

RIGHT OF WAY DEED

THIS RIGHT OF WAY DEED, is made and entered into this ____ day of _____, 2019, by and between **FAITH INVESTMENTS, INC.**, a Kentucky Corporation, and **BRIAN CRISP**, a single man, address: 852 Fraley Drive, Morehead, KY 40351, GRANTORS; and **THE CITY OF MOREHEAD, KENTUCKY**, whose in-care-of address for future tax bills is: 314 Bridge Street, Morehead, Kentucky 40351, GRANTEE;

WITNESSETH: That for the use and benefit which the Grantors will receive by the acceptance of the hereinafter described real estate into the City of Morehead road system, and for no monetary consideration whatsoever, the receipt and sufficiency of which is hereby acknowledged by the Grantors, the Grantors do hereby transfer, alien, grant and convey unto the Grantee for use as a public road all of their right, title and interest in and to the following described real property lying and being in Rowan County, Kentucky, and known as **TRINITY DRIVE** and **CREDENCE WAY**, to-wit:

A certain tract or parcel of land lying or situated on the Southeast side of Quail Hollow Road and North of Silver Street and near Forest Hills Subdivision Extended and more specifically described as follows:

BEGINNING at a steel pin on the North side of Silver Street and at the Southeast corner of Lot # 7, thence with the West side of Credence way and the East side of Lot # 7, North 42 degrees 22 minutes 35 seconds East, 113.92 feet to a steel pin; thence with Lot # 6, North 42 degrees 22 minutes 35 seconds East, 80.00 feet to a steel pin; thence with Lot # 5, North 42 degrees 22 minutes 35 seconds East, 76.00 feet to a steel pin; thence with Lot # 4, North 42 degrees 22 minutes 35 seconds East, 75.00 feet to a steel pin; thence with Lot # 3, 76.02 feet along an arc to the right, having a radius of 80.00 feet, the chord of which is North 69 degrees 35 minutes 57 seconds East, 73.19 feet to a steel pin; thence with Lot # 2 for the following two (2) calls: (1.) 27.96 feet along an arc to the right, having a radius of 80.00 feet, the chord of which is South 73 degrees 10 minutes 00 seconds East, 27.82 feet; (2.) South 63 degrees 09 minutes 05 seconds East, 51.13 feet to a steel pin; thence with Lot # 1, South 63 degrees 09 minutes 06 seconds East, 88.17 feet to a steel pin; thence turning, still with Lot # 1 and the West side of Trinity Drive for the following three (3) calls: (1.) North 51 degrees 54 minutes 13 seconds East, 40.80 feet; (2.) 78.77 feet along an arc to the left, having a radius of 180.00 feet, the chord of which is North 39 degrees 22 minutes 05 seconds East, 78.14 feet; (3.) North 26 degrees 50 minutes 18 seconds East, 9.56 feet to a steel pin, found; thence with Martha Quisenberry, D.B. 93, Page 523, North 26 degrees 32 minutes 18 seconds East, 209.07 feet to steel pin, found, PLS # 3674; thence continuing with Martha Quisenberry, D.B. 231, Page 439, North 20 degrees 58 minutes 27 seconds East, 30.97 feet to a steel pin; thence turning and running parallel to Quail Hollow Road and across Trinity Drive, South 19 degrees 58 minutes 52 seconds East, 60.66 feet to a steel pin; thence with the East side of Trinity Drive and with Lot # 12, Gail Ousley, D.B. 251, Page 195, South 27 degrees 02 minutes 02 seconds West, 204.35 feet to a steel pin; thence with Lot 13 for the following two (2) calls: (1.) South 15 degrees 19 minutes 13 seconds West, 3.64 feet; (2.) 61.72 feet along an arc to the right, having a radius of 220.00

feet, the chord of which is South 34 degrees 52 minutes 08 seconds West, 61.52 feet to a steel pin; thence with Lot # 14, thence South 49 degrees 55 minutes 06 seconds West, 78.12 feet to a steel pin; thence with Lot # 15 for the following two (2) calls: (1.) South 51 degrees 54 minutes 11 seconds West, 66.33 feet; (2.) South 37 degrees 30 minutes 10 seconds West, 12.71 feet to a steel pin; thence with Lot # 16, Wayne C. Miller, D.B. 262, Page 69 for two (2) calls as follows: (1.) South 37 degrees 29 minutes 19 seconds West, 59.26 feet; (2.) 45.81 feet along an arc to the left, having a radius of 30.00 feet, the chord of which is South 6 degrees 15 minutes 17 seconds East, 41.49 feet to a point on the North side of a right of way to the remaining portion of Faith Investments, Inc; thence crossing said roadway, South 45 degrees 09 minutes 51 seconds West, 30.85 feet to a steel pin on the South side of said right of way; thence with Lot # 17, Exclusive Homes of Morehead, D.B. 262, Page 427, for the following two (2) calls: (1.) North 31 degrees 58 minutes 20 seconds West, 6.36 feet; (2.) 81.31 feet along an arc to the right, having a radius of 40.00 feet, the chord of which is North 69 degrees 07 minutes 33 seconds West, 68.02 feet to a steel pin; thence with Lot # 10 for the following two (2) calls: (1.) 76.97 feet along an arc to the right, having a radius of 40.00 feet, the chord of which is North 44 degrees 14 minutes 11 seconds East, 40.00 feet, the chord of which is North 44 degrees 14 minutes 11 seconds East, 65.63 feet; (2.) North 32 degrees 18 minutes 44 seconds East, 12.64 feet to a steel pin; thence with Lot # 11 for the following two (2) calls: (1.) North 37 degrees 29 minutes 33 seconds East, 77.03 feet; (2.) North 51 degrees 53 minutes 57 seconds East, 30.10 feet to a steel pin; thence turning with the South side of Credence way and with Lot # 11 for the following three (3) calls: (1.) North 63 degrees 09 minutes 04 seconds West, 120.60 feet to a steel pin; (2.) 51.99 feet along an arc to the left, having a radius of 40.00 feet, the chord of which is South 79 degrees 36 minutes 46 seconds West, 48.41 feet to a steel pin; (3.) South 42 degrees 22 minutes 35 seconds West, 59.00 feet to a steel pin; thence with the West side of Lot # 10, South 42 degrees 22 minutes 35 seconds West, 85.00 feet to a steel pin; thence with Lot # 9, South 42 degrees 22 minutes 35 seconds West, 88.89 feet to a steel pin; thence with Lot # 8, South 42 degrees 22 minutes 35 seconds West, 100.00 feet to a steel pin; thence crossing Credence Way, North 64 degrees 20 minutes 59 seconds West, 41.77 feet to the point of beginning.

The above described parcel contains 1.093 acres (47,623 sq.ft.) as surveyed by Glen E. Stephens, PLS # 2321, February 9, 2009.

North is based on the Magnetic Meridian and taken from a reading on the North side of the survey and observed 7/29/05.

All steel pins, unless others stated, are one-half inch steel re-bar with plastic caps stamped "G.E. Stephens, PLS # 2321".

BEING A PART OF THE SAME REAL PROPERTY conveyed to Faith Investments, Inc., by Deed from Rowan Properties, Inc., dated June 6, 2003, of record in Deed Book 207, Page 397, Rowan County Clerk's Office. See also a Quit-Claim Deed from Jessica Baldrige Crisp (now Stepp) and her husband, Joshua Stepp, to Brian Crisp, a single man, dated August 17, 2015, of record in Deed Book 257, Page 58, Rowan County Clerk's Office.

This conveyance is made subject, however, to all valid and existing restrictions, easements, covenants, limitations, reservations, and conditions as may appear in the record chain of title thereto.

TO HAVE AND TO HOLD all of the above-described real property, together with all rights, privileges, appurtenances and improvements thereto, unto the Grantee, with all and full covenants of GENERAL WARRANTY OF TITLE.

CONSIDERATION CERTIFICATE: The parties hereto state that the consideration reflected in this Deed is the full consideration for the property. The Grantee joins in the execution of this Deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

CERTIFICATION AND DISCLAIMER: The Grantor(s) and Grantee(s) hereby certify that their full names are as set forth in the preamble to this Deed. This instrument has been prepared by Dehner & Ellis, P.S.C., 206 East Main Street, Morehead, Kentucky 40351, based solely upon information (including the parties' full names, relationship, marital status, address and description of the property conveyed), supplied by the parties to this Deed, and without examination of title or abstract by the drafter. The drafter assumes no liability for errors, inaccuracies or omissions in this Deed resulting from the information provided, and makes no assertions or representations with respect to any mortgages, liens, encumbrances, taxes or rights of others which may exist against the property, and the parties hereto acknowledge their certification and assent to this Certification and Disclaimer by their execution of this Deed.

IN TESTIMONY WHEREOF, the parties hereto have each hereunto set their hands this date and year first herein written.

FAITH INVESTMENTS, INC., GRANTOR

BY: Brian K. Crisp
BRIAN K. CRISP, PRESIDENT
Brian K. Crisp
BRIAN CRISP, INDIVIDUALLY

THE CITY OF MOREHEAD, KENTUCKY,
GRANTEE

BY: _____
LAURA WHITE-BROWN, MAYOR

STATE OF KENTUCKY
COUNTY OF ROWAN, SCT.

The foregoing Deed, Consideration Certificate, Certification and Disclaimer was signed, acknowledged and sworn to before me this 1st day of March 2019, by Brian K. Crisp, President of FAITH INVESTMENTS, INC., and by Brian Crisp, individually, Grantors, to be his voluntary act and deed and the voluntary act and deed of the corporation.

Melissa Pover
NOTARY PUBLIC
NOTARY ID# 581020
MY COMMISSION EXPIRES 7-7-21

STATE OF KENTUCKY

COUNTY OF ROWAN, SCT.

The foregoing Consideration Certificate, Certification and Disclaimer, was acknowledged and sworn to before me this ____ day of _____, 2019, by Laura White-Brown, Mayor of the City of Morehead, Kentucky, Grantee, to be the voluntary act and deed of the City of Morehead, Kentucky.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
ID NO _____

THIS INSTRUMENT PREPARED BY:

DEHNER & ELLIS, P.S.C.
ATTORNEYS AT LAW
206 EAST MAIN STREET
MOREHEAD, KY 40351

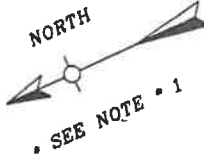

TRUMAN L. DEHNER, ATTORNEY

AREA OF TRACTS AND ROADWAY

1 - 0.283 ACRES (12,321 SQ. FT.)	11 - 0.319 ACRES (13,884 SQ. FT.)
2 - 0.284 ACRES (12,510 SQ. FT.)	12 - 0.434 ACRES (18,918 SQ. FT.)
3 - 0.370 ACRES (16,115 SQ. FT.)	13 - 0.351 ACRES (15,302 SQ. FT.)
4 - 0.415 ACRES (18,080 SQ. FT.)	14 - 0.285 ACRES (12,862 SQ. FT.)
5 - 0.385 ACRES (17,180 SQ. FT.)	15 - 0.302 ACRES (13,297 SQ. FT.)
6 - 0.300 ACRES (13,068 SQ. FT.)	16 - 0.323 ACRES (14,068 SQ. FT.)
7 - 0.281 ACRES (12,221 SQ. FT.)	17 - 0.355 ACRES (15,478 SQ. FT.)
8 - 0.304 ACRES (13,233 SQ. FT.)	18 - 0.360 ACRES (15,894 SQ. FT.)
9 - 0.287 ACRES (12,954 SQ. FT.)	19 - 0.353 ACRES (15,358 SQ. FT.)
10 - 0.259 ACRES (11,291 SQ. FT.)	ROADWAY - 1.207 ACRES

NOTE - 1:
NORTH IS BASED ON THE MAGNETIC MERIDIAN
AND IS TAKEN FROM A READING ON THE NORTH
SIDE OF THE SURVEY AND OBSERVED 7/29/06.

NOTE - 2:
THE PROPERTY SHOWN HEREON IS SUBJECT
TO ALL EASEMENTS, PUBLIC OR PRIVATE AS
WELL AS ANY ZONING LAWS AND
RESTRICTIONS THAT MAY APPLY.



TRINITY ESTATES SUBDIVISION IN THE CITY OF MOREHEAD, KENTUCKY

NOTE - 3:
BRIAN & JESSICA CRISP
D.B. 231, PAGE 539

ROUTE 3319
MARATHA QUISENBERRY
D.B. 231, PAGE 439

MARATHA QUISENBERRY
D.B. 93, PAGE 523

VICTOR VENETTOZZI
D.B. 93, PAGE 738

DR. C. LOUISE CAUDILL
D.B. 199, PAGE 76

SHIRLEY LEWIS
D.B. 145, PAGE 187

CLINEON &
LINDA MULLINS
D.B. 135, PAGE 266

ARCHIE ADAMS
KATHY ADAMS
D.B. 214, PAGE 579

SENT MAIL: 161981
REC'D: FEBRUARY 16, 2009 81:36:12PM
FEE: 128.00
BY CLERK: KIM W. BAILEY
BY CLERK: LETISHA FLOWER
12802 PAGES 135 - 135

FOREST HILLS
SUBDIVISION EXTENDED
D.B. 100, PAGE 179

APPROVED ZONING & PLANNING

PLAT OF SURVEY FOR

BRIAN CRISP
130 TRINITY DRIVE
MOREHEAD, KY 40351

SHOWING THE PROPERTY OF:
FAITH INVESTMENTS, INC.

LOCATED ON THE SOUTHEAST SIDE OF QUAIL
HOLLOW ROAD AND NORTH OF SILVER STREET
IN MOREHEAD, ROWAN COUNTY, KENTUCKY.

DATE: 1/26/09	SCALE: 1" = 100'	DRAWN BY: G.E.S.	CHECKED BY: GES
BACKUP 1: DISK 24	SHEET NO: 1 OF 1	DRAWING NO: 2009-04	FILE NAME: TRINITY.DGN

CHAIRMAN

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE SURVEY DEPICTED
ON THIS PLAT WAS DONE UNDER MY DIRECTION AND SUPERVISION
BY THE METHOD OF RANDOM TRAVERSE AND SIDE
SIGHTS AND WAS NOT ADJUSTED. THE SURVEY IS
IN ACCORDANCE WITH THE REQUIREMENTS OF THE
KENTUCKY SURVEYING ACT OF 1978 AND THE ACCURACY
OF SAID SURVEY MEETS ALL THE SPECIFICATIONS

Alan E. Appleby
NAME
2321
PLS*