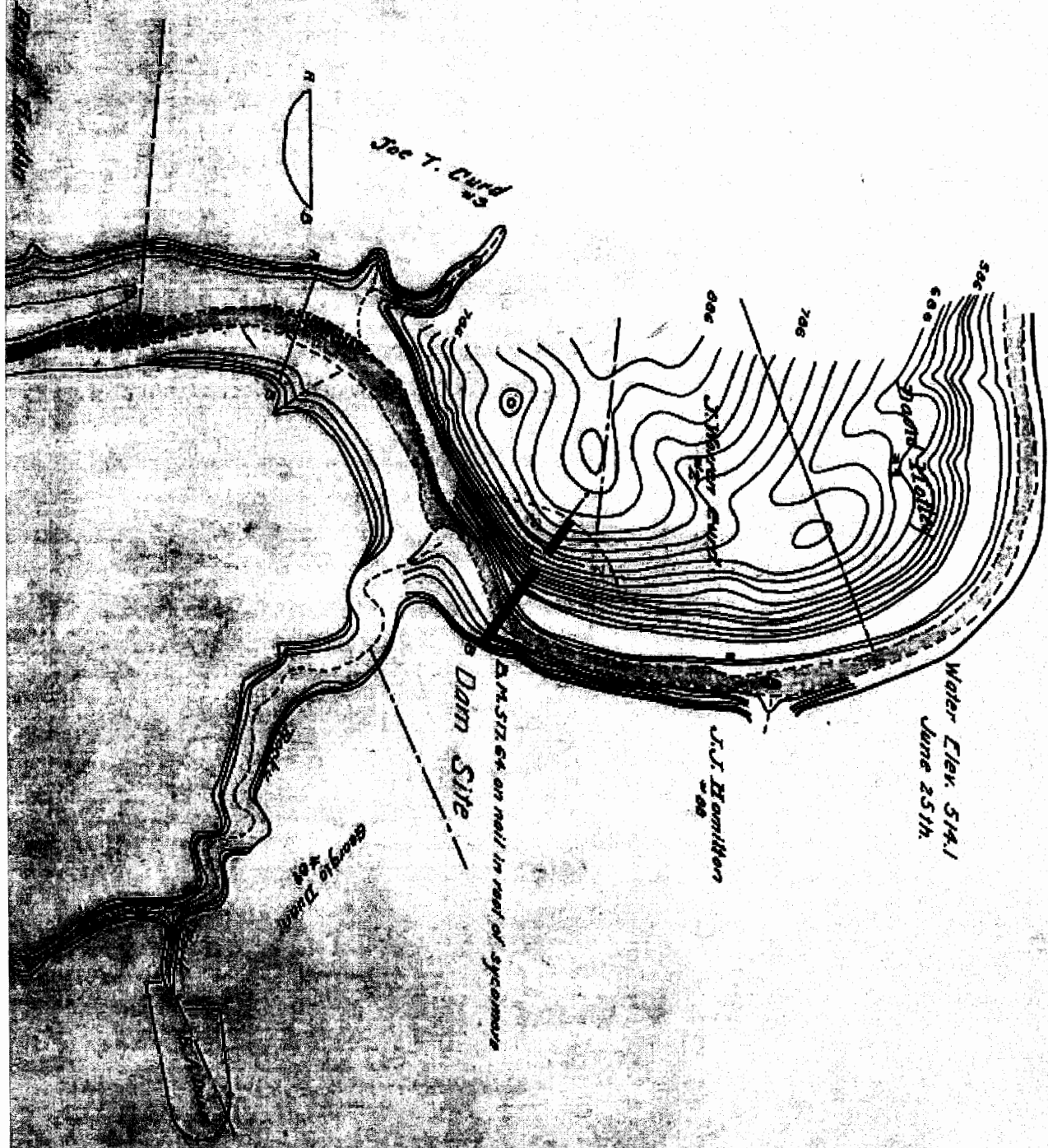
17

pany by Ida M. Hawkins, et. al., by deed dated April 8, 1913, and recorded in Deed Book 86, page 508, in the office of the Clerk of Mercer County Court.

ITEM No. 35: Situate in Mercer County, Kentucky, and being all of the lands formerly owned by Ida M. and Jesse Hawkins on Dix River which may be submerged by reason of the erection and maintenance of a dam in Dix River, the spillway floor of which will not be higher than 750 feet above sea level, and beginning at line of B. T. Wilds or Charlie Perkins and running thence down stream as it meanders to line of lands of Dix River Power Company, formerly Sam Hager, being the same property conveyed to Dix River Power Company by Jesse Hawkins, et. al., by deed dated August 17, 1923, and recorded in Deed Book 100, page 326, in the office of the Clerk of Mercer County Court.

ITEM No. 36: All of the land of C. O. Perkins and wife which may be submerged by reason of the erection and maintenance of a dam in Dix River, the spillway floor of which will not be higher than 750 feet above sea level, and beginning at the line of lands formerly owned by Atwood Proctor or C. P. Kennedy, and extending downstream with its meanders to the Burgin and Kings Mill turnpike; thence with the turnpike to the River; thence back up the River to the Kennedy-Proctor line; thence to the beginning.

ITEM No. 37: Also the following land adjoining the tract above described and beginning at a crossmark cut in a stone near the fence along the Burgin and Kings Mill Turnpike and running thence N 24° 21' E 36 feet N 28° 40' E 29 feet N 46° 35' E 62 feet, N 44° 25' E 73 feet, N 66° 15' E 66 feet, N 39° 20' E 72 feet, N 27° 50' E 34 feet, N 11° 15' E 34 feet, N 21° 40' E 26 feet, N 5° E 70 feet, N 1° E 10° W 72 feet, N 1° 30' W 64 feet, N 0° 30' E 124.5 feet, N 11° 30' E 100 feet, N 0° 30' W 88 feet, N 5° 36' W 80 feet, N 7° 20' W 46 feet, N 2° 6' W 66 feet, N 3° 50' E 106 feet, N 27° 28' E 86 feet, N 18° 20' E 80 feet, N 28° 30' E 46 feet, N 19° 25' E 95 feet, N 21° 50' E 52 feet, N 15° 10' E 70 feet, N 18° 16' E 102 feet, N 36° 25' E 64 feet, N 38° E 102 feet, N 62° 28'



EASEMENT CARD PREPARED

WORK ORDER

THIS DEED made and entered into this September 7, 1954,

by and between LUCRETIA CURD KING, widow of W. D. King, of Mercer County, Kentucky, LEE T. KING, single, of Mercer County, Kentucky, JOE D. KING and HARVIS PREWITT KING, his wife, of Mercer County, Kentucky, ROBERT W. KING and VERDIE MAE MORELAND KING, his wife, of Mercer County, Kentucky, MAE KING EPPERSON, a widow, of Fayette County, Kentucky, DOROTHY MURPHY, daughter of Robert W. King, and J. C. MURPHY, her husband, of Fayette County, Kentucky, WILMA GRIMES, daughter of Robert W. King, and WILLIAM GRIMES, her husband, of Mercer County, Kentucky, MILDRED PERKINS, daughter of Robert W. King, and CECIL PERKINS, her husband, of Mercer County, Kentucky, and LUCRETIA WARD, daughter of Mae King Epperson, and WILLIAM WARD, her husband, of Fayette County, Kentucky, grantors, and KENTUCKY UTILITIES COMPANY, a corporation organized and existing under the laws of the Commonwealth of Kentucky, grantee,

WITNESSETH:

That for and in consideration of a valuable consideration in cash paid grantors by grantee, the receipt of which is hereby acknowledged, the said grantors hereby convey unto the grantee in fee simple the following real estate:

All those two tracts of land in Mercer County, Kentucky, described as follows:

First Tract:

On the easterly side of the new Curdsville Pike and thus described:

Beginning at a point in the new east right of way line of the new Curdsville Pike, corner to W. O. Lyons; thence with said Lyons for two calls S 79 deg. 15 min. E 957.1 feet and N 10 deg. 19 min. E 528.6 feet to a corner with Kentucky Utilities Company; thence with Kentucky Utilities Company for three calls S 89 deg. 31 min. E 660.7 feet, S 87 deg. 35 min. E 694 feet to a point in a branch and down said branch S 52 deg. 29 min. E 194.2 feet to the 760 feet contour above sea level; thence with

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said contour and the Kentucky Utilities Company for eighteen calls S 47 deg. 21 min. E 127.3 feet, S 78 deg. 33 min. E 220.5 feet, S 33 deg. 05 min. E 177.2 feet, S 40 deg. 47 min. E 108.4 feet, S 73 deg. 29 min. E 73.5 feet, N 79 deg. 17 min. E 187.1 feet, S 64 deg. 20 min. E 92.5 feet, S 63 deg. 48 min. E 97 feet, S 71 deg. 09 min. E 157.1 feet, S 48 deg. 18 min. E 233 feet, S 33 deg. 02 min. E 429 feet, S 21 deg. 29 min. W 128 feet, S 48 deg. 44 min. W 168 feet, S 63 deg. 17 min. W 273 feet, S 49 deg. 16 min. E 236 feet, S 76 deg. 08 min. E 140 feet, S 54 deg. 29 min. E 63 feet and S 21 deg. 50 min. W 149 feet to a corner with Mrs. A. W. Hardin; thence with Mrs. A. W. Hardin for ten calls S 84 deg. 21 min. W 183.6 feet, S 85 deg. 15 min. W 375.9 feet, S 82 deg. 12 min. W 423.8 feet, S 85 deg. 02 min. W 232 feet, S 83 deg. 59 min. W 408.3 feet, S 83 deg. 43 min. W 447.4 feet, N 05 deg. 42 min. E 749 feet, N 87 deg. 21 min. W 1569.6 feet, N 86 deg. 45 min. W 185.3 feet and N 21 deg. 11 min. W 139 feet to the new east right of way of the Curdsville Pike; thence with the new east right of way of the Curdsville Pike for eight calls N 5 deg. 44 min. E 100 feet, N 5 deg. 53 min. W 100 feet, N 16 deg. 59 min. W 100 feet, N 23 deg. 38 min. W 100 feet, N 19 deg. 26 min. W 100 feet, N 7 deg. 06 min. W 100 feet, N 1 deg. 06 min. E 100 feet and N 4 deg. 22 min. E 96.4 feet to the beginning, and containing 117.797 acres.

Second Tract:

That tract between the new location of the Curdsville Pike and the old location of the Curdsville Pike and the C. N. O. & T. P. Railroad Company (Cincinnati-Southern Railway Company) and thus described:

*MA16*

Beginning at a point where the new west right of way of the Curdsville Pike intersects the east line of the old Curdsville Pike; thence with the new west right of way line of the Curdsville Pike for four calls S 23 deg. 19 min. E 132.8 feet, S 18 deg. 58 min. E 78.6 feet, S 8 deg. 19 min. E 87.9 feet S 3 deg. 20 min. W 89.6 feet to the right of way line of the CNO&TP Railroad; thence with the right of way line of the CNO&TP Railroad N 21 deg. 11 min. W 265.9 feet to the old east line of the Curdsville Pike; thence with the old east line of the Curdsville Pike N 3 deg. 57 min. E 124.4 feet to the beginning, and containing 0.33 acres.

These lands are conveyed under a survey thereof made September 3, 1954, by Cecil C. Harp, Engineer, of Lexington, Kentucky.

This is the same real estate conveyed to said Lucretia B. King (who is the same person as Lucretia Curd King) and her husband, W. D. King, by A. W. Curd as Executor of J. T. Curd by deed dated

December 9, 1935, and recorded in Deed Book 110, page 240, in the office of the Clerk of the Mercer County Court; and for further source of title reference is made to the will of said W. D. King dated March 2, 1943, probated July 7, 1947, and recorded in Will Book 21, page 582, in the office of the Clerk of the Mercer County Court.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, unto the said Kentucky Utilities Company, its successors and assigns forever; and the grantors jointly and severally convey with full Covenant of General Warranty, and do further jointly and severally covenant with and to the grantee, its successors and assigns, that they are lawfully seized of said property and have good right to grant and convey the same.

WITNESS the hands of the grantors the date first above written.

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<i>Lucretia C. King</i>	<i>Dorothy Murphy</i>
<i>Lee T. King</i>	<i>J. C. Murphy</i>
<i>Joe D. King</i>	<i>Wilma Grimes</i>
<i>Harriet Pruitt King</i>	<i>William Grimes</i>
<i>Robert M. King</i>	<i>Mildred Perkins</i>
<i>Verdie Mae Moulton King</i>	<i>Cecil Perkins</i>
<i>Mae King Epperson</i>	<i>Lucretia Ward</i>
	<i>William Ward</i>



COMMONWEALTH OF KENTUCKY }  
COUNTY OF MERCER } ss:

I, R. H. McBEATH, a Notary Public in and for the State at Large and County of Mercer, certify that the foregoing deed was this day produced to me and acknowledged before me therein by LUCRETIA CURD KING, a widow, LEE T. KING, single, JOE D. KING, and HARVIS PREWITT KING, his wife, ROBERT W. KING and VERDIE MAE MORELAND KING, his wife, WILMA GRIMES and WILLIAM GRIMES, her husband and MILDRED PERKINS and CECIL PERKINS, her husband, to be their act and deed.

My commission will expire on the first day of May, 1956  
GIVEN under my hand and seal of office, this 7<sup>th</sup> day of September, 1954.



*R. H. McBeath*  
Notary Public, County of Mercer,  
State at Large.

COMMONWEALTH OF KENTUCKY }  
COUNTY OF FAYETTE } ss:

I, R. H. McBEATH, a Notary Public in and for the State at Large and County of Fayette, certify that the foregoing deed was this day produced to and acknowledged before me therein by MAE KING EPPERSON, a widow, DOROTHY MURPHY and J. C. MURPHY, her husband, and LUCRETIA WARD and WILLIAM WARD, her husband, to be their act and deed.

My commission will expire on the 1st day of May, 1956.  
GIVEN under my hand and seal of office, this 8<sup>th</sup> day of September, 1954.



*R. H. McBeath*  
Notary Public, County of Fayette,  
State at Large.

Kentucky, County of Mercer, Sot.

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W. B. Morris, Clerk of the Mercer County Court do certify that the foregoing instrument on this day lodged for record, which together with this and the foregoing certificate has been duly recorded in my office.  
Given under my hand this 24 day of Sept 1954

*W. B. Morris* Clerk  
By *[Signature]* D. C.

STATE OF KENTUCKY }  
COUNTY OF MERCER } ss:

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The undersigned, Lee T. King, being first duly sworn, states as follows:

This affidavit is given for the purpose of making a record with respect to the persons who are or may be interested in the estate of W. D. King, who died in 1947 and whose will, dated March 2, 1943, was probated July 7, 1947, and is recorded in Will Book 21 at page 582 in the office of the Clerk of the Mercer County, Kentucky, Court.

Lucretia Gurd King is the surviving widow of W. D. King, and she is now 78 years of age and is a resident of Mercer County, Kentucky.

Robert W. King, a son of W. D. King, is 54 years of age, is a resident of Mercer County, Kentucky, and is married to Verdie Mae Moreland King, who is 51 years of age.

Joe D. King, a son of W. D. King, is 56 years of age, is a resident of Mercer County, Kentucky, and is married to Harvis Prewitt King, who is 53 years of age. Mr. and Mrs. Joe D. King have no children.

Mae King Epperson is a daughter of W. D. King, is 52 years of age, is a resident of Fayette County, Kentucky, and is a widow.

The affiant, Lee T. King, is a son of W. D. King, is a resident of Mercer County, Kentucky, is 48 years of age, and is unmarried.

The children of Mr. and Mrs. Robert W. King and their husbands are as follows:

Dorothy King Murphy, 35 years of age, and her husband, J. C. Murphy, 39 years of age, are residents of Fayette County, Kentucky.

Wilma King Grimes, 33 years of age, and her husband, William Grimes, 35 years of age, are residents of Mercer County, Kentucky.

Mildred King Perkins, 29 years of age, and her husband, Cecil Perkins, 32 years of age, are residents of Mercer County, Kentucky.

The only child of Mae King Epperson is Lucretia Epperson Ward, age 27, and her husband is William Ward, age 33. They reside in Fayette County, Kentucky.

The ages given above may not be exactly accurate, but they are substantially so.

Lee T. King  
Lee T. King

✓

Subscribed and sworn to before me by Lee T. King this 8<sup>th</sup> day of September, 1954.

My commission will expire May 1, 1956.

Given under my hand and seal of office this 8<sup>th</sup> day of September, 1954.

R. H. McBeath

Notary Public, Mercer County,  
State at Large.

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State of Kentucky, County of Mercer, Sct.  
I, W. B. Morris, Clerk of the Mercer County Court do certify that the foregoing instrument was on this day lodged for record, which together with this and the foregoing certificate has been duly recorded in my office.  
Given under my hand this 24 day of Sept 1954

W. B. Morris Clerk  
By Stanley Frost D. C.

*The deed and this draft of affidavit were prepared by S. R. Byler after discussion with Mr. Hagney re title.*

189-151

DEED TAX PAID

\$ 20.00 DATE 9/29/76

THIS DEED made and entered into on this the 22 day of August, 1976, by and between SADIE SOWDER and GENERAL SOWDER, her husband, of Paint Lick, Kentucky, and DOROTHY CHADWELL and GENE CHADWELL, her husband, of Edenburg, Indiana, parties of the first part, and KENTUCKY UTILITIES COMPANY, a Kentucky corporation, having its principal office and place of business at 120 South Limestone Street in Lexington, Fayette County, Kentucky, party of the second part,

W I T N E S S E T H:

THAT for and in consideration of the sum of \$20,000.00, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold and do hereby grant and convey unto the party of the second part in fee simple, its successors and assigns forever, the following described property, to-wit:

All that tract or parcel of land situated on the east side of the New Curdsville Pike about seven miles east of Harrodsburg, near Dix Dam, in Mercer County, Kentucky and more fully described and bounded as follows, to-wit:

Beginning at a point in the center of the New Curdsville Pike, a corner of Lyons et al and the Kentucky Utilities Company property; thence with the Kentucky Utilities Company property S 83° 09' 30" E 867.19 feet to an iron pin another corner with the Kentucky Utilities Company property; thence with the Kentucky Utilities Company property acquired from May Lyons et al in Deed Book 178 Page 278 in the Mercer County Clerk's Office for six calls S 57° 52' 30" W 187.21 feet, S 36° 47' 30" W 167.36 feet, S 08° 22' 30" E 344.64 feet, S 27° 55' 30" W 231.82 feet, S 08° 55' 30" W 191.59 feet and S 21° 45' 01" W 168.52 feet; thence again with the Kentucky Utilities Company property N 78° 14' W 576.35 feet to the center of the New Curdsville Pike; thence with the center of the New Curdsville Pike for two calls N 05° 12' E 844.8 feet and N 07° 36' E 272.0 feet to the beginning and containing 17.6596 acres, subject to rights-of-way for New Curdsville Pike, as shown on that plat attached hereto and made a part hereof, and

Being a part of the same property an undivided two-thirds interest in which was conveyed to W. O. Lyons, and an undivided one-third interest was conveyed to

MAY 14

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May Lyons, his wife, by deed from Joseph D. King and Harvest A. King, his wife, dated December 10, 1938, and of record in Deed Book 112, at page 333, in the Mercer County Court Clerk's Office. W. O. Lyons is now deceased and, by his Will of record in Will Book 24, at page 154, in the aforesaid Clerk's Office, devised his interest in said property to his wife, May Lyons, for life, with remainder upon her death to Sadie Sowder and Dorothy Sowder. May Lyons, also known as Addie May Lyons, is now deceased and by her Will, of record in Will Book 27, at page 113, in the aforesaid Clerk's Office, devised her interest in said property to Sadie Sowder. By virtue of the aforesaid devises, Sadie Sowder is now the owner of an undivided two-thirds interest in the above described property and Dorothy Sowder is the owner of an undivided one-third interest therein.

TO HAVE AND TO HOLD the above described property, together with all appurtenances and privileges thereunto belonging, unto the party of the second part in fee simple, its successors and assigns forever.

AND the parties of the first part do hereby release and relinquish unto the party of the second part, its successors and assigns forever, all of their right, title and interest in and to the above described property, including dower, curtesy and the homestead exemption, and any and all other exemptions allowed by law, and they do hereby covenant to and with said party of the second part, its successors and assigns forever, that they are lawfully seized in fee simple of said property and have good and perfect right to sell and convey the same as herein done; and that the title to said property is clear, perfect and unencumbered, and they will WARRANT GENERALLY the title thereto, subject only to easements and restrictions which appear of record.

IN WITNESS WHEREOF, the parties of the first part have hereunto subscribed their names this the day and year first above written.

Sadie S. Sower  
SADIE SOWDER

General Sower  
GENERAL SOWDER

Dorothy Chadwell  
DOROTHY CHADWELL

Gene Chadwell  
GENE CHADWELL

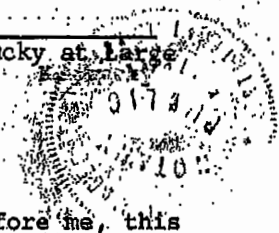
STATE OF KENTUCKY

COUNTY OF MERCER

The foregoing instrument was acknowledged before me, this 27th day of September 1976, by Sadie Sower and General Sower, her husband.

My commission expires on the 7th day of May, 1980.

Spencer M. Coker  
NOTARY PUBLIC Kentucky at Large



STATE OF KENTUCKY

COUNTY OF MERCER

The foregoing instrument was acknowledged before me, this 27th day of September, 1976, by Dorothy Chadwell and Gene Chadwell, her husband.

My commission expires on the 7th day of May, 1980.

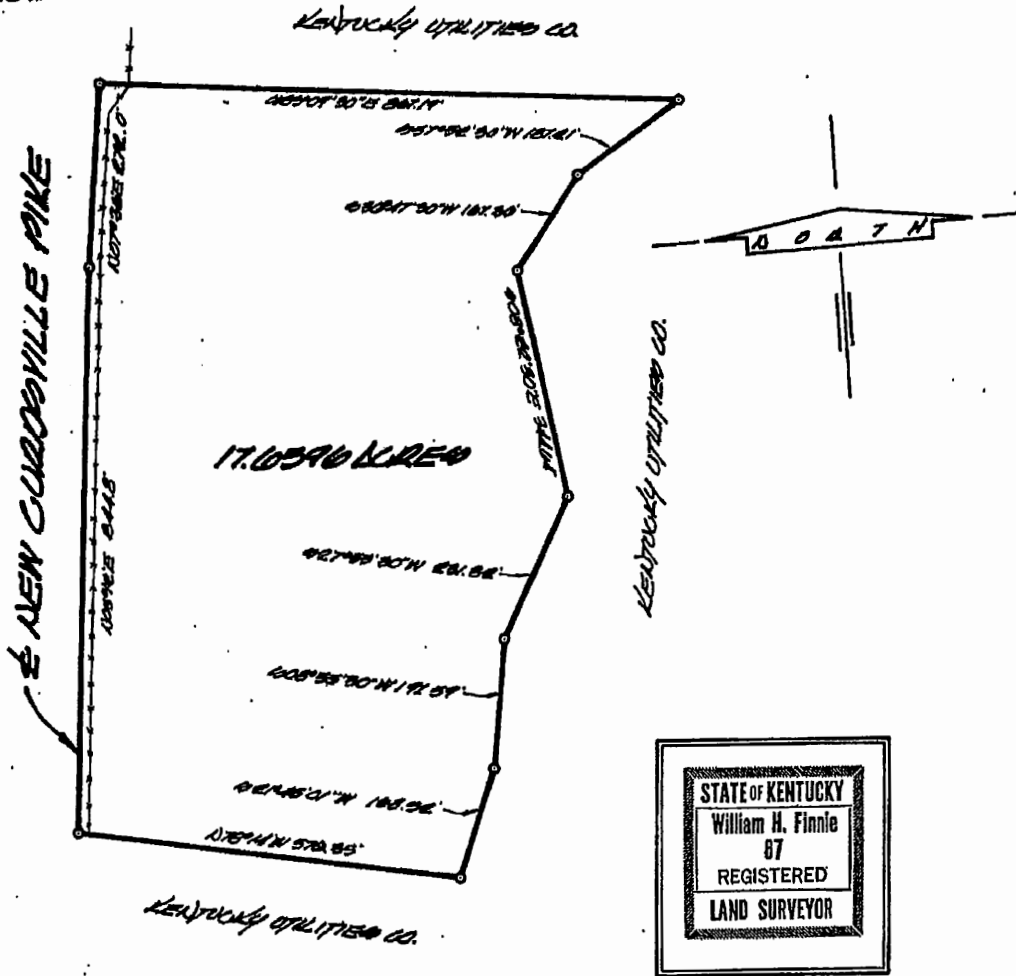
Spencer M. Coker  
NOTARY PUBLIC Kentucky at Large  
County, MERCER



This instrument was prepared by

Leslie W. Morris II  
LESLIE W. MORRIS II  
1000 First Security Plaza  
Lexington, Kentucky 40507

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SURVEY FOR THE

# Kentucky Utilities Company

OF THE

## May Lyons Estate, et al

IN

MERCER COUNTY, KENTUCKY

SCALE 1" = 40'      ON JULY 17, 1976

GEOIL C. HARR ENGINEERS

100 MARKET STREET - LEANINGTON, KENTUCKY

State of Kentucky, County of Mercer, Sot.

I, Ralph Morris, Clerk of the Mercer County Court, do certify that the foregoing instrument was on this day lodged for record, at 11:30 AM, which together with this and the foregoing certificate has been duly recorded in my office.

Given under my hand this 27 day of Sept 1976

By Ralph Morris Clerk  
William H. Finnie D.C.

MISSING  
A PAGE

178-278

CASE NO. 178-278  
WARD PREPARED  
Judge Lucas Johnson  
WORK ORDER 10701-4495  
E.W. Brown, Plaintiff  
UNIT NO. #1

DEED TAX PAID

10.00 DATE 9-14-73

This Deed of Conveyance made and entered into this the 10th day of September 1973, by and between Addie Mae Lyons, one and the same as May Lyons, widow of W. O. Lyons, deceased, and un-married, of Mercer County, Kentucky, Sadie Sowder and General Sowder, her husband, of Paint Lick, Kentucky, and Dorothy Sowder Chadwell and Gene Chadwell, her husband, of Edenburg, Indiana, all of which persons are hereinafter referred to as GRANTORS, and Kentucky Utilities Company, a Kentucky corporation, the mailing address of which is 120 South Limestone Street, Lexington, Kentucky, 40507, hereinafter referred to as Grantee,

WITNESSETH: In consideration of the sum of Ten Thousand Dollars (\$10,000.00), paid by the Grantee to the Grantors, receipt of which is hereby acknowledged by the Grantors, the Grantors do hereby grant, bargain, sell, and convey unto the Grantee, and unto its assigns, the following described property situated in Mercer County, Kentucky, and more particularly described as follows:

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All that tract or parcel of land situated near the east side of the New Curdsville Pike about seven miles east of Harrodsburg, near Dix Dam, in Mercer County, Kentucky, and more fully described and bounded as follows, to-wit:

BEGINNING at an iron pin in the common line of May Lyons et al and the Kentucky Utilities Company, said iron pin being 549.91 feet, more or less, east of the east right-of-way line of the New Curdsville Pike; thence through the lands of May Lyons et al for six calls, N 21° 45' 01" E 168.52 feet to an iron pin, N 08° 55' 30" E 191.59 feet to an iron pin, N 27° 55' 30" E 231.82 feet to an iron pin,

LAW OFFICES  
V. A. WICKLIFFE  
DRAFTEN BLDG.  
HARRODSBURG, KY.

4495

LISTED IN  
HARRISBURG  
APR 1 1974



sale vested in her as aforesaid. He further provided therein that upon the death of the life-tenant any balance remaining at that time was to pass to and vest one-half (1/2) to Sadie Sowder and one-half (1/2) to Dorothy Sowder, both such persons joining herein approving the conveyance as aforesaid, and designating as their agent, this for the purpose of receiving and receipting the proceeds of sale herein, May Lyons, all references herein are to the Clerk's office of the Mercer County Court.

TO HAVE AND TO HOLD unto the Grantee, and unto its successors and assigns forever, with Covenant of General Warranty and seisin.

IN TESTIMONY WHEREOF the Grantors have hereunto subscribed their name this the 7<sup>th</sup> day of September, 1973.

**MAY LYONS**  
 May Lyons

---

*Sadie Sowder*  
 Sadie Sowder

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*General Sowder*  
 General Sowder

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*Dorothy Sowder Chadwell*  
 Dorothy Sowder Chadwell

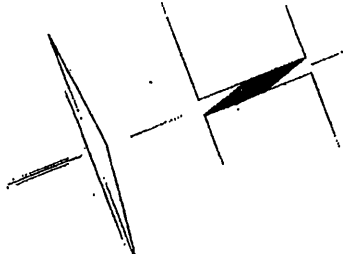
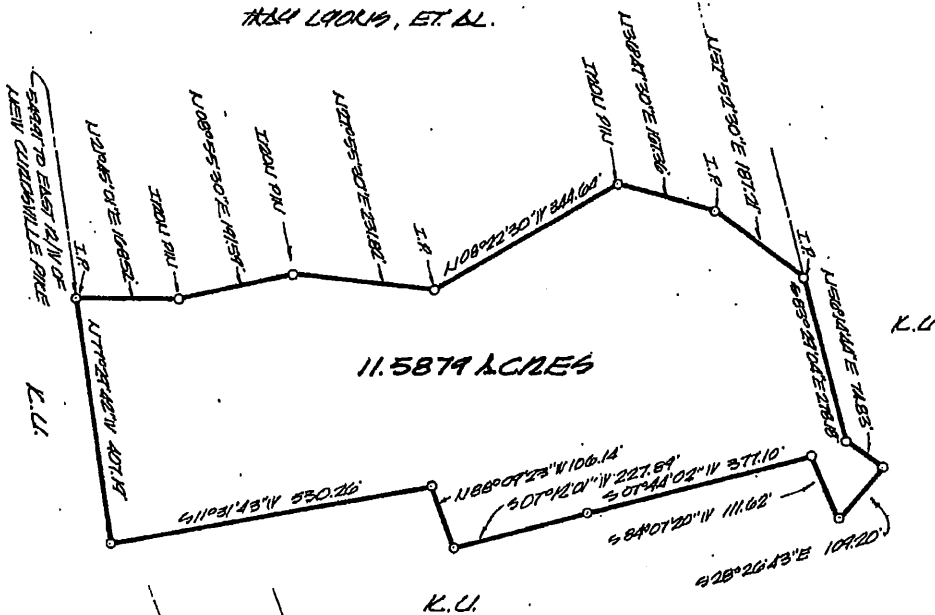
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*Gene Chadwell*  
 Gene Chadwell

STATE OF KENTUCKY  
COUNTY OF MERCER

I, William A. Wickliffe, a Notary Public, in and for the State and County aforesaid, hereby certify that the foregoing deed was this day acknowledged before me by Addie Mae Lyons, one and the same as May Lyons, unmarried, to be her act and deed.

LAW OFFICE  
V. A. WICKLIFFE  
DRAFFEN BLDG.  
HARRISBURG, KY.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

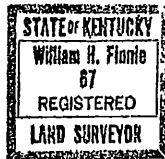
WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT WE HEREBY AGREE TO THE PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

SIGNED MARY LYONS DATE 9-4-73  
 SIGNED Edie Snyder DATE 9-9-73  
 SIGNED Dorothy Chadwell DATE 9-12-73

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND ACCURATE SURVEY TO THE ACCURACY REQUIRED BY THE MERGER COUNTY PLANNING COMMISSION, AND THAT ALL THE REQUIREMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SATISFACTION OF THE COUNTY ENGINEER OF THE CITY ENGINEER.

SIGNED William H. Finnie  
 DATE 6 August 1973



**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR MERGER COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VIOLATIONS, IF ANY AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

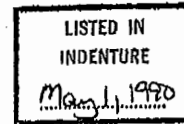
SIGNED William H. Finnie  
 DATE August 9, 1973

SURVEY FOR THE  
**KENTUCKY UTILITIES COMPANY, INC.**  
 OF A PORTION OF THE  
**MARY LYONS, ET AL. PROPERTY**  
 IN  
**MERGER COUNTY, KENTUCKY**  
 AUGUST, 1973 SCALE 1"=200'  
**CECIL C. HARRP ENGINEERS**  
 180 MARKET ST., LEXINGTON  
 BY William H. Finnie ENGINEER

State of Kentucky, County of Mercer, Sot.  
 I, Ralph Morris, Clerk of the Mercer County Court, do certify that the foregoing instrument was on this day lodged for record, at 2:00 P.M., which together with this and the foregoing certificate has been duly recorded in my office.  
 Given under my hand this 19 day of Sept 1973  
 Clerk  
 D.C.

DEED TAX PAID

250.50 DATE 12-27-89



230-201

DEED

THIS DEED is made and entered into this 27 day of December, 1989, by and between THURMAN HARDIN and VIRGINIA HARDIN, his wife, Parties of the First Part, and KENTUCKY UTILITIES COMPANY, INC., a Kentucky corporation, One Quality Street, Lexington, Kentucky 40507, Party of the Second Part;

WITNESSETH:

THAT, for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, which has this day been paid in cash to Parties of the First Part, and the balance of which is to be paid to Parties of the First Part in accordance with the terms of that certain promissory note of even date herewith from Party of the Second Part providing for annual payments of principal and interest with the balance thereof to be due and payable on or before January 5, 1999, to secure payment of which note a lien is hereby retained upon the property conveyed, which lien shall be released by either of the Parties of the First Part or their administrator(s), executor(s), or representative(s), when said Note is paid in full; Parties of the First Part have this day BARGAINED AND SOLD and do by these presents GRANT AND CONVEY unto the Party of the Second Part, its successors and assigns forever, all that certain real property situated in Mercer County, Kentucky and more particularly described as follows, to wit:

MA 13

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Beginning at an iron pin located in the south right of way of Curdsville Road and the north east right of way of Hardin Lane and being a corner to other property of Kentucky Utilities;

Thence, along other property of Kentucky Utilities (DB 133-336) for the following calls,  
 S20°44'12"E, a distance of 139.26 feet to an iron pin;  
 S87°29'12"E, a distance of 1,740.42 feet to an iron pin in wood post;  
 S3°40'50"W, a distance of 748.11 feet to an iron pin in wood post;  
 N83°42'56"E, a distance of 1,507.52 feet to a wood post;  
 N85°13'32"E, a distance of 293.50 feet to an iron pin, located in the west right of way of Hardin Heights Drive;

Thence, along the west right of way of Hardin Heights Drive for the following calls,  
 S9°40'00"W, a distance of 128.00 feet to an iron pin;  
 S6°24'00"E, a distance of 225.00 feet to an iron pin;  
 S5°32'00"W, a distance of 525.00 feet to an iron pin;  
 S18°14'34"W, a distance of 369.07 feet to an iron pin;  
 S53°10'53"W, a distance of 311.50 feet to an iron pin located in the north right of way of Hardin Lane;

Thence, along the north right of way of Hardin Lane for the following calls,  
 N52°39'45"W, a distance of 576.03 feet to an iron pin;  
 N67°58'46"W, a distance of 47.32 feet to an iron pin;  
 S84°43'09"W, a distance of 361.18 feet to an iron pin;  
 S2°57'50"E, a distance of 5.00 feet to an iron pin;  
 S83°54'53"W, a distance of 469.15 feet to an iron pin;  
 S85°19'41"W, a distance of 479.81 feet to an iron pin;  
 N71°02'37"W, a distance of 59.42 feet to an iron pin;  
 N46°59'29"W, a distance of 70.01 feet to an iron pin;  
 N34°30'06"W, a distance of 109.16 feet to an iron pin;  
 N3°37'38"W, a distance of 211.52 feet to an iron pin;  
 N20°43'47"W, a distance of 260.47 feet to an iron pin;  
 N15°19'39"W, a distance of 386.08 feet to an iron pin;  
 N25°57'44"W, a distance of 90.27 feet to an iron pin;  
 N49°29'52"W, a distance of 730.79 feet to an iron pin;  
 N52°23'23"W, a distance of 369.99 feet to an iron pin;  
 N27°27'34"W, a distance of 43.04 feet to an iron pin;  
 N12°15'24"W, a distance of 132.32 feet to point of beginning.

Containing 80.109 acres more or less.

AND BEING a part of the same property acquired by the said THURMAN HARDIN as follows: by Inheritance from his father, Andrew W. Hardin as shown by Affidavit of

Inheritance recorded in Deed Book 127, Page 196; by Deed from his brother Edward Hardin and wife Juanita Hardin by Deed dated September 19, 1951, recorded in Deed Book 127, Page 311 and by Deed from his brothers and their spouses, Edward & Juanita Hardin and Charles and Elizabeth Hardin, dated November 3, 1960, recorded in Deed book 146, Page 256. See also Affidavit of Inheritance for his mother, Betsy C. Hardin recorded in Deed Book 146, Page 255, all above references are to records in the Mercer County Court Clerk's Office.

TO HAVE AND TO HOLD the above described property, together with all appurtenances and privileges thereunto belonging, unto the said Party of the Second Part, its successors and assigns forever, in fee simple.

Parties of the First Part do hereby further release and relinquish unto the Party of the Second Part, its successors and assigns, all of their right, title and interest in and to the above-described property, including all exemptions allowed by law, and do hereby covenant to and with said Party of the Second Part, its successors and assigns, that they are lawfully seised in fee simple title to the subject property, that they have a good and lawful right to sell and convey the same as herein done, and that they will WARRANT GENERALLY the title thereto.

PROVIDED, HOWEVER, the covenants and warranties herein contained are subject to all easements and restrictions of record affecting the subject property; planning and zoning restrictions; and the property taxes which Party of the Second Part assumes and agrees to pay when due.

Until such time as the note hereinabove referred to has been paid in full to Parties of the First Part, Party of the Second Part does hereby further agree as follows:

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1. Party of the Second Part shall pay as and when the same shall become due all installments of principal and/or interest provided for by the aforementioned note.

2. Party of the Second Part shall not sell, encumber, transfer, lease or convey all or any part of the property or the improvements thereon hereinabove described or any interest therein to any person or entity without the prior written consent of the Parties of the First Part.

3. Party of the Second Part shall pay all taxes, assessments and other charges or impositions attributable to the property which may attain a priority over the lien herein retained, as and when the same shall become due and payable.

4. Upon default of any of the agreements or provisions herein contained by Party of the Second Part, or upon any default under the note hereinabove described, Parties of the First Part shall, upon thirty (30) days' written notice, be entitled to accelerate all sums payable under the note, to bring an action for foreclosure and to obtain a sale of the subject property, in order to satisfy the outstanding balance of principal and/or interest or penalties which may then be due and payable on the above-mentioned note. In any such action for foreclosure, Parties of the First Part shall be entitled to recover its costs therein expended, including a reasonable attorney's fee.

IN WITNESS WHEREOF, Parties of the First Part have hereunto executed this Deed as of the date and year first above written.

PARTIES OF THE FIRST PART

Thurman Hardin  
THURMAN HARDIN

Virginia Hardin  
VIRGINIA HARDIN

STATE OF KENTUCKY )  
COUNTY OF Mercer )

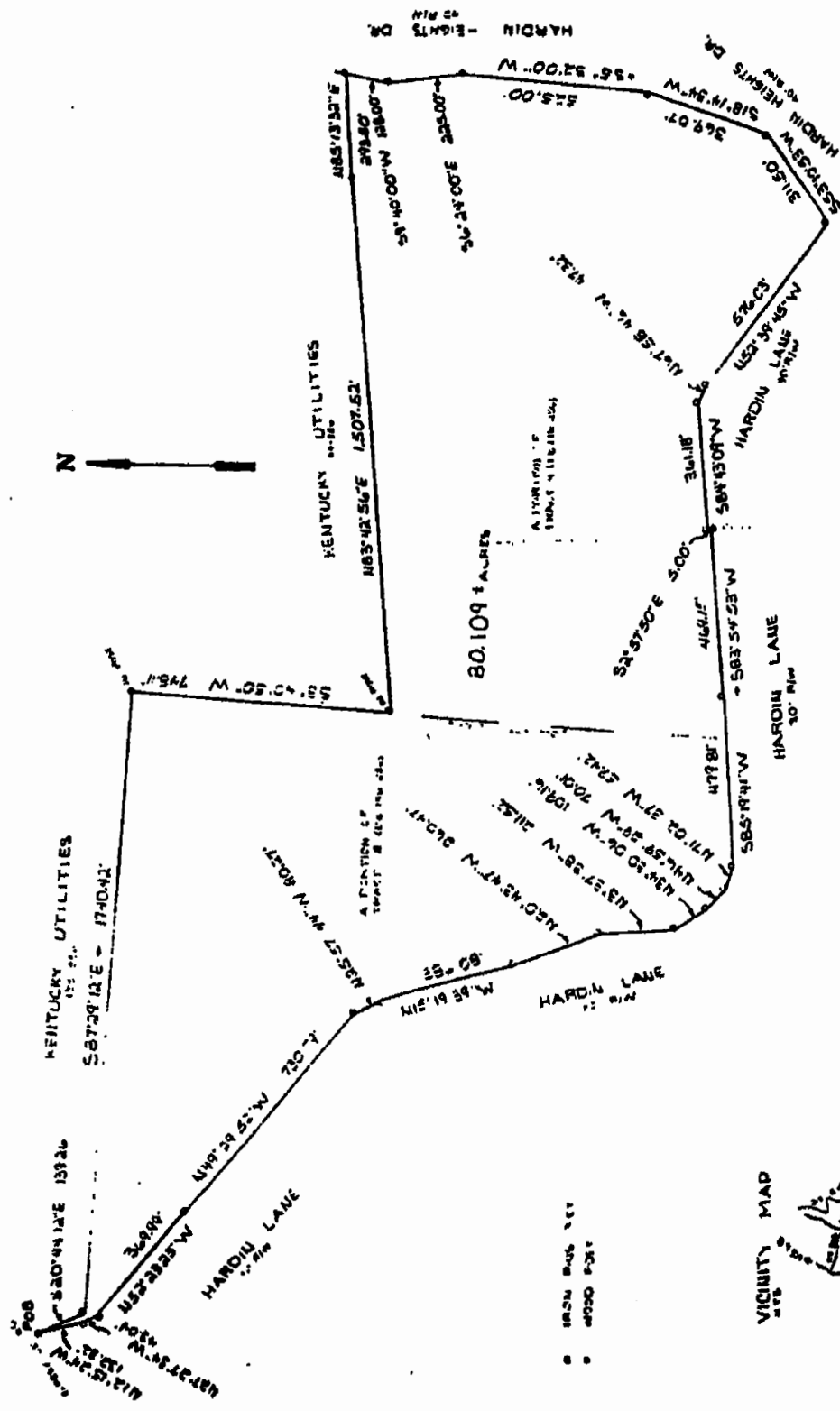
Subscribed, sworn to and acknowledged before me by THURMAN HARDIN AND VIRGINIA HARDIN, his wife, on this the 27 day of December, 1989.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 1/17/90

THIS INSTRUMENT PREPARED BY:

Roger R. Cowden  
ROGER R. COWDEN, ESQ.  
Kentucky Utilities Company, Inc.  
One Quality Street  
Lexington, Kentucky 40507



BOUNDARY SURVEY  
(PORTION OF THERMAN HARDIN PROPERTY) ON PG. 286.

**KENTUCKY UTILITIES**

HARDIN, TH. I. HARDIN, JR. DR. 658655 - 50 WAY

**Estes Engineering & Surveying, Inc.**  
Rt. 3 Box 344 Danville, Kentucky 40418  
Scale 1"=100' Date 10-26-81

Graphic Scale

0 100 200 300 400 500

KENTUCKY UTILITIES  
DATE 10-26-81

**GENERAL CERTIFICATION**  
I DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF RECORD FOR THIS SURVEY AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE KENTUCKY SURVEYING ACT OF 1900 AND AS AMENDED THEREBY.

**MARKS AND MONUMENTS**  
I DO HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE KENTUCKY SURVEYING ACT OF 1900 AND AS AMENDED THEREBY.

DATE 10-26-81



**NOTE**  
BEARINGS REFERRED TO BEARING OF ALL LINES ALONG WITH ANY 17' WAY OF HARDIN, TH. I. DR.

- IRON NAIL SET
- WOOD POST



RECORDED TAX PAID  
\$825.00 DATE 6-23-11

GENERAL WARRANTY DEED

THIS DEED is made as of JUN 23, 2011, between

THURMAN HARDIN ESTATE,  
Ritchie McGinnis, Executor  
219 South Main Street  
Harrodsburg, Kentucky 40330

("Grantor")

and

KENTUCKY UTILITIES COMPANY,  
a Kentucky corporation  
ATTN: Real Estate Department  
820 West Broadway  
Louisville, Kentucky 40202

("Grantee").

WITNESSETH:

For a total consideration of EIGHT HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$825,000.00), the receipt of which is hereby acknowledged, and pursuant to the power of sale contained in the Last Will of Thurman Hardin, deceased, Grantor hereby grants and conveys unto the Grantee, in fee simple, with covenant of General Warranty, certain real property and any improvements thereupon located in Mercer County, Kentucky, being more particularly described on EXHIBIT A attached hereto and made a part hereof (the "Property").

Grantor covenants (a) lawful seisin of the Property hereby conveyed, (b) full right and power to convey same, (c) that said Property is free of encumbrances except for (i) liens for real property taxes and assessments due and payable in 2011, and thereafter, which Grantee assumes and agrees to pay and (ii) any rights of the public or Mercer County in the unrecorded public right of way known as Hardin Heights Drive the location of which is shown on that certain physical survey of the Property conducted by Douglas G. Gooch, AGE Engineering Services, Inc., Ky. R.L.S. #3118, dated the 9th day of May, 2011.

This conveyance is made by Ritchie McGinnis in his fiduciary capacity as aforesaid, and he shall not be individually liable for any breach or failure of any of the covenants, warranties and representations made herein. The liability, if any, of Ritchie McGinnis, in his fiduciary capacity aforesaid, in the event of any such breach or failure, shall be limited to the value of the assets in his hands as such fiduciary on the date that he receives written notice thereof.

For purposes of KRS 382.135, Grantor and Grantee, by execution of this Deed, hereby certify that the consideration reflected in this Deed is the full consideration paid for the property.

For purposes of KRS 382.135, the in-care-of address to which the property tax bill for 2011 may be sent to is: Kentucky Utilities Company, 820 West Broadway, Louisville, Kentucky 40202.

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return to: Randy Magallon  
LG+E and KU Energy  
820 W. Broadway  
P.O. Box 32020  
Louisville, KY 40230



MERCER COUNTY  
D328 PG 8

IN WITNESS WHEREOF, Grantor and Grantee, acting by and through their duly authorized representatives, have executed this Deed as of the date first set forth above, but actually on the dates set forth below.

GRANTOR:

THURMAN HARDIN ESTATE

By:  Executor  
Ritchie McGinnis, Executor

Date Executed: June 23, 2011

COMMONWEALTH OF KENTUCKY )  
  ) SS  
COUNTY OF Boyle                  )

The foregoing Deed, including the consideration certificate contained therein, was subscribed, sworn to and acknowledged before me on June 23, 2011 by Ritchie McGinnis, known to me or whose identity was proven on the basis of satisfactory identification, who acknowledged the execution of the foregoing as Executor under the Will of Thurman Hardin, on behalf of the Estate.

Mildred L. Johnson  
Notary Public

My Commission Expires: 11-4-2014

**GRANTEE:**

KENTUCKY UTILITIES COMPANY,  
 a Kentucky corporation

By: *Kathleen A. Slay* go  
 Kathleen A. Slay

Title: Director Operating Services

Date Executed: June 21, 2011

COMMONWEALTH OF KENTUCKY )  
 ) SS  
 COUNTY OF JEFFERSON )

The foregoing Deed, including the consideration certificate contained therein, was subscribed, sworn to and acknowledged before me on JUNE 21<sup>ST</sup>, 2011 by Kathleen A. Slay, known to me or whose identity was proven on the basis of satisfactory identification, who acknowledged the execution of the foregoing as Director Operating Services of KENTUCKY UTILITIES COMPANY, a Kentucky corporation, on behalf of the corporation.

*Ronald J. MacCallu*  
 Notary Public

My Commission Expires: June 27, 2013

This instrument prepared by:

*Jimi Dimas*  
 Jimi Dimas, Esq.  
 Louisville Gas and Electric Company  
 820 West Broadway  
 Louisville, Kentucky 40202

EXHIBIT A

## LEGAL DESCRIPTION

BEGINNING at an iron pin set (5/8" x 18" rebar with aluminum cap bearing PLS-3118, as will be typical for all set corner monuments) on the eastern edge of right-of-way of the Norfolk Southern Railway Company (D.B. 104, PG. 271, D.B. 104, PG. 280, D.B. 104, PG. 323) and being the Northwest Corner of Frederick Dempsey (D.B. 160, Pg. 273), said pin having Kentucky State Plane Coordinate System - South Zone Coordinates of N=2166662.24, E=1936109.81 lying in Mercer County, Kentucky, said point also being S05°28'37"W - 3162.76 feet from the Southeast Corner of the Curdsville Bridge Abutment over the Norfolk Southern Railway Company and being the Point of Beginning for this description; Thence leaving the corner of Dempsey and with the eastern edge of right-of-way of the Norfolk Southern Railway Company, along a curve to the left, having a radius of 2010.10 feet, having a chord direction of N28°05'03"E and a chord length of 384.86 feet to a point, N21°36'34"E - 32.90 feet to an iron pin set, N21°36'34"E - 268.84 feet to a point N20°36'32"E - 662.38 feet to an iron pin set, N20°13'14"E - 103.35 feet to a point, N20°04'10"E - 88.92 feet to a point, N18°49'41"E - 110.75 feet to an iron pin set, along a curve to the left having a radius of 2010.10 feet having a chord direction of N01°07'03"E and a chord length of 1208.47 feet to an iron pin set, N17°06'41"W - 86.50 feet to a point, N19°02'37"W - 88.87 feet to a point, N20°01'53"W - 131.46 feet to a point and N21°11'24"W - 238.36 feet to an iron pin set, said pin being on the eastern edge of right-of-way of the Norfolk Southern Railway; Thence leaving said railroad and with a new line to the parent tract, N36°27'44"E - 39.74 - feet to an iron pin set, said pin being the Southwest Corner of Kentucky Utilities Company (D.B. 230, Pg. 201); Thence with the line of Kentucky Utilities Company (D.B. 230, pg. 201), S52°10'06"E - crossing Hardin Heights Drive 226.73 feet to an iron pin set, S48°39'56"E - 32.12 feet to an iron pin found (KYTC), S53°10'45"E - 111.22 feet to an iron pin set, S49°16'35"E - 730.79 feet to an iron pin set, S25°44'27"E - 90.27 feet to an iron pin set, S15°06'22"E - 386.08 feet to an iron pin set, S20°30'30"E - 260.47 feet to an iron pin set, S03°24'21"E - 211.52 feet to an iron pin set, S34°16'49"E - 109.16 feet to an iron pin set, S46°46'12"E - 70.01 feet to an iron pin set, S70°49'20"E - 59.42 feet to an iron pin set, N85°27'56"E - 480.51 feet to an iron pin found with no ID Cap, N84°13'12"E - 468.44 feet to an iron pin set, N02°44'33"W - 5.00 feet to an iron pin set, N84°56'26"E - 361.18 feet to an iron pin set, S67°45'29"E - 47.32 feet to an iron pin set, S52°26'28"E - 527.44 feet to an iron pin set, said pin being on the southern line of Kentucky Utilities Company and being a corner of Hardin Heights, Inc. said pin being on the western line of Hardin Heights, Inc (D.B. 130, Pg. 147, see also Plat of Hardin Heights Camp Sites Plat Slide A-69); Thence leaving the line of Kentucky Utilities Company and crossing Hardin Heights Drive with the line of Hardin Heights, Inc., S36°08'14"W - 12.01 feet to a mag nail set (1/4" x 2" Mag Nail set as will be typical for all Mag Nails set), said nail being a new corner of the parent tract, S51°06'46"E - 35.00 feet to a Mag Nail Set, S47°51'46"E - 50.00 feet to a Mag nail Set, S42°51'46"E - 50.00 feet to an iron pin set, S37°51'46"E - 50.00 feet to an iron pin set, S32°51'46"E - 50.00 feet to an iron pin set, S27°51'46"E - 50.00 feet to a Mag nail set, S22°51'46"E - 50.00 feet to a Mag nail set, S17°51'46"E - 50.00 feet to an iron pin set, S12°51'46"E - 50.00 feet to an iron pin set, S07°51'46"E - 50.00 feet to an iron pin set, S02°51'46"E - 50.00 feet to an iron pin set,

S02°08'14" W - 50.00 feet to an iron pin set, S04°36'20" W - 338.90 feet to an iron pin found (PLS# 3816), S26°28'46" W - 98.98 feet to an iron pin found (PLS# 3816), S47°50'27" W - 170.00 feet to an iron pin found (PLS# 3816), S60°08'28" W - 172.18 feet to an iron pin found (PLS# 3816), and S23°53'27"E - 39.86 feet to a 1" Iron Pipe Found, said pipe being a corner of the Hardin Heights, Inc (D.B. 130, Pg. 147) and the Southwest corner of Lot 1 of Hardin Heights Camp Estates; Thence leaving the line of Hardin Heights, Inc. (D.B. 130, Pg. 147) and with the line of Lot 1 of Hardin Heights Camp Estates, S23°38'19"E - 204.33 feet to an iron pin set at elevation 760, said pin being N23°38'19"W - 5.11 feet from a found 1" Pipe; Thence leaving Lot 1 of Hardin Heights Camp Estates and with the line of Kentucky Utilities Company (D.B. 104, Pg. 318) and 760 elevation line, S79°31'40" W - 457.41 feet to an iron pin found (PLS# 3816), S58°56'55" W - 83.56 feet to an iron pin found (PLS# 3816), S51°40'58" W - 58.42 feet to an iron pin found (PLS# 3816), S47°50'51" W - 22.05 feet to an iron pin found (PLS# 3816), S45°47'52" W - 138.57 feet to an iron pin found (PLS# 3816), S75°05'26" W - 95.47 feet to an iron pin found (PLS# 3816), S81°32'53" W - 438.43 feet to an iron pin found (PLS# 3816), S88°28'56" W - 209.89 feet to an iron pin found (PLS# 3816), S86°18'39" W - 122.17 feet to an iron pin found (PLS# 3816), and N83°26'18"W - 76.85 feet to an iron pin found (PLS# 3816), said pin being at the 760 Elevation and being a corner of Fredrick Dempsey (D.B. 160, Pg. 273); Thence leaving the 760 Elevation and with the line of Dempsey, N67°55'13"W - 61.50 feet to an iron pin found (PLS# 3816) in the centerline of the Creek, N30°57'02"W - 250.95 feet to an iron pin set, N16°11'02"W - 120.12 feet to an iron pin found (PLS# 3816), N48°20'38"W - 124.02 feet to an iron pin found (PLS# 3816), N38°06'58"W - 98.94 feet to an iron pin found (PLS# 3816) at the base of a fence corner post and S87°38'08" W - with said fence line passing an iron pin found (PLS# 3816) at 1449.80 feet and continuing 2.82 feet for a overall total distance of 1452.62 feet to the POINT OF BEGINNING and containing 152.976 acres by survey.

This description prepared from a physical survey conducted by Douglas G. Gooch, AGE Engineering Services, Inc., Ky. R.L.S. #3118, dated the 9th day of May, 2011.

Being a portion of the property acquired by Thurman Hardin by deed from Charles Hardin, Elizabeth Hardin, Edward Hardin and Juanita Hardin, dated the 3rd day of November, 1960, and of record in Deed Book 146, page 256, and being part of that property acquired by Thurman Hardin et. al. by deed from Edward Hardin and Juanita Hardin dated the 19th day of September 1951 and recorded in Deed Book 127, Pg. 311, both in the Office of the Clerk of Mercer County, Kentucky.

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DOCUMENT NO: 145151  
RECORDED ON: JUNE 23, 2011 10:24:43AM  
TOTAL FEES: 123.00  
TRANSFER TAX: 1825.00  
COUNTY CLERK: CHRIS NORN  
COUNTY: MERCER COUNTY  
DEPUTY CLERK: RUBIN FRESHMAN  
BOOK 0328 PAGES 7 - 11

132-298

EASEMENT CARD PREPARED
26.26
WORK ORDER
3-7168

298

THIS DEED made and entered into this ~~March 17, 1951,~~  
 by and between HENRY T. ISON and KATE S. ISON, his wife, of Mercer  
 County, Kentucky, grantors, and KENTUCKY UTILITIES COMPANY, a  
 Kentucky Corporation, grantee,

WITNESSETH:

That for a valuable consideration in cash paid grantors,  
 by grantee, receipt of which is hereby acknowledged, the said  
 grantors hereby remise, release and forever quitclaim unto the  
 said grantee, without warranty, the following real estate:

All that tract of land situated near the Curdsville  
 Pike in Mercer County, Kentucky, and being a portion  
 of the right of way abandoned by the Cincinnati-  
 Southern Railway:

BEGINNING at an iron pin in the east line of the  
 abandoned Cincinnati-Southern Railway right of way,  
 said iron pin being corner to Curd (now or formerly);  
 thence along Curd's line N 54 deg. 16' W 85 feet to  
 an iron pin in the line of E.G. Guttery, said iron pin  
 being in the west right of way of the abandoned Cin-  
 cinnati-Southern Railway; thence with the west right  
 of way of the abandoned Cincinnati-Southern Railway  
 and E.G. Guttery for three lines N 38 deg. 53' E 223.2  
 feet, N 34 deg. 43' E 165 feet, and N 31 deg. 22' E  
 487.1 feet to an iron post in the center line of a  
 rock fence; thence along the center line of said rock  
 fence N 70 deg. 28' W 19 feet to an iron pin, said  
 iron pin being in the line of Mrs. Sudie Kincaid;  
 thence along Mrs. Kincaid's line for four lines N 31 deg.  
 22' E 621.7 feet, N 54 deg. 52' W 38 feet, N 28 deg.  
 49' E 130 feet and N 27 deg. 19' E 259.3 feet to an  
 iron fence post, corner to Kentucky Utilities property  
 (formerly Ison Bros.); thence S 62 deg. 41' E 105.5  
 feet to an iron pin in the west right of way of C.N.O. &  
 T.P. Railway; thence along the west right of way of the  
 C.N.O. & T.P. Railway S 08 deg. 49' W 270.8 feet to an  
 iron fence post common to the C.N.O. & TP Railway west  
 right of way and the east right of way of the old  
 abandoned Cincinnati-Southern Railway and Kentucky  
 Utilities Company (formerly Ison Bros.); thence along  
 the east right of way of the abandoned Cincinnati-  
 Southern Railway and Kentucky Utilities Company for  
 five calls S 33 deg. 25' W 148.2 feet, N 56 deg. 35'  
 W 40 feet, S 31 deg. 22' W 1107.8 feet, S 34 deg.  
 43' W 166 feet and S 38 deg. 53' W 227.8 feet to the  
 beginning, and containing 4.642 acres, and being the  
 same property conveyed to Henry T. Ison by the Cincinnati-

MA19

#2-

Southern Railway on May 13, 1933, and recorded in Deed Book 108, page 456, in the Mercer County Clerk's office,

WITNESS the hands of the grantors the date first above written.



Witness: *Robert Arnold*  
*Henry T. Ison*  
\_\_\_\_\_  
(Henry T. Ison)  
*Kate S. Ison*  
\_\_\_\_\_  
(Kate S. Ison)

STATE OF KENTUCKY,  
COUNTY OF MERCER:

I, R.H.McBEATH, a Notary Public in and for the at large State/and County aforesaid, hereby certify that the foregoing deed was this day produced to and acknowledged before me therein by HENRY T. ISON and KATE S. ISON, his wife, to be their act and deed.

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My commission expires May 1, 1956.

GIVEN under my hand and seal of office this 24<sup>th</sup> day of March, 1954.

*R. H. McBeath*  
\_\_\_\_\_  
NOTARY PUBLIC, MERCER COUNTY, STATE AT LARGE.



State of Kentucky, County of Mercer, Sat.  
I, W. B. Morris, Clerk of the Mercer County Court do certify that the foregoing instrument was on this day lodged for record, which together with this and the foregoing certificate has been duly recorded in my office.  
Given under my hand this 24 day of March 1954

*W. B. Morris* Clerk  
By: *Stanley Scott* etc.

*Mailed Stoll Keenon & Park*  
*3-26-2001*  
 BOOK 0282 PAGE 266

DEED TAX PAID  
 \$ 250.00 DATE 3-22-2001

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made and entered into on March 22<sup>ND</sup> 2001, by and between **CLIFFORD W. HOUP a/k/a CLIFFORD WAYNE HOUP and PATRICIA J. HOUP**, husband and wife, with a mailing address of 126 Buena Vista Estates, Harrodsburg, Kentucky 40330. (collectively, the "Parties of the First Part"), and **KENTUCKY UTILITIES COMPANY**, a Kentucky corporation, having its principal office and place of business at One Quality Street in Lexington, Fayette County, Kentucky (the "Party of the Second Part"),

**WITNESSETH:**

THAT, for and in consideration of the sum of Two Hundred Fifty Thousand Dollars (\$250,000.00), cash in hand paid by Party of the Second Part to Parties of the First Part, the receipt of all of which is hereby acknowledged by Parties of the First Part, the said Parties of the First Part have this day BARGAINED and SOLD and do hereby GRANT and CONVEY unto the Party of the Second Part, in fee simple, its successors and assigns forever, the following described property located in Mercer County, Kentucky, which is more fully described on Exhibit "A" attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD the above described property, together with all rights, privileges, appurtenances and improvements thereunto belonging, unto Party of the Second Part, in fee simple, its successors and assigns forever.

Said Parties of the First Part do hereby release and relinquish unto Party of the Second Part, its successors and assigns, all of their right, title and interest in and to the above described property including dower, curtesy, the homestead exemption and all other exemptions allowed by law, with covenant of SPECIAL WARRANTY.

Provided, however, that there is excepted from the foregoing warranty and covenants, and this conveyance is made subject to, the following:

1. Restrictive covenants of record in the Mercer County Clerk's office.



PAGE 0282 PAGE 267

**Exhibit "A"****Parcel 1**

That certain property located in Mercer County, Kentucky, on both sides of the Danville and Dix River Road and on the Ballard Turnpike and more particularly described as follows:

BEGINNING at a stone in the center of the Danville and Dix River Road, corner to Martin Noel, opposite Motley's Passway, and running with the center thereof South 32-1/2° West 4.2 chains and South 19° West 3.8 chains to corner to Newton Curd; thence leaving the road with his lines North 78-1/4° West 5 chains to a stone and South 51-1/2° West 55 links to the east edge of the right of way of the Cincinnati Southern Railway, as newly located; thence with the east line thereof with the fence Southwardly 1080 feet to the north edge of the Ballard Turnpike at the intersection with the railway; thence with the north edge of the turnpike South 84° East 4.75 chains to the center of the Danville and Dix River Road; thence with the center of said road North 2-3/4° W 10.45 chains to an iron pin corner to H. T. Ison, formerly Artis W. Curd; thence with his line South 84° East 21.63 chains to a stone corner to Grant Epperson; thence with his line North 56-1/2° East 2.6 chains to an iron pin corner to David Motley and Epperson; thence with Motley's lines North 6° West 10.36 chains to a stone, North 86-1/2° West 9 chains to a stone, North 3° E 3.7 chains to the edge of Motley's 20 foot roadway, and thence with the south line thereof South 84° West 10.5 chains to the beginning, containing 36 acres, be the same more or less.

There is excepted from the above-described Parcel 1 the following:

- 1) Property conveyed to A. G. Peavler and Rosie Lee Peavler, his wife, by deed of Grover Peavler, a single man, et al, dated October 17, 1979, recorded in Deed Book 236, Page 674;
  - 2) Property conveyed to Kentucky Utilities Company, Inc., a Kentucky corporation, by deed of Grover Peavler, a single man, et al, dated November 8, 1991, recorded in Deed Book 237, Page 103.
- All of the foregoing references are to the Mercer County Clerk's office.

**Parcel 2**

All of that tract of land, with improvements thereon, near Dix Dam in Mercer County, Kentucky, on the Curdville Road, described as: BEGINNING on the West side of the Curdville Road in the center of an old lane corner to J.D. WALLACE (or Willis); thence with his line

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N 76.08 W 330 feet continuing with Willis and crossing the C.N.O. and T.P. Railway Company right of way and continuing with Virgil Houp S 52.53 W 891 feet to a point in the Dix Dam Road in line of F.C. Slama; thence with Slama's line up a hill N 22.49 W 282 feet along a stone fence, N 22.41 W 198 feet, N 23.14 W 444 feet to a mulberry tree, and along the creek bank N 50.09 W 109 feet, and around the top of the brow of the bluff N 7.01 W 264 feet; N 9.50 W 263 feet; N 14.24 E 264 feet to an elm on the side of the bluff and S 82.16 W 143 feet to an elm tree on top of bluff, and along the top of the bluff N. 0.46 W 488 feet to the line of Gwinn; thence with Gwinn for four calls along the side of the bluff and along an old stone fence N 11.40 E 229 feet, N 44.42 E 330 feet, and leaving stone fence and crossing creek and said railroad N 88.55 E 528 feet to a point on the East side thereof, thence at an angle across said right of way N 5.27 W 392 feet to a point on the west side of said C.N.O. and T.P. Railway Company double tracks and corner to John Buckley; thence with Buckley S 58.49 E 1963 feet to the West side of the Curdsville Road; thence along the West side thereof S 28.21 W 524 feet, S 26.04 W 640 feet S 38.36 W 363 feet, and S 18.55 W 274 feet to the beginning. There is excepted from the above-described Parcel 2 the following:

- 1) Railroad right-of-way conveyed in Deed Book 43, Page 459, Deed Book 44, Pages 175 and 404; and deed to Trustees of the Cincinnati Southern Railway, dated September 14, 1928, recorded in Deed book 104, Page 205;
- 2) Property conveyed by Clarene A. Rose to F.C. Slama, by deed dated April 30, 1952, and recorded in Deed Book 128, Page 412;
- 3) Property conveyed to Commonwealth of Kentucky, by deed dated October 9, 1936, recorded in Deed book 110, Page 637.

All of the foregoing references are to the records of the Mercer County Clerk's office.

The foregoing two parcels having been surveyed by Estes Engineering, prepared November 28, 2000, and are described pursuant to the survey in three separate tracts as follows:

#### **Tract 'D'**

A description of tract 'D' from Houp located on KY 342 and Curdsville road in the county of Mercer, state of Kentucky and bounded as follows: unless stated otherwise, any monument referred to herein as an iron pin set 11/2000 is a 5/8" x 24" rebar with a 2" aluminum cap stamped L.W. Estes LPLS 1880; beginning at an iron pin (set 11/2000) located in the west right of way of Curdsville Road and

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being a corner to Major et al; thence, along the west right of way of Curdsville road (20' to c/l) for the following calls,  
 S34°27'24"w, a distance of 184.05 feet to a point;  
 S32°04'07"w, a distance of 308.88 feet to a point;  
 S28°07'56"w, a distance of 272.12 feet to an iron pin (set 11/2000);  
 S26°51'37"w, a distance of 185.81 feet to a point;  
 S26°16'48"w, a distance of 168.28 feet to a point;  
 S30°08'53"w, a distance of 56.37 feet to a point;  
 S37°54'22"w, a distance of 88.05 feet to a point;  
 S38°49'36"w, a distance of 94.54 feet to a point;  
 S36°18'15"w, a distance of 90.01 feet to a point;  
 S28°49'15"w, a distance of 76.20 feet to a point;  
 S20°40'55"w, a distance of 108.61 feet to a point;  
 S16°01'26"w, a distance of 113.54 feet to an iron pin (set 11/2000);  
 S14°12'06"w, a distance of 60.92 feet to a point;  
 S12°06'15"w, a distance of 107.64 feet to a point;  
 S07°03'13"w, a distance of 159.31 feet to a point;  
 S05°58'57"w, a distance of 143.54 feet to a point;  
 S04°10'57"w, a distance of 183.40 feet to a point;  
 S04°33'22"w, a distance of 180.41 feet to an iron pin (set 11/2000);  
 S04°30'14"w, a distance of 277.58 feet to an iron pin (set 11/2000),  
 located in the north right of way of KY 342; thence, N57°25'57"w,  
 along the north right of way of KY 342 (r/w variable), a distance of  
 184.15 feet to an iron pin (set 11/2000) located in the east right of  
 way of Southern Railroad; thence, along the east right of way of  
 Southern Railroad (DB 104-205 and DB 104-250) for the following  
 calls, along a curve to the left having a radius of 2964.90 feet, a  
 curve length of 1182.75 feet, the chord of which is n6°03'51"w, a  
 chord length of 1174.92 feet to an iron pin (set 11/2000);  
 N18°52'08"w, a distance of 662.00 feet to an iron pin (set 11/2000);  
 along a curve to the right having a radius of 2764.90 feet, the curve  
 length of 1698.86 feet, the chord of which is N3°11'47"w, a chord  
 distance of 1672.26 feet to an iron pin (set 11/2000), a corner to  
 Major et al; thence, s58°49'00"e, along the line of Major et al (DB  
 230-267) and along or near a fence, a distance of 1828.71 feet to  
 point of beginning. Containing 58.237 acres more or less. All  
 bearings are referred to bearing of record along the line of Major et al  
 as shown in DB 176-18 (S58°49'00"e) tract 'D' is a portion of DB  
 176-18 and a portion of DB 237-590. Tract 'D' was surveyed by  
 Lindon W. Estes, Lpls 1880 (Estes Engineering and Surveying, Inc.)  
 on 11/28/2000.

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**Tract 'E'**

A description of tract 'E' from Houp located on Southern Railroad in the county of Mercer, state of Kentucky and bounded as follows: unless stated otherwise, any monument referred to herein as an iron pin set 11/2000 is a 5/8" x 24" rebar with a 2" aluminum cap stamped L.W. Estes LPLS 1880; beginning at an iron pin (set 11/2000) located in the west right of way of Southern Railroad and a corner to Shakertown at Pleasant Hill, Kentucky, Inc. (Said point located S35°08'09"w, a distance of 520.58 feet from the north west most corner of tract 'D' of Houp; thence, along the west right of way of Southern Railroad (DB 43-459 and DB 44-175 (DB 44-404) for the following calls, S10°09'05"w, a distance of 56.20 feet to an iron pin (set 11/2000); along a curve to the left having a radius of 2342.00 feet, the curve length of 1497.38 feet, the chord of which is S8°57'52"e, the chord length of 1472.01 feet to an iron pin (set 11/2000); S28°21'31"e, a distance of 301.67 feet to an iron pin (set 11/2000); along a curve to the right having a radius of 1382.70 feet, the curve length of 157.42 feet, the chord of which is S23°57'04"e, the chord length of 157.33 feet to an iron pin (set 11/2000); S69°18'37"w, a distance of 50.00 feet to an iron pin (set 11/2000); S17°15'09"e, a distance of 271.52 feet to an iron pin (set 11/2000), a corner to Baker; thence, S52°53'00"w, along the line of Baker (DB 266-402), a distance of 314.56 feet to the center of 14" W.F. I beam (found), a corner to Lot '14' of Pleasant Hill Farm; thence, along the line of Pleasant Hill Farm (Lots 14 thru 9 PC 'A-570') for the following calls, N30°57'29"w, a distance of 31.15 feet to the center of 14" W.F. I beam (found); N32°21'45"e, a distance of 161.60 feet to the center of 12" wood post witness pin (set 11/2000) N28°00'12"e, a distance of 1.14 feet; N3°14'27"w, a distance of 200.07 feet to the center of 14" corner post witness pin (set 11/2000) N1°08'37"e, a distance of 1.42 feet; N40°01'48"w, a distance of 175.61 feet to the center of 14" wood post witness pin (set 11/2000) S59°06'47"e, a distance 0.98 feet; N51°52'29"w, a distance of 266.26 feet to the center of 12" wood post witness pin (set 11/2000) S74°18'58"e, a distance of 0.91 feet; N84°01'18"w, a distance of 281.03 feet to the center of 10" wood post witness pin (set 11/2000) S89°49'47"e, a distance of 0.75 feet; N53°49'46"w, a distance of 84.33 feet to a 14" white oak tree witness pin (set 11/2000) S2°22'55"e, a distance of 1.77 feet; S47°22'53"w, a distance of 71.83 feet to an iron pin (set 11/2000 in snag); N35°07'25"w, a distance of 114.11 feet to a 24" oak tree witness pin (set 11/2000) S69°56'54"e, a distance of 1.87 feet; N8°15'24"e, a distance of 252.25 feet to a 30" sycamore tree witness pin (set

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11/2000) S51°14'27"e, a distance of 1.55 feet; N24°39'36"e, a distance of 201.83 feet to a 18" hickory tree witness pin (set 11/2000) N68°50'36"w, a distance of 0.79 feet; N8°27'09"e, a distance of 153.01 feet to the center of 12" walnut stump, witness pin (set 11/2000) N1°28'16"e, a distance of 0.70 feet; N23°59'04"w, a distance of 129.81 feet to a 20" walnut tree, witness pin (set 11/2000) S39°40'16"e, a distance of 1.16 feet; N21°57'48"w, a distance of 205.36 feet to a 14" oak stump (3' tall) witness pin (set 11/2000) N88°14'58"e, a distance of 0.98 feet, a corner to H.U.S. of Ky., Inc.; thence, N4°24'53"w, along the line of H.U.S. of Ky., Inc. (DB 239-599), a distance of 297.54 feet to an iron pin (set 11/2000) at corner to Shakertown at Pleasant Hill, Kentucky, Inc.; thence, along the line of Shakertown at Pleasant Hill, Kentucky, Inc. (DB 157-149 tract III) for the following calls, N11°44'16"e, a distance of 217.80 feet to an iron pin (set 11/2000); N47°14'16"e, a distance of 330.00 feet to a point on rock ledge on west side of cedar run witness pin (set 11/2000) N17°17'42"e, a distance of 14.40 feet; S83°30'44"e, a distance of 244.31 feet to point of beginning. Containing 23.186 acres more or less. All bearings are referred to bearing of record along the line of Major et al as shown in DB 176-18 (S58°49'00"e). Tract 'E' is a portion of DB 176-18. Tract 'E' was surveyed by Lindon W. Estes, LPLS 1880 (Estes Engineering and Surveying, Inc.) on 11/28/2000.

#### **Tract 'F'**

A description of tract 'F' from Houp located on KY 342 in the county of Mercer, state of Kentucky and bounded as follows: Unless stated otherwise, any monument referred to herein as an iron pin set 11/2000 is a 5/8" x 24" rebar with a 2" aluminum cap stamped L.W. Estes LPLS 1880; beginning at an iron pin (set 11/2000) located in the south right of way of KY 342 and the east right of way of Southern Railroad; thence, S47°29'58"e, along the south right of way of KY 342 (r/w variable), a distance of 131.29 feet to an iron pin (set 11/2000) located in the west right of way of Curdsville road and a corner to Kentucky Utilities, (said iron pin located S44°12'55"w, a distance of 95.94 feet from the south east most corner of tract 'D' of Houp; thence, N82°49'14"w, along the line of Kentucky Utilities (DB 190-396), a distance of 104.35 feet to an iron pin (set 11/2000) located in the east right of way of Southern Railroad; thence, N5°05'13"e, along Southern Railroad (DB 104-250), a distance of 75.96 feet to point of beginning. Containing 0.091 acres more or less. All bearings are referred to bearing of record along the line of Major

BOOK 0282 PAGE 272

et al as shown in DB 176-18 (S58°49'00"e) tract 'F' is a portion of DB 237-590 tract 'F' was surveyed by Lindon W. Estes, LPLS 1880 (Estes Engineering and Surveying, Inc.) on 11/28/2000.

Parcel 1 being the same property conveyed to Clifford W. Houp and Patricia J. Houp, his wife, by deed dated December, 1991, recorded in Deed Book 237, Page 590, in the Mercer County Clerk's office.

Parcel 2 being the same property conveyed to Clifford W. Houp and Patricia J. Houp, his wife, by deed dated January 6, 1973, recorded in Deed Book 176, Page 18, in the Mercer County Clerk's office.

**Parcel 3 - Ky River Tract**

(1) BEGINNING in the west right-of-way line of C.N.O. and T.P. Railway in or near High Bridge and running thence westwardly a straight line paralleling Kentucky River and with line of the second (2) tract herein to a beech snag on the east bank of Cedar Run Creek, and thence continuing said line to the center of said creek; thence down same with the center thereof to the mouth of said creek at Kentucky River; thence up Kentucky River eastwardly to the west right-of-way of said railway and with the same southwardly to the beginning.

(2) A certain boundary of land lying in Mercer County, Kentucky, on the waters of Cedar Run Creek near the mouth thereof and between said creek and the right-of-way of the Cincinnati-Southern Railroad and bounded as follows:

BEGINNING at the figure 1 cut in a large rock in the edge of said creek and running thence a straight line in an easterly direction 165 feet more or less to figure 7 cut in the face of the cliff, thence a straight line in a southerly direction 294 feet more or less to figure 4 cut in the face of the cliff, thence a straight line in a westerly direction 100 feet more or less to a cross cut in a large rock on the edge of the creek; thence down the creek as it meanders 298 feet more or less to figure 1, the place of beginning.

There is excepted from the foregoing description of Parcel 3, property conveyed to Cincinnati Southern Railway, by deed dated August 29, 1908, recorded in Deed Book 78, Page 379, in the Mercer County Clerk's office.

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Parcel 3 being the same property conveyed Clifford Wayne Houp, by deed dated November 23, 1983, recorded in Deed Book 210, Page 746, in the Mercer County Clerk's office.

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- 2. All conditions and/or restrictions, if any, affecting the said property herein conveyed and contained on any plat of record in the Mercer County Clerk's office.
- 3. Zoning and building restrictions, regulations and ordinances, if any.
- 4. Easements and rights-of-way of whatsoever nature and kind reserved and recorded in the Mercer County Clerk's office.

This conveyance is made subject to the 2001, and all subsequent years, state, county, city and school district ad valorem property taxes and any other assessments assessed against the property, which Party of the Second Part assumes and agrees to pay when due.

For purposes of compliance with KRS 382.135, Parties of the First Part and Party of the Second Part hereby certify that the consideration reflected in this Special Warranty Deed is the full consideration paid for the property herein conveyed. Party of the Second Part joins in the execution of this Special Warranty Deed for the sole purpose of certifying the amount of the consideration.

IN WITNESS WHEREOF, the Parties of the First Part and Party of the Second Part have hereunto set their hands as of the day and year first above written.

Clifford W. Houpp  
CLIFFORD W. HOUP

Patricia J. Houpp  
PATRICIA J. HOUP

**KENTUCKY UTILITIES COMPANY,**  
a Kentucky corporation

BY: Roy R Cowden

ITS: Attorney



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COMMONWEALTH OF KENTUCKY

COUNTY OF MERCER

The foregoing Special Warranty Deed and Statement of Consideration was subscribed, acknowledged and sworn to before me this 22<sup>nd</sup> day of March, 2001, by Clifford W. Houp and Patricia J. Houp, husband and wife.

My Commission Expires: 9/20/03

Dana Bond  
NOTARY PUBLIC

COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE

The foregoing Statement of Consideration was subscribed, acknowledged and sworn to before me this 22<sup>nd</sup> day of March, 2001, by Roger Cauders as Corporate Counsel of Kentucky Utilities Company, a Kentucky corporation, for and on behalf of the corporation.

My commission expires: 9/20/03

Dana Bond  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

STOLL, KEENON & PARK, LLP  
201 East Main Street, Suite 1000  
Lexington, Kentucky 40507-1380  
(606) 231-3000

BY: [Signature]  
Frank L. Wilford

State of Kentucky, County of Mercer, Scl  
I, Larry Short, Mercer County Clerk, do certify that the foregoing instrument was on this day, lodged for record, at 10:27 A.M., which together with this and the foregoing certificate has been duly recorded in my office. Given under my hand this 22 day of Mar. 2001  
LARRY SHORT, CLERK  
By Larry Short cc Clerk

*Ad  
Donna  
08-01-00*

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**DEED TAX PAID**  
\$30.00 DATE 4-15-2000

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made and entered into on April 14, 2000, by and between **JACK D. NELSON and LISA L. NELSON**, husband and wife, with a mailing address of 978 Munday Landing Road, Harrodsburg, Kentucky 40330. (collectively, the "Parties of the First Part"), and **KENTUCKY UTILITIES COMPANY**, a Kentucky corporation, having its principal office and place of business at One Quality Street in Lexington, Fayette County, Kentucky (the "Party of the Second Part"),

WITNESSETH:

THAT, for and in consideration of the sum of Thirty Thousand Dollars (\$30,000.00), cash in hand paid by Party of the Second Part to Parties of the First Part, the receipt of all of which is hereby acknowledged by Parties of the First Part, the said Parties of the First Part have this day BARGAINED and SOLD and do hereby GRANT and CONVEY unto the Party of the Second Part, in fee simple, its successors and assigns forever, the following described property located in Mercer County, Kentucky, which is more fully described as follows:

A tract of land in Mercer County, Kentucky on the waters of Shawnee Run bounded on the North by lands of Newton Curd (now or formerly), on the East by lands of Christine Ray (now or formerly), on the South by Dix Dam Road (formerly Ballard Turnpike) and on the West by lands of Newton Curd (now or formerly), containing one-half (1/2) acre, more or less.

Being the same property conveyed to Jack D. Nelson and Lisa L. Nelson, husband and wife, by deed dated May 15, 1998, recorded in Deed Book 269, Page 595, in the Mercer County Clerk's office.

TO HAVE AND TO HOLD the above described property, together with all rights, privileges, appurtenances and improvements thereunto belonging, unto Party of the Second Part, in fee simple, its successors and assigns forever.

Return recorded Deed to:  
Frank L. Wilford  
Stoll, Keenon & Park, LLP  
201 East Main Street, Suite 1000  
Lexington, Kentucky 40507

[478] C:\Work\KU\Nelson Deed

190-396

Mailepts Elmer Duesant Application Exhibit 6  
3-19-77DEED TAX PAID  
\$ 28.00 DATE 3-10-77

THIS DEED, dated this 4<sup>th</sup> day of March, 1977, from LOUISVILLE TRUST BANK, INC., a Kentucky corporation ("Grantor"), to KENTUCKY UTILITIES COMPANY, a Kentucky corporation ("Grantee"), 120 South Limestone Street, Lexington, Kentucky.

## WITNESSETH:

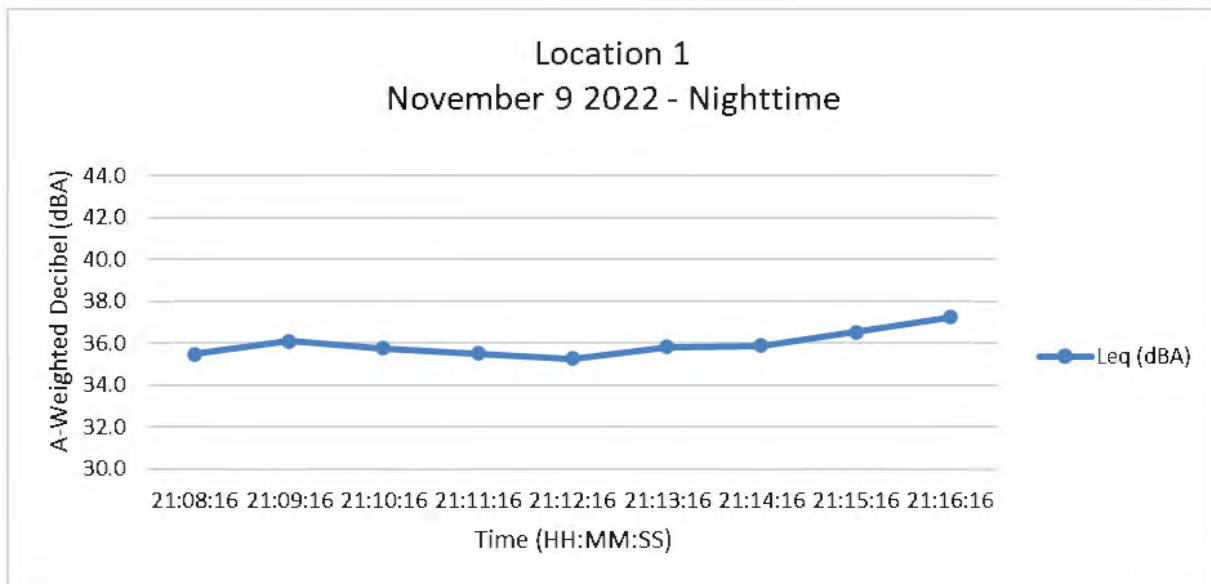
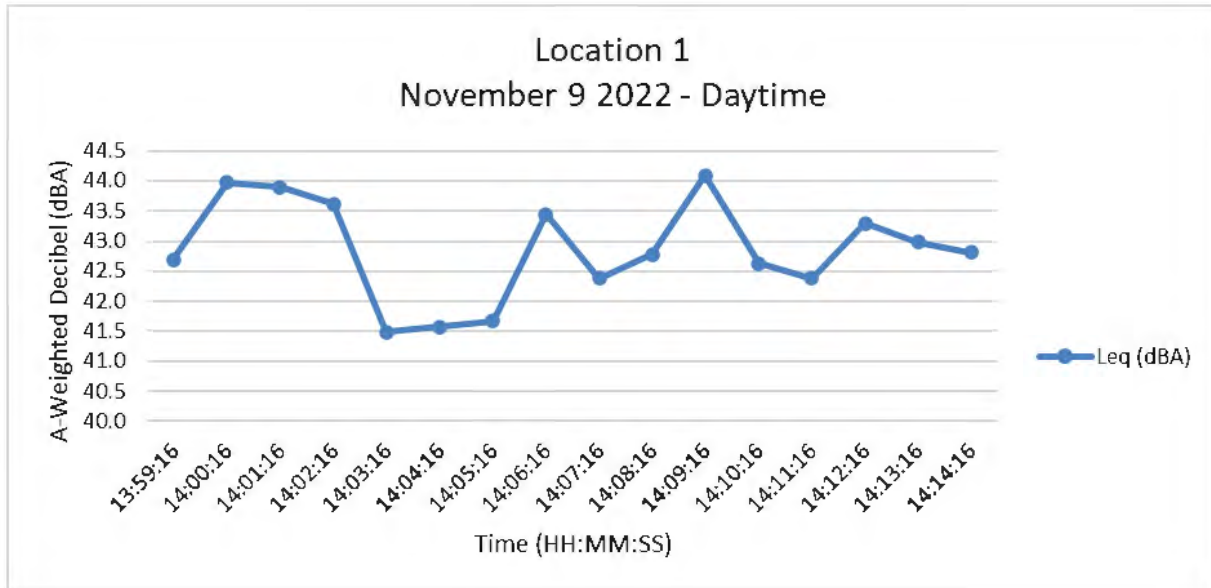
For and in consideration of a good and valuable consideration, receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, in fee simple, the following described real estate situated in Mercer County, Kentucky:

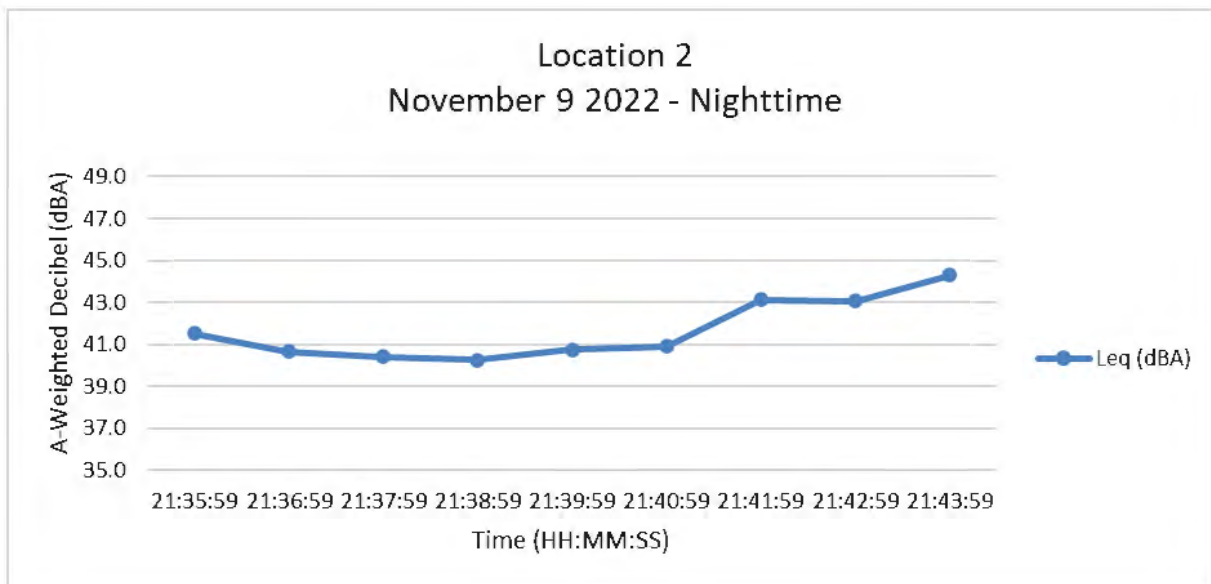
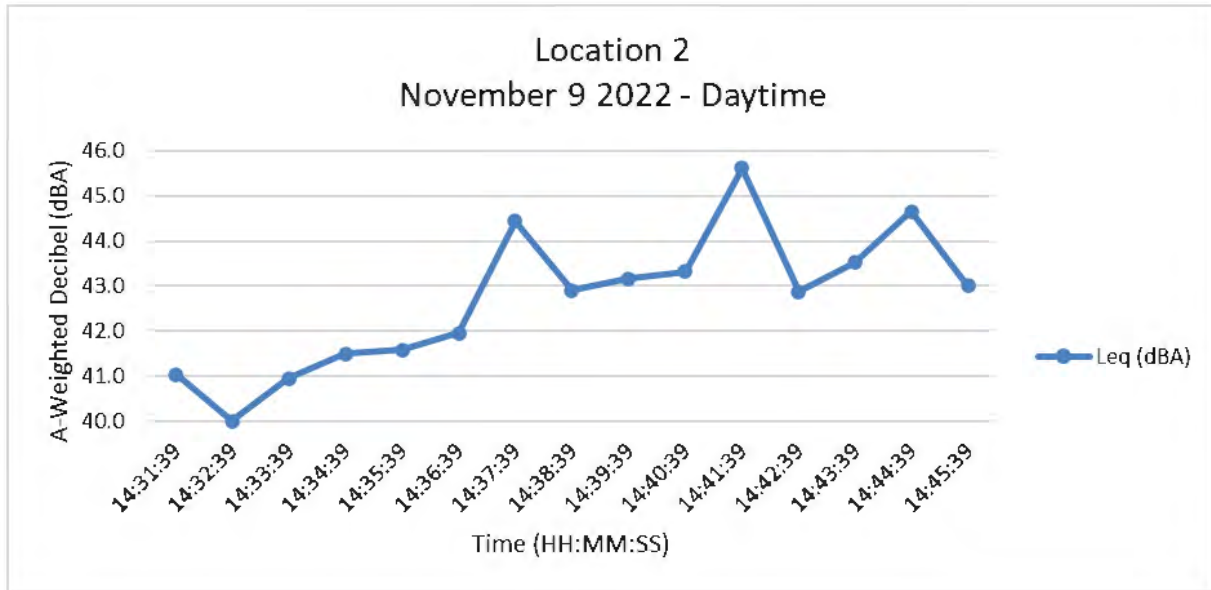
MA32  
Beginning at a stake in the east line of the old Cincinnati Southern Railway right of way, commonly called the Cincinnati, New Orleans, & Texas Pacific Railway Company, corner to H. T. Ison, and running with said railway line S 41° W 1.5 chains and S 42 1/2° W 5.5 chains to corner to Duncan, thence with his lines S 20 1/2° E 16.92 chains and S 83 1/2° E 5.85 chains to the edge of the turnpike; thence at right angles North 23 links; thence with the center of the turnpike East 3 chains; thence N 84° E 8.5 chains, and thence N 4° E 14.8 chains to a stone in the center of the turnpike, corner to H. T. Ison; thence leaving the turnpike and running with his line N 75 1/2° W 20.5 chains to the beginning, containing 37.06575 acres, but there is excepted therefrom 2.17 acres conveyed to the Trustees of the Cincinnati Southern Railway, for a right of way, by deed dated September 26, 1928, and of record in ~~Deed Book 104, page 252~~, in the Mercer County Court Clerk's Office, and there is further excepted therefrom a small parcel conveyed to Mercer County, for a right of way for Curdsville Road, by deed dated January 31, 1974, and of record in ~~Deed Book 181, page 39~~, in the aforesaid Clerk's Office, and

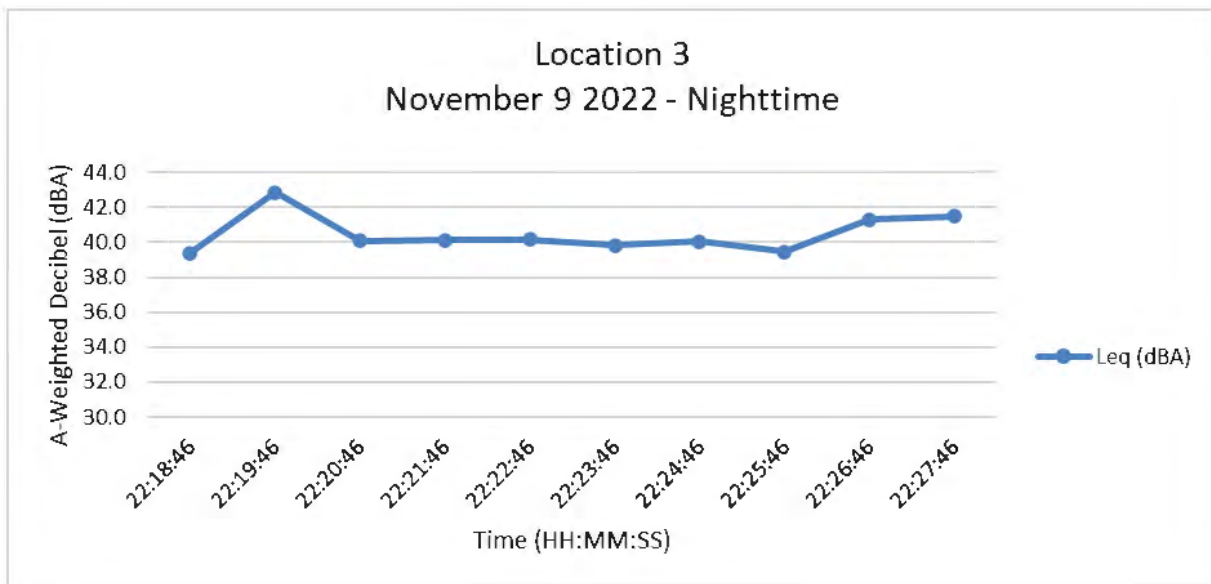
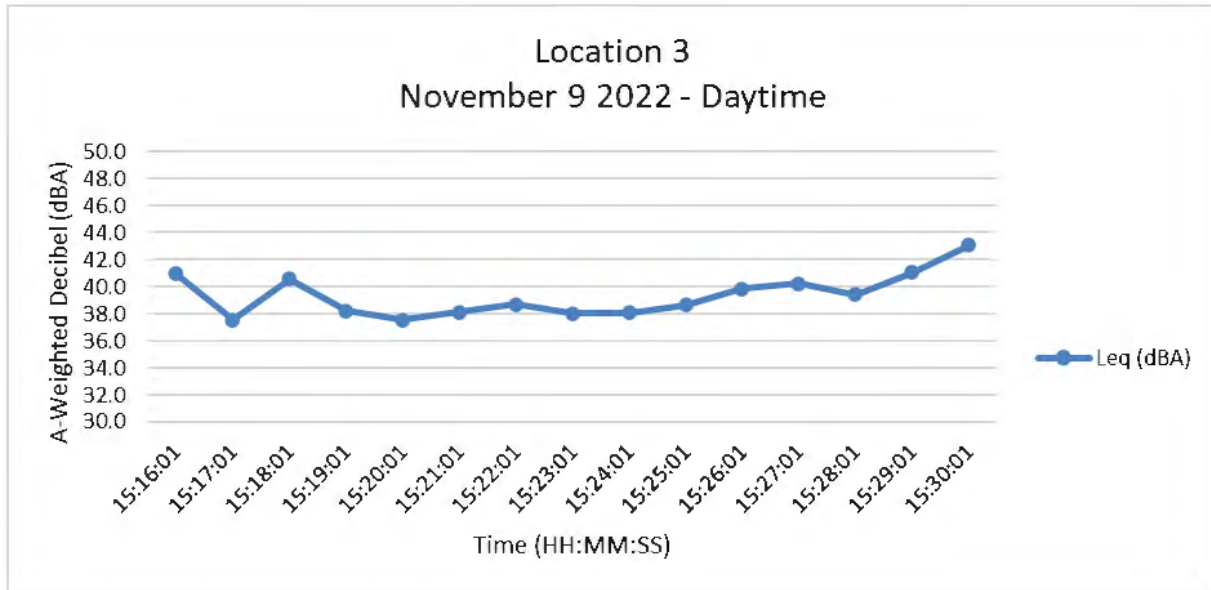
Being the same property acquired by Grantor by a deed dated September 27, 1976, of record in Deed Book 189, Page 155, in the Office of the County Court of Mercer County, Kentucky.

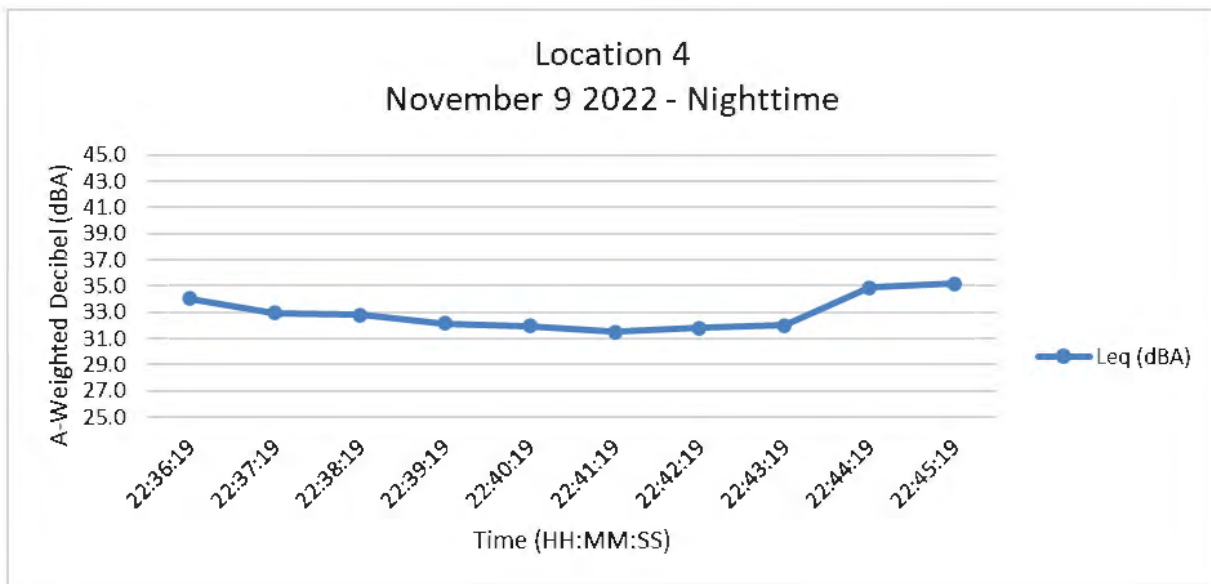
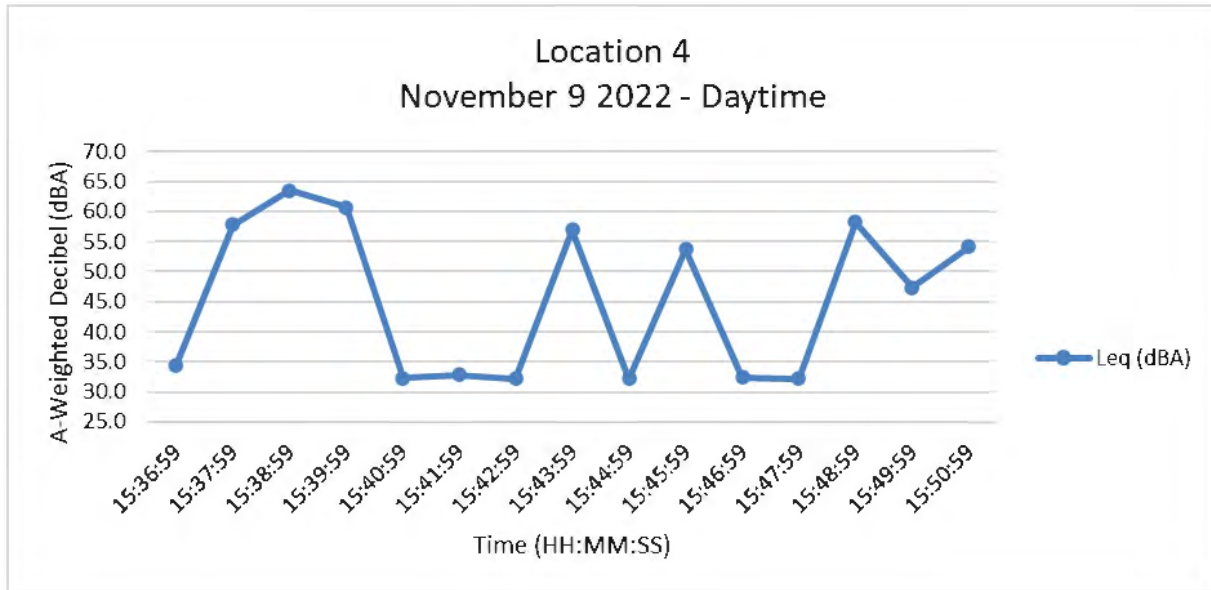
## **APPENDIX B. BASELINE NOISE MONITORING DATA**

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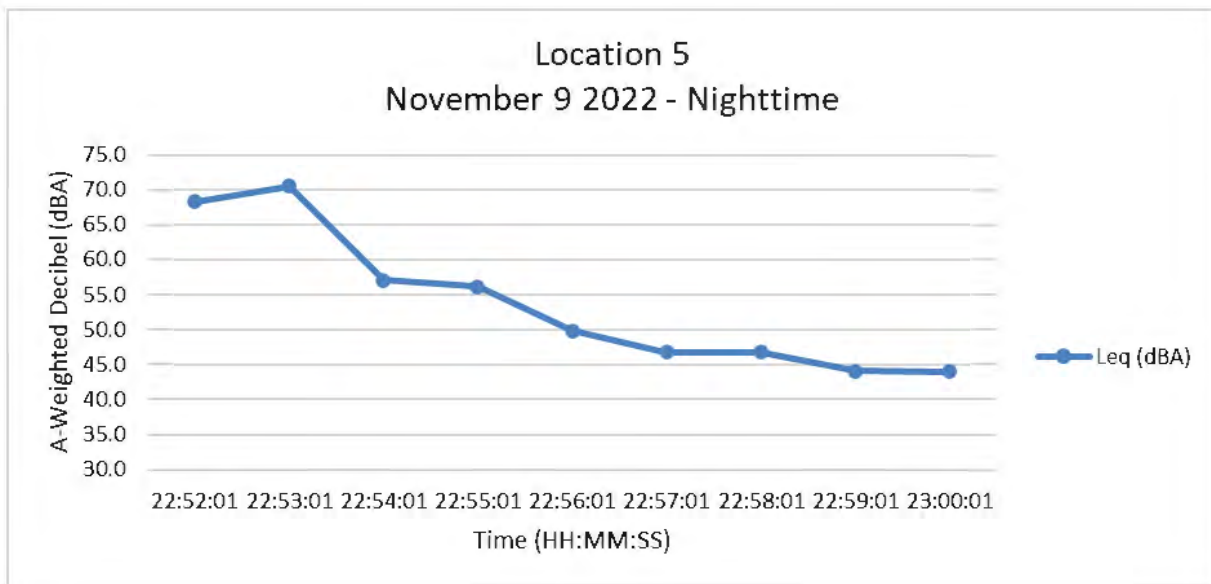
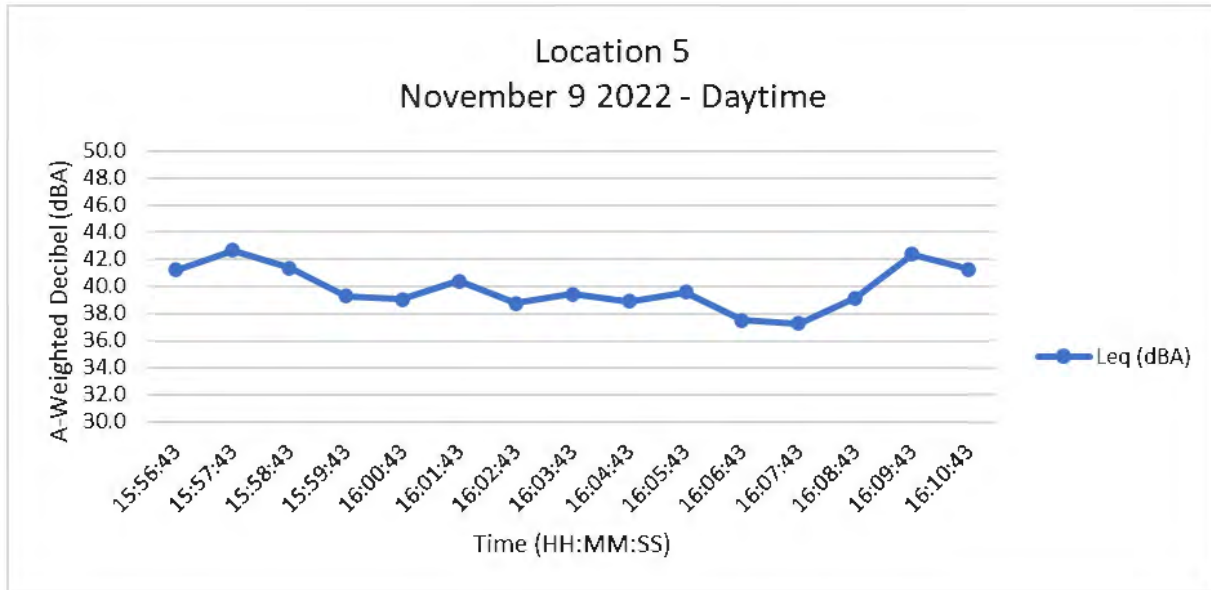


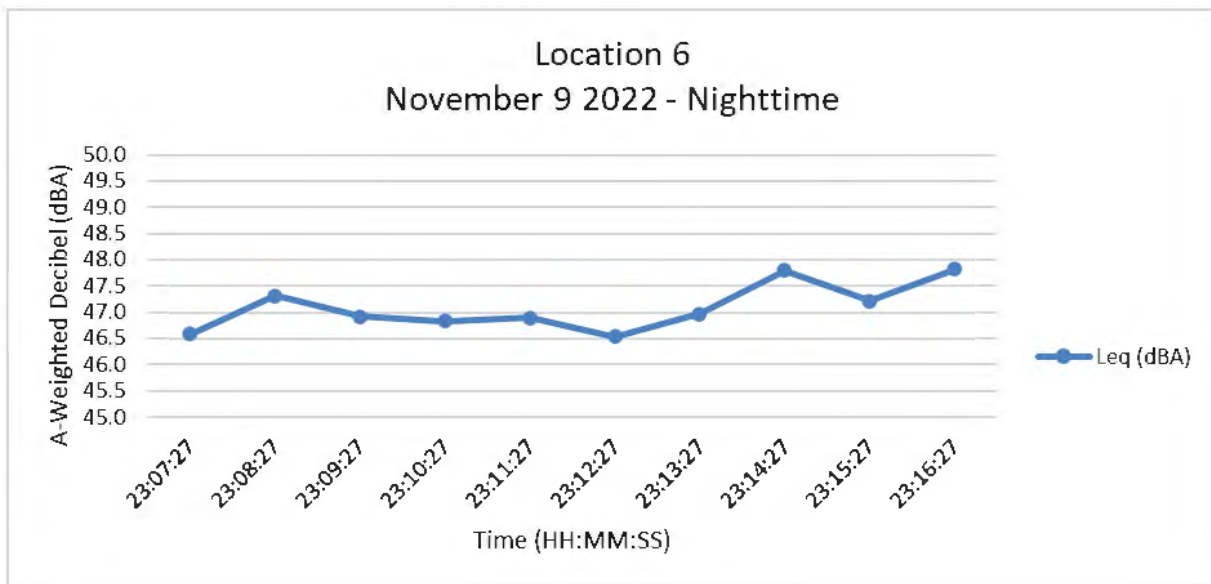
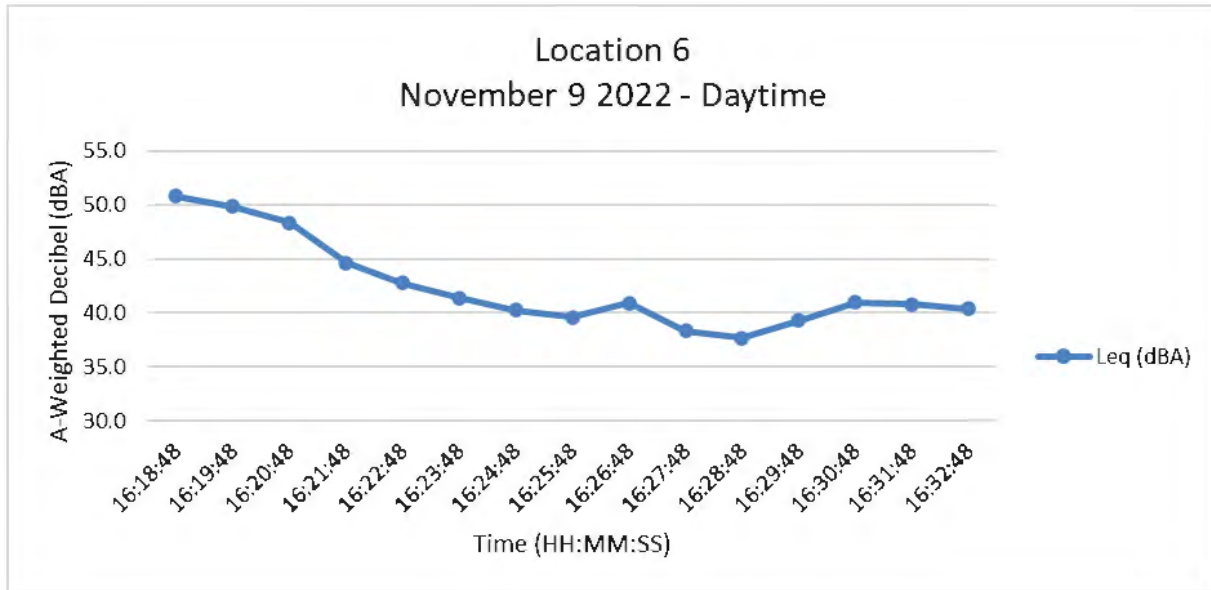












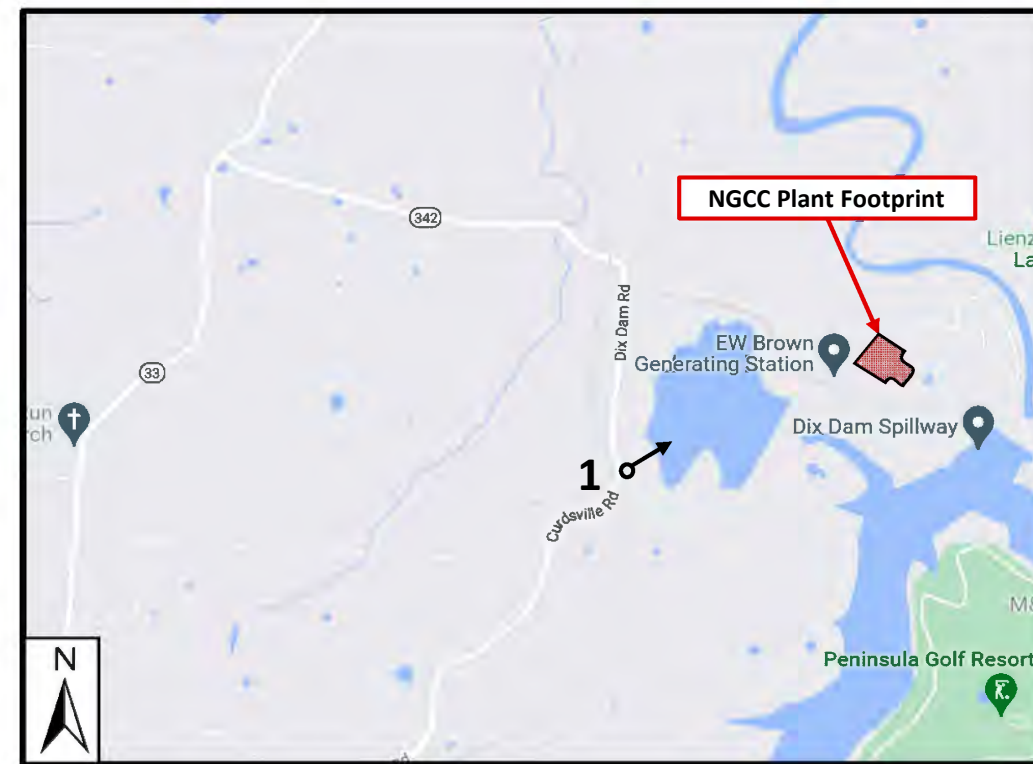
## **APPENDIX C. VISUAL RESOURCE ASSESSMENT DATA**

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Existing/Baseline View from Dix Dam Road/Hardin Heights Road

Key Factors	Ratings Criteria Score
Landform	1
Vegetation	1
Water	0
Color	2
Influence of Adjacent Scenery	1
Scarcity	1
Cultural Modifications	-1
<b>TOTAL</b>	<b>5</b>



Proposed Project/NGCC Building Profile View from Dix Dam Road/Hardin Heights Road

Key Factors	Ratings Criteria Score
Landform	1
Vegetation	1
Water	0
Color	2
Influence of Adjacent	1
Scarcity	1
Cultural Modifications	-2
<b>TOTAL</b>	<b>4</b>

**Viewpoint #1 - Views from the intersection of Dix Dam Road and Hardin Heights Road**

**Existing/Baseline Views:** As shown in the adjacent photo, LKE's existing E.W. Brown Station is clearly visible from the intersection of Dix Dam Road and Hardin Height Road. Due to the lack of intervening structures and topography, the existing power generation facilities/exhaust stacks are the dominant visible features from this location.

**Project Operational Views:** As shown in the adjacent photo, the proposed NGCC plant is expected to be partially visible from this viewpoint (see orange square which approximately represents that building footprint of the new NGCC plant). While the new NGCC would be partially visible, because it would be in the foreground compared to the existing structures, the majority of the new structures would be obstructed from view. Additionally, the existing E.W. Brown Station and the power generation structures found therein (such as the stacks displayed in the adjacent photo) have existed in this location for decades, and therefore any views of the new NGCC plant would not be inconsistent or incompatible with the existing, developed semi-industrial character of the area/region.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) & Contrast Rating System(s).

**SESPE**  
CONSULTING, INC.

<b>VIEWPOINT #1</b>	<b>E.W. BROWN - VIEWPOINT #1</b>		
	Site Assessment Report - NGCC Plant Dix Dam Road Harrodsburg, Kentucky		
PROJECT #:	221801.0123	DATE:	11/27/22
SCALE:	See Above	DRAWN BY:	MG



Existing/Baseline View from Dix Dam Road

Key Factors	Ratings Criteria Score
Landform	1
Vegetation	2
Water	0
Color	2
Influence of Adjacent Scenery	2
Scarcity	1
Cultural Modifications	-1
<b>TOTAL</b>	<b>7</b>



Proposed Project/NGCC Building Profile View from Dix Dam Road

Key Factors	Ratings Criteria Score
Landform	1
Vegetation	2
Water	0
Color	2
Influence of Adjacent	2
Scarcity	1
Cultural Modifications	-1
<b>TOTAL</b>	<b>7</b>

**Viewpoint #2 - Views from Dix Dam Road (Offsite Parking)**

Existing/Baseline Views: As shown in the adjacent photo, LKE's existing E.W Brown Station is generally obscured from public view by intervening structures and topography. Other than small portions of the existing structures, and the taller exhaust stacks, the majority of the existing E.W. Brown Station is not distinctly visible from this location.

Project Operational Views: As shown in the adjacent photo, the proposed NGCC plant is expected to be partially visible from this viewpoint (see orange box which approximately represents that building footprint of the new NGCC plant). However, due to the presence of intervening structures and topography, line-of-sight views of the new structures would generally be obscured when viewed from along Dix Dam Road obscured. Additionally, the existing E.W. Brown Station and the power generation structures found therein (such as the stacks displayed in the adjacent photo) have been operating within this location for decades, and therefore any partial views of the new NGCC would not be inconsistent or incompatible with the existing, developed semi-industrial character of the area/region. Furthermore, the existing exhaust stacks (associated with the coal-fired units) and associated powerline infrastructure would remain the tallest, most visible structures from this

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) & Contrast Rating System(s).

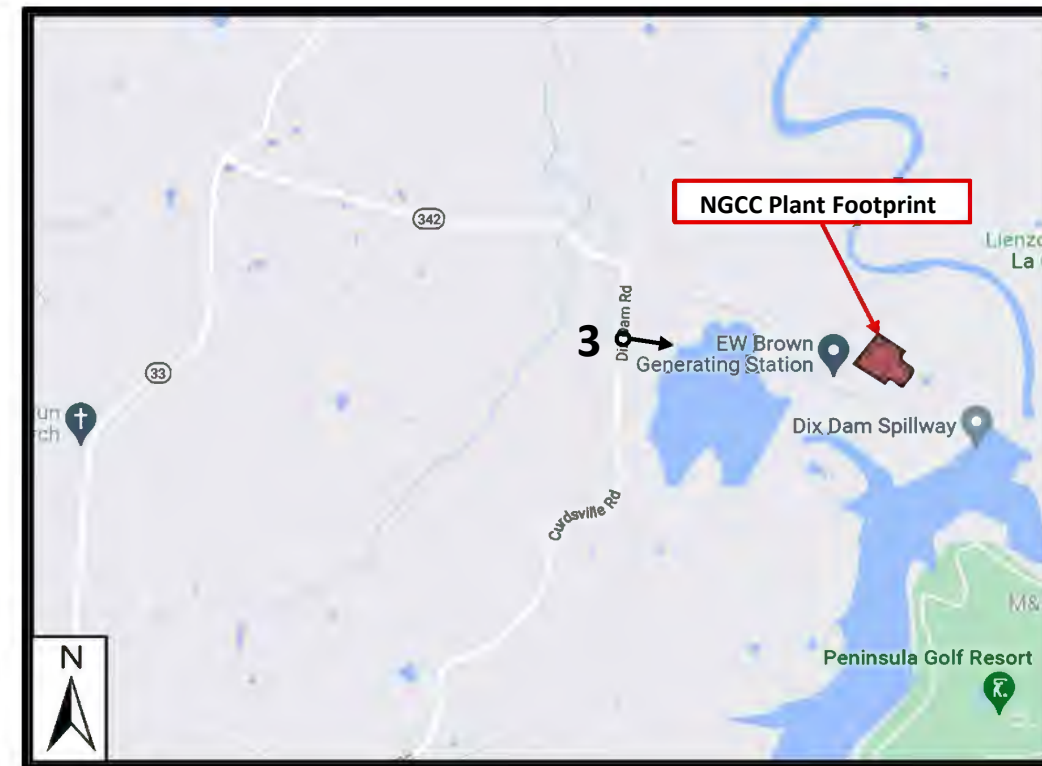
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<b>VIEWPOINT</b>	<b>E.W. BROWN - VIEWPOINT #2</b>		
<b>#2</b>	Site Assessment Report - NGCC Plant Dix Dam Road Harrodsburg, Kentucky		
PROJECT #:	221801.0123	DATE:	11/27/22
SCALE:	See Above	DRAWN BY:	MG



Existing/Baseline View from Brown Station Secondary Entrance (Gate 5)

Key Factors	Ratings Criteria Score
Landform	2
Vegetation	2
Water	0
Color	2
Influence of Adjacent Scenery	3
Scarcity	1
Cultural Modifications	-2
<b>TOTAL</b>	<b>8</b>



Proposed Project/NGCC Building Profile View from Brown Station Secondary Entrance (Gate 5)

Key Factors	Ratings Criteria Score
Landform	2
Vegetation	2
Water	0
Color	2
Influence of Adjacent	3
Scarcity	1
Cultural Modifications	-2
<b>TOTAL</b>	<b>8</b>

**Viewpoint #3 - Views from E.W. Brown Station Secondary Entrance (Gate 5)**

Existing/Baseline Views: As shown in the adjacent photo, with the exception of the existing coal-fired exhaust stacks, LKE's E.W. Brown Station is generally obscured from public view from this location along Dix Dam Road (Gate 5 secondary entrance). Due to sloping topography, other than a small portion of the existing exhaust stacks, the majority of the existing Brown Station is obscured from view from this location.

Project Operational Views: As shown in the adjacent photo, the proposed NGCC plant, specifically the top portion of the structure, is expected to be partially visible from this viewpoint (see orange box which approximately represents that building footprint of the new NGCC plant). However, the majority of the building profile would be obscured from view by the existing topography. Although the NGCC plant would be partially visible, the existing E.W. Brown Station and the power generation structures found therein (such as the stacks displayed in the adjacent photo) have been operating within this location for decades, and therefore any views of the new NGCC plant would not be inconsistent or incompatible with the existing, developed semi-industrial character of the area/region.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) & Contrast Rating System(s).

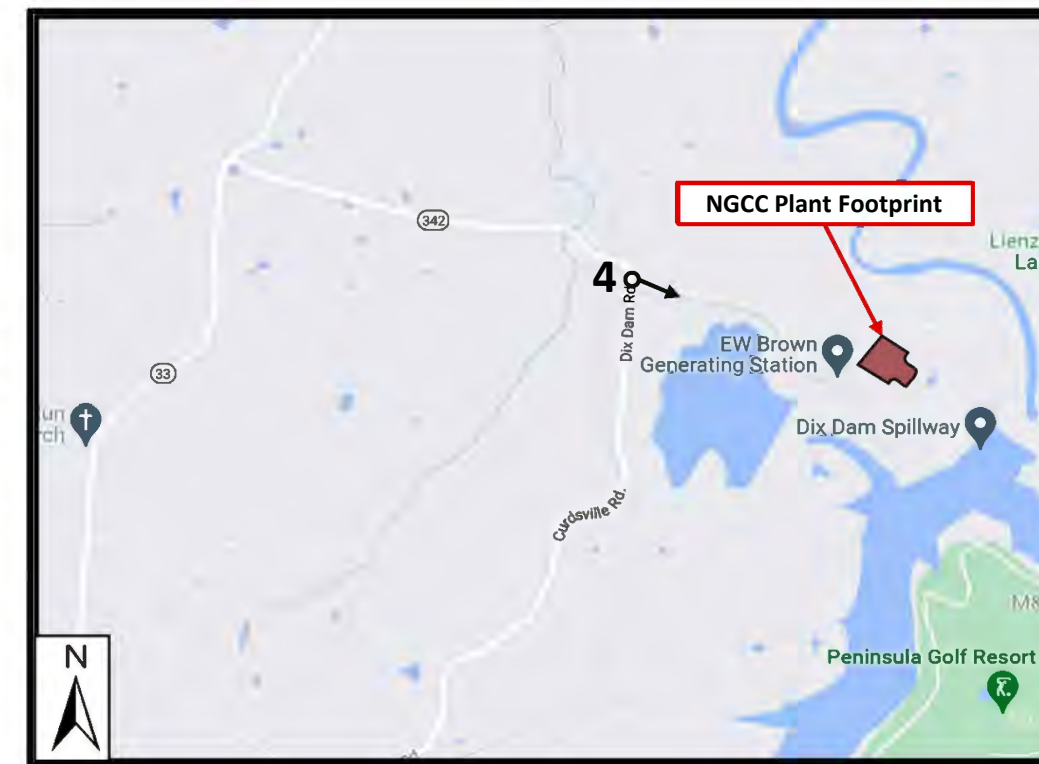
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<b>VIEWPOINT</b>	<b>E.W. BROWN - VIEWPOINT #3</b>		
<b>#3</b>	Site Assessment Report - NGCC Plant Dix Dam Road Harrodsburg, Kentucky		
PROJECT #:	221801.0123	DATE:	11/27/22
SCALE:	See Above	DRAWN BY:	MG



Existing/Baseline View from E.W. Brown Station Main Entrance

Key Factors	Ratings Criteria Score
Landform	1
Vegetation	2
Water	0
Color	3
Influence of Adjacent Scenery	1
Scarcity	1
Cultural Modifications	-3
<b>TOTAL</b>	<b>5</b>



Proposed Project/NGCC Building Profile View from E.W. Brown Station Main Entrance

Key Factors	Ratings Criteria Score
Landform	1
Vegetation	2
Water	0
Color	3
Influence of Adjacent	1
Scarcity	1
Cultural Modifications	-2
<b>TOTAL</b>	<b>4</b>

**Viewpoint #4 - Views from Dix Dam Road (E.W. Brown Station Main Entrance)**

Existing/Baseline Views: As shown in the adjacent photo, LKE's existing E.W. Brown Station and associate infrastructure represent the dominant visual features from this viewpoint at the site's main entrance along Dix Dam Road. Due to the relatively unobstructed line-of-sight and lack of existing visual screening, the existing E.W. Brown Station is clearly visible from this location.

Project Operational Views: As shown in the adjacent photo, the proposed NGCC plant, specifically its taller structures, are expected to be partially visible from this viewpoint (see orange box which approximately represents that building footprint of the new NGCC plant). Although portions of the NGCC plant would be visible the majority of the building profile would be obscured from view by the existing topography. Additionally, the existing E.W. Brown Station and the power generation structures found therein (such as the stacks and water tanks displayed in the adjacent photo) have been operating within this location for decades, and therefore any views of the new NGCC plant would not be inconsistent or incompatible with the existing, developed semi-industrial character of the area/region. Furthermore, the water tanks, combustion turbine stacks, and associated powerline infrastructure would remain the tallest, most visible structures post-project from this location.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) & Contrast Rating System(s).

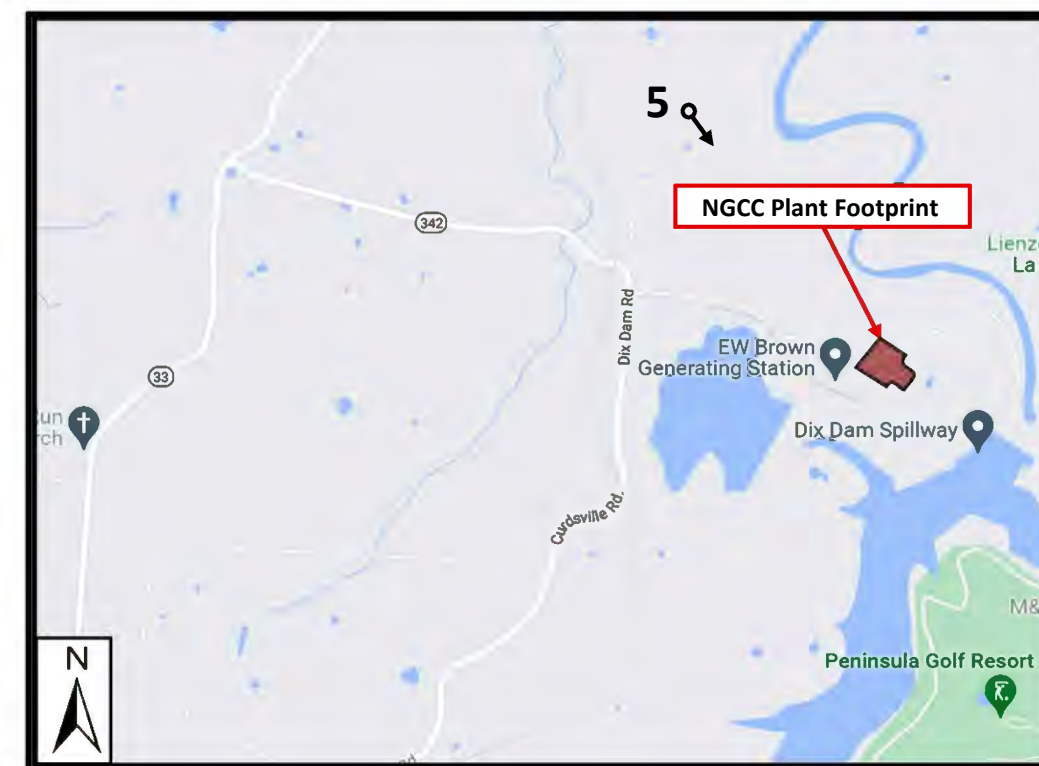


<b>VIEWPOINT #4</b>	<b>E.W. BROWN - VIEWPOINT #4</b>		
	Site Assessment Report - NGCC Plant Dix Dam Road Harrodsburg, Kentucky		
PROJECT #:	221801.0123	DATE:	11/27/22
SCALE:	See Above	DRAWN BY:	MG



Existing/Baseline View from Curdsville Road Extension

Key Factors	Ratings Criteria Score
Landform	1
Vegetation	3
Water	0
Color	3
Influence of Adjacent Scenery	5
Scarcity	2
Cultural Modifications	-1
<b>TOTAL</b>	<b>13</b>



Proposed Project/NGCC Building Profile View from Curdsville Road Extension

Key Factors	Ratings Criteria Score
Landform	1
Vegetation	3
Water	0
Color	3
Influence of Adjacent	5
Scarcity	2
Cultural Modifications	-1
<b>TOTAL</b>	<b>13</b>

**Viewpoint #5 - Views from Curdsville Road Extension (northern site boundary)**

Existing/Baseline Views: As shown in the adjacent photo, LKE's existing E.W. Brown Station is generally obscured from view by existing vegetation, primarily the trees on the neighboring property. Other than a small portion of the existing exhaust stacks, the majority of the existing Brown facility is not visible from this location along Curdsville Road to the north.

Project Operational Views: As shown in the adjacent photo, the proposed NGCC plant is not expected to be visible from this viewpoint. Due to the large distance and intervening vegetation between this viewpoint and the proposed NGCC plant, new structures would not be visible from this location.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) & Contrast Rating System(s).

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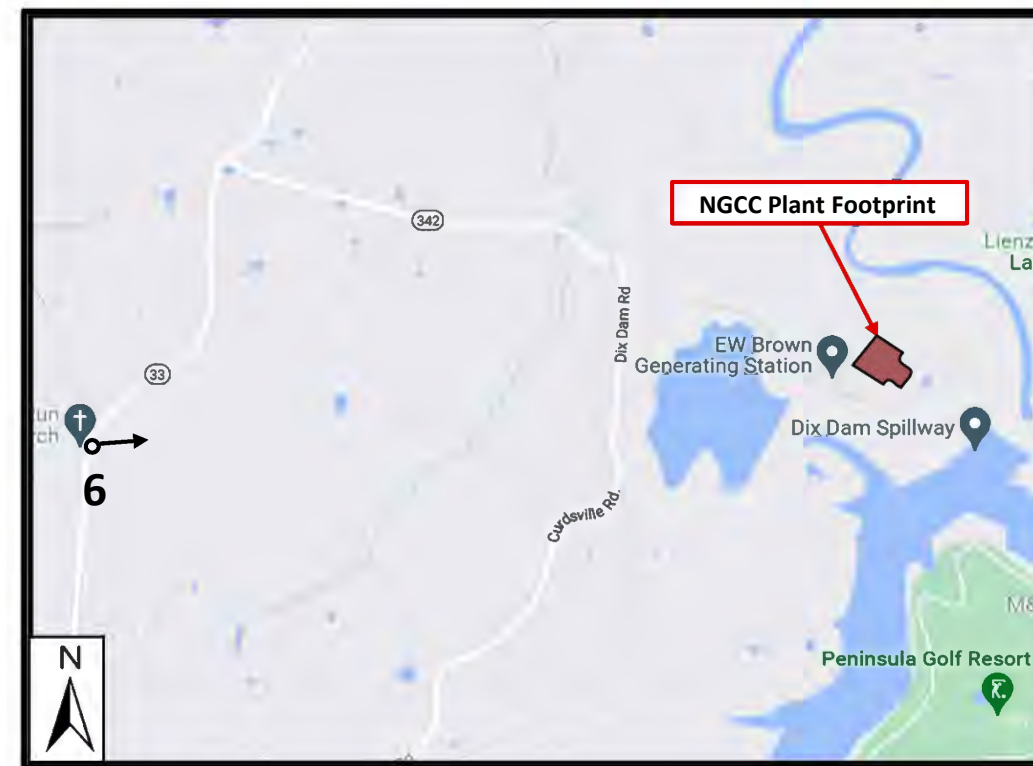
<b>VIEWPOINT #5</b>	<b>E.W. BROWN - VIEWPOINT #5</b>		
	Site Assessment Report - NGCC Plant Dix Dam Road Harrodsburg, Kentucky		
PROJECT #:	221801.0123	DATE:	11/27/22
SCALE:	See Above	DRAWN BY:	MG





Existing/Baseline View from Shawnee Run Baptist Church

Key Factors	Ratings Criteria Score
Landform	1
Vegetation	3
Water	0
Color	3
Influence of Adjacent Scenery	3
Scarcity	2
Cultural Modifications	-2
<b>TOTAL</b>	<b>10</b>



Proposed Project/NGCC Building Profile View from Shawnee Run Baptist Church

Key Factors	Ratings Criteria Score
Landform	1
Vegetation	3
Water	0
Color	3
Influence of Adjacent	3
Scarcity	2
Cultural Modifications	-2
<b>TOTAL</b>	<b>10</b>

**Viewpoint #6 - Views from Shakertown Road (Shawnee Run Baptist Church)**

Existing/Baseline Views: As shown in the adjacent photo, LKE's existing E.W. Brown Station is barely visible from the Shawnee Run Baptist Church. Due to the large distance between this viewpoint and the existing E.W. Brown Station, as well as, other than the existing exhaust stacks and a small portion of the taller facilities, the majority of the existing E.W. Brown Station is not visible from this location.

Project Operational Views: As shown in the adjacent photo, the proposed NGCC plant building profile is expected to be barely visible from this viewpoint (see orange box which approximately represents that building footprint of the new NGCC plant). Although the NGCC would be slightly visible, the existing E.W. Brown Station, specifically the existing exhaust stacks (associated with the coal-fired units) would remain the most visible structures.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) & Contrast Rating System(s).



<b>VIEWPOINT #6</b>	<b>E.W. BROWN - VIEWPOINT #6</b>		
	Site Assessment Report - NGCC Plant Dix Dam Road Harrodsburg, Kentucky		
PROJECT #:	221801.0123	DATE:	11/27/22
SCALE:	See Above	DRAWN BY:	MG



Existing/Baseline View from the end of Hardin Heights Road

Key Factors	Ratings Criteria Score
Landform	2
Vegetation	2
Water	1
Color	3
Influence of Adjacent Scenery	2
Scarcity	1
Cultural Modifications	-2
<b>TOTAL</b>	<b>9</b>



Proposed Project/NGCC Building Profile View from the end of Hardin Heights Road

Key Factors	Ratings Criteria Score
Landform	2
Vegetation	2
Water	1
Color	3
Influence of Adjacent	2
Scarcity	1
Cultural Modifications	-3
<b>TOTAL</b>	<b>8</b>

**Viewpoint #7 - Views from the end of Hardin Heights Road (residential neighborhood)**

Existing/Baseline Views: As shown in the adjacent photo, LKE's existing E.W. Brown Station and associate powerline infrastructure are partially visible from this viewpoint adjacent to the residences at the end of Hardin Heights Road. However, due to the existing vegetation and sloping landforms, only the stacks and taller facilities are visible from this location.

Project Operational Views: As shown in the adjacent photo, the top portion of the proposed NGCC plant is expected to be visible from this viewpoint (see orange box which approximately represents that building footprint of the new NGCC plant). However, due to the presence of intervening vegetation and topography, the majority of the NGCC plant building profile would be obscured from this viewpoint. Additionally, the existing E.W. Brown Station and the power generation structures found therein (such as the stacks displayed in the adjacent photo) have been operating within this location for decades, and therefore any views of the new NGCC plant would not be inconsistent or incompatible with the existing, developed semi-industrial character of the area/region.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) & Contrast Rating System(s).

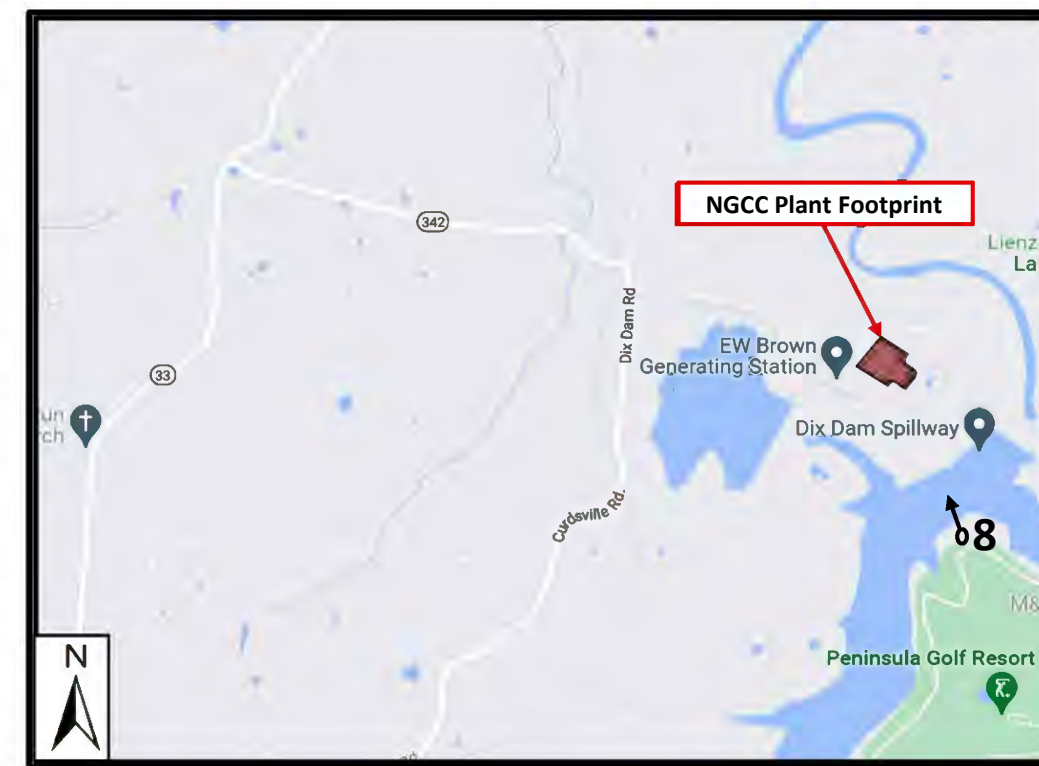


<b>VIEWPOINT #7</b>	<b>E.W. BROWN - VIEWPOINT #7</b>		
	Site Assessment Report - NGCC Plant Dix Dam Road Harrodsburg, Kentucky		
PROJECT #:	221801.0123	DATE:	11/27/22
SCALE:	See Above	DRAWN BY:	MG



Existing/Baseline View from Hunter Drive/Domar Drive

Key Factors	Ratings Criteria Score
Landform	2
Vegetation	4
Water	3
Color	3
Influence of Adjacent Scenery	3
Scarcity	2
Cultural Modifications	-3
<b>TOTAL</b>	<b>14</b>



Proposed Project/NGCC Building Profile View from Hunter Drive/Domar Drive

Key Factors	Ratings Criteria Score
Landform	2
Vegetation	4
Water	3
Color	3
Influence of Adjacent	2
Scarcity	2
Cultural Modifications	-4
<b>TOTAL</b>	<b>12</b>

**Viewpoint #8 - Views from Hunter Drive/Domar Drive**

Existing/Baseline Views: As shown in the adjacent photo, LKE's existing E.W. Brown Station and associate powerline infrastructure represent the dominant visual features from this viewpoint adjacent to residences along Hunter Drive/Domar Drive. Due to the relatively unobstructed line-of-sight and lack of existing visual screening, the existing power generate facilities are clearly visible from this location.

Project Operational Views: As shown in the adjacent photo, the proposed NGCC plant is expected to be visible from this viewpoint (see orange box which approximately represents that building footprint of the new NGCC plant). While the NGCC would be visible, existing vegetation and trees would block line-of-sight to the lower portions of the new structures. While the NGCC plant would be visible, the existing E.W. Brown Station has been operating within this location for decades, and therefore any views of the new NGCC plant would not be inconsistent or incompatible with the existing, developed semi-industrial character of the area/region. Furthermore, the existing exhaust stacks (associated with the coal-fired units) and associated powerline infrastructure would remain the tallest, most visible structures post-project from this location.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) & Contrast Rating System(s).

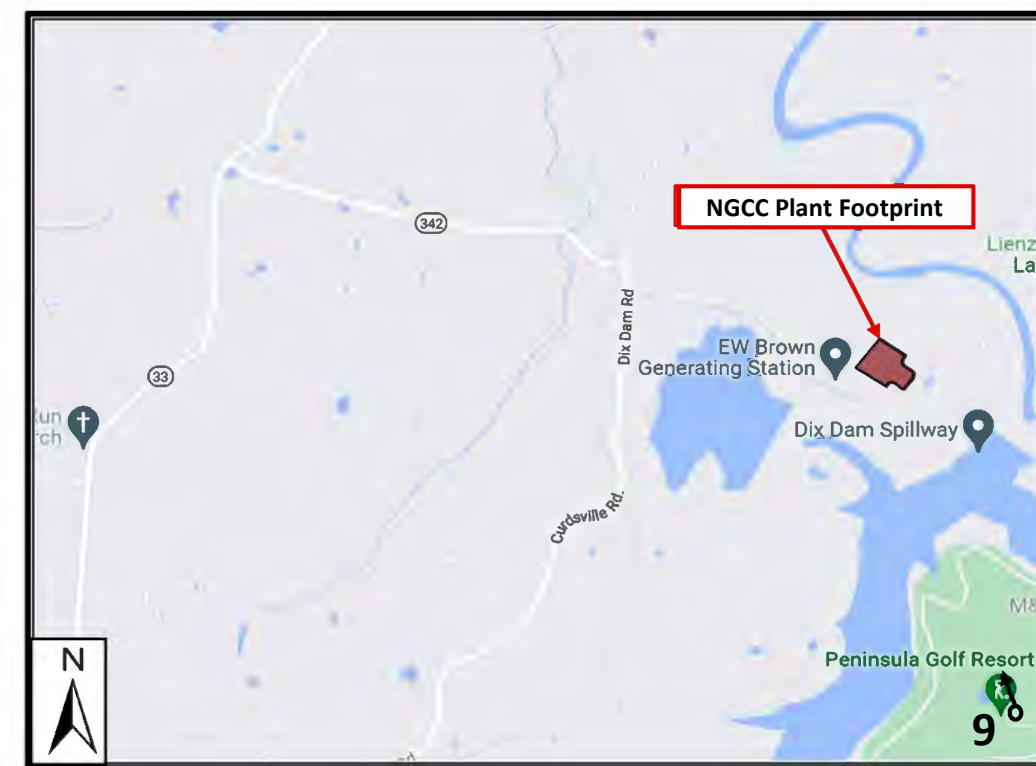
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<b>VIEWPOINT #8</b>	<b>E.W. BROWN - VIEWPOINT #8</b>		
	Site Assessment Report - NGCC Plant Dix Dam Road Harrodsburg, Kentucky		
PROJECT #:	221801.0123	DATE:	11/27/22
SCALE:	See Above	DRAWN BY:	MG



Existing/Baseline View from Peninsula Golf Resort

Key Factors	Ratings Criteria Score
Landform	2
Vegetation	4
Water	0
Color	4
Influence of Adjacent Scenery	5
Scarcity	2
Cultural Modifications	-2
<b>TOTAL</b>	<b>15</b>



Proposed Project/NGCC Building Profile View from Peninsula Golf Resort

Key Factors	Ratings Criteria Score
Landform	2
Vegetation	4
Water	0
Color	4
Influence of Adjacent	5
Scarcity	2
Cultural Modifications	-3
<b>TOTAL</b>	<b>14</b>

**Viewpoint #9 - Views from Peninsula Golf Resort (club house/parking lot)**

Existing/Baseline Views: As shown in the adjacent photo, LKE's existing E.W. Brown Station are partially visible from this viewpoint located the main club house/parking lot within the Peninsula Golf Resort. However, due to the distance between the facility and this viewpoint, as well as existing vegetation, only the taller exhaust stacks and ancillary facilities are visible from this location.

Project Operational Views: As shown in the adjacent photo, portions of the proposed NGCC plant is expected to be visible from this viewpoint (see orange box which approximately represents that building footprint of the new NGCC plant). While the NGCC would be visible, existing vegetation and trees would block line-of-sight to the lower portions of the new structures. While the NGCC plant would be visible, the existing E.W. Brown Station has been operating within this location for decades, and therefore any views of the new NGCC plant would not be inconsistent or incompatible with the existing, developed semi-industrial character of the area/region. Furthermore, the existing exhaust stacks (associated with the coal-fired units) would remain the tallest, most visible structures post-Project from this location.

Note: The rating system/scores shown above are based on the U.S. Bureau of Land Management's (BLM) Visual Resources Management (VRM) & Contrast Rating System(s).



<b>VIEWPOINT #9</b>	<b>E.W. BROWN - VIEWPOINT #9</b>		
	Site Assessment Report - NGCC Plant Dix Dam Road Harrodsburg, Kentucky		
PROJECT #:	221801.0123	DATE:	11/27/22
SCALE:	See Above	DRAWN BY:	MG

## **APPENDIX D. PROPERTY VALUATION DATA**

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Table D-1 - Surrounding Property Assessed Value Information

Address	Lot Size	Distance from Site	Assessed Value (\$)			
	(Acres)	(miles)	Land	Improvement	Agricultural Improvement	Total
699 Hardin Heights	--	0.49	\$40,000	\$155,000	--	\$195,000
1386 Donmar Dr	1.84	0.66	\$100,000	\$375,000	--	\$475,000
611 Hardin Heights	0.36	0.72	\$45,000	\$494,000	--	\$539,000
831 Hardin Heights	--	0.84	\$46,500	\$178,500	--	\$225,000
1192 Donmar Dr	1.00	0.89	\$100,000	--	--	\$100,000
861 Hardin Heights	--	0.92	\$46,500	\$358,410	--	\$404,910
885 Harding Heights	--	0.96	\$46,500	\$131,500	--	\$178,000
873 Hardin Heights	--	0.96	\$46,500	\$179,405	--	\$225,905
572 Hunter Dr	1.00	1.01	\$63,500	--	--	\$63,500
538 Hunter Dr	10.74	1.01	\$96,000	--	--	\$96,000
830 Hunter Dr	1.00	1.13	\$35,000	--	--	\$35,000
966 Hunter Dr	1.00	1.20	\$100,000	\$650,000	--	\$750,000
133 Motley Lane	5.32	1.26	\$15,000	\$4,500	--	\$19,500
999 Hunter Dr	--	1.27	\$65,000	\$360,000	--	\$425,000
3654 High Bridge Rd	2.53	1.33	\$20,000	\$55,000	--	\$75,000
844 Mallard Cove	1.06	1.40	\$50,000	\$444,000	--	\$494,000
298 Dix Dam Rd	56.92	1.45	\$14,385	\$235,600	\$87,400	\$337,385
759 Mallard Cove	5.03	1.54	\$4,178	\$184,775	--	\$188,953
275 Dix Dam Rd	12.03	1.55	\$2,460	\$61,167	--	\$63,627
1771 Hunter Dr	--	1.56	\$50,000	\$350,000	--	\$400,000
385 Donmar Dr	1.03	1.57	\$40,000	\$245,000	--	\$285,000
749 Mallard Cove	6.23	1.59	\$43,000	\$347,040	--	\$390,040
280 Dix Dam Rd	11.50	1.59	\$2,300	\$237,500	--	\$239,800
538 Mallard Cove	1.10	1.65	\$15,000	\$116,800	--	\$131,800
237 Brenda Way	9.89	1.65	\$2,500	\$60,000	--	\$62,500
435 Wildwood Rd	--	1.75	\$180,000	\$609,000	--	\$789,000
586 Mallard Cove	1.19	1.77	\$40,000	\$205,000	--	\$245,000
299 Mallard Cove	1.38	1.77	\$15,000	\$174,000	--	\$189,000
Maric Farms	4.79	1.80	\$54,000	--	--	\$54,000
298 Mallard Cove	7.09	1.82	\$52,500	\$167,500	--	\$220,000
145 Dix Dam Rd	11.03	1.82	\$3,363	\$147,650	\$5,760	\$156,773
150 Mallard Cove	11.47	1.83	\$3,282	\$300,000	\$25,000	\$328,282
141 Lakeland Dr	--	1.93	\$15,000	\$212,000	--	\$227,000
257 Lakeland Dr	--	1.93	\$30,000	\$405,000	--	\$435,000
153 Lakeland Dr	--	1.93	\$15,000	\$286,500	--	\$301,500
233 Lakeland Dr	--	1.95	\$20,000	\$324,900	--	\$344,900
3326 Shakertown Rd	1.38	1.98	\$5,000	\$105,000	--	\$110,000
3296 Shakertown Rd	0.69	1.99	\$5,000	\$101,000	--	\$106,000

**Table D-2 - Surrounding Property Sales Information**

Address	Lot Size (Acres)	Distance from Site (miles)	Last Sale	
			Price (\$)	Date
699 Hardin Heights	--	0.49	\$195,000	10/18/2021
1386 Donmar Dr	1.84	0.66	\$1,200,000	7/15/2022
611 Hardin Heights	0.36	0.72	\$539,000	3/21/2022
831 Hardin Heights	--	0.84	\$225,000	9/25/2020
1192 Donmar Dr	1.00	0.89	\$250,000	8/11/2022
861 Hardin Heights	--	0.92	\$452,000	4/8/2022
885 Harding Heights	--	0.96	\$178,000	9/20/2021
873 Hardin Heights	--	0.96	\$150,000	3/18/2022
572 Hunter Dr	1.00	1.01	\$950,000	1/28/2022
538 Hunter Dr	10.74	1.01	\$65,000	10/9/2020
830 Hunter Dr	1.00	1.13	\$35,000	5/29/2020
966 Hunter Dr	1.00	1.20	\$750,000	9/30/2021
133 Motley Lane	5.32	1.26	\$75,000	8/8/2022
999 Hunter Dr	--	1.27	\$34,000	3/9/2020
3654 High Bridge Rd	2.53	1.33	\$100,000	3/31/2022
844 Mallard Cove	1.06	1.40	\$494,000	6/4/2020
298 Dix Dam Rd	56.92	1.45	\$575,000	10/8/2021
759 Mallard Cove	5.03	1.54	\$222,500	9/1/2020
275 Dix Dam Rd	12.03	1.55	\$59,100	4/6/2020
1771 Hunter Dr	--	1.56	\$35,000	3/23/2021
385 Donmar Dr	1.03	1.57	\$285,000	10/12/2021
749 Mallard Cove	6.23	1.59	\$43,000	6/12/2020
280 Dix Dam Rd	11.50	1.59	\$329,500	4/19/2021
538 Mallard Cove	1.10	1.65	\$131,800	4/3/2020
237 Brenda Way	9.89	1.65	\$140,000	10/20/2022
435 Wildwood Rd	--	1.75	\$789,000	6/26/2020
586 Mallard Cove	1.19	1.77	\$245,000	8/21/2021
299 Mallard Cove	1.38	1.77	\$189,000	7/15/2020
Maric Farms	4.79	1.80	\$60,000	3/18/2022
298 Mallard Cove	7.09	1.82	\$220,000	6/25/2020
145 Dix Dam Rd	11.03	1.82	\$220,500	12/21/2020
150 Mallard Cove	11.47	1.83	\$624,000	7/29/2022
141 Lakeland Dr	--	1.93	\$227,000	5/26/2021
257 Lakeland Dr	--	1.93	\$435,000	6/19/2020
153 Lakeland Dr	--	1.93	\$335,000	2/28/2022
233 Lakeland Dr	--	1.95	\$344,900	9/3/2021
3326 Shakertown Rd	1.38	1.98	\$110,000	2/7/2020
3296 Shakertown Rd	0.69	1.99	\$106,000	7/20/2021