

# Legal Description

## TRACT 1

A certain tract or parcel of land lying on the north side of Mount Tabor Road (CR-1315), in Fleming County, Kentucky, approximately 1.1 +/- miles west of its intersection with Kentucky Highway 165 (Ewing Road), being Lot 1 of the Bruner Land Company, Inc.-Mount Tabor Farms, and being more particularly described as follows:

*BEGINNING* at a MAG nail (found) in the center of Mount Tabor Road (CR-1315), with surveyor's i.d. washer stamped "Williams LPLS 316", marking a southwesterly corner for Meeting Place, LLC, as described in Deed Book 251, Page 223; thence with Mount Tabor Road for the following four (4) courses and distances; N 72° 24' 57" E for a distance of 90.25 feet; N 72° 15' 53" E for a distance of 96.35 feet; N 72° 24' 51" E for a distance of 66.88 feet to a MAG nail (set) with surveyor's aluminum i.d. washer stamped "Willhoit 3004"; N 72° 24' 51" E for a distance of 123.37 feet to a MAG nail (set) with surveyor's aluminum i.d. washer stamped "Willhoit 3004" marking a southeasterly corner for Lot 2 of the Bruner Land Company, Inc. Farm Subdivision; thence leaving Mount Tabor Road and with a western boundary line for Lot 2 of said Bruner Land Company, Inc. Farm Subdivision for the following four (4) courses and distances: N 17° 35' 09" W a distance of 20.00 feet to a ½" x 18" Rebar (set); N 17° 35' 09" W for a distance of 100.01 feet to a ½" x 18" rebar (set); N 17° 35' 09" W for a distance of 205.76 feet to a ½" x 18" rebar (set); N 17° 35' 09" W for a distance of 408.20 feet to a ½" x 18" rebar (set) in existing fence line, a common boundary with Johnny & Molly Ruark, as described in Deed Book 260,

Page 385, marking a northwesterly corner for Lot 2 of said Bruner Land Company, Inc. Farm Subdivision; thence with a southeasterly boundary line of Johnny & Molly Ruark, as described in Deed Book 260, Page 385, an existing wire fence, S 34° 13' 41" W for a distance of 133.63 feet to a ½" x 18" rebar (set) at the base of a corner fence post, marking a corner common with Cindy Mitchell and Tyler Hughes, as described in Deed Book 257, Page 683; thence with a southeasterly boundary line of said Cindy Mitchell and Tyler Hughes, S 32° 11' 37" W for a distance of 351.05 feet to a ½" rebar (found) with surveyor i.d. cap "Williams LPLS 316" in existing fence line, a common boundary with and the northeasterly corner to the Meeting Place, LLC, as described in Deed Book 251, Page 223; thence with said common boundary of the Meeting Place, LLC for the following three (3) courses and distances: S 17° 04' 41" E for a distance of 284.94 feet to a ½" x 18" rebar (set); S 17° 04' 41" E for a distance of 119.99 feet to a ½" x 18" rebar (set); S 17° 04' 41" E for a distance of 20.00 feet to a MAG nail (found) in the center of Mount Tabor Road (CR-1315), with surveyor's i.d. washer stamped "Williams LPLS 316", marking the point of beginning, said parcel being 5.000 acres more or less, all in Fleming County, Kentucky and being subject to easements and rights-of-way of record and in existence and in accordance with a new survey and plat by Ronald F. Willhoit, PLS#3004 in February 2022.

The above-described lots/parcels of land were surveyed by Ronald F. Willhoit during the month of February 2022. All rebars set are ½" x 18" with surveyor's I.D. cap-Willhoit 3004 (The reference bearing for this survey has been enhanced using a Hemisphere S321 GNSS Multi-Frequency receiver - GRID Bearing). This is a Rural Class survey by method of an RTK GPS Survey with sideshots from GPS established control points and random traverse(s) between GPS established control. The relative positional accuracy was +/- 0.10' + 200 PPM or greater

# Legal Description

## TRACT II

A certain tract or parcel of land lying on the north side of Mount Tabor Road (CR-1315), in Fleming County, Kentucky, approximately 1 +/- miles west of its intersection with Kentucky Highway 165 (Ewing Road), being Lot 2 of the Bruner Land Company, Inc.-Mt. Tabor Farms Subdivision, and being more particularly described as follows:

BEGINNING at a MAG nail (set) in the center of Mount Tabor Road (CR-1315), with surveyor's i.d. aluminum washer stamped "Willhoit 3004", marking a southeasterly corner for Lot 1 of the Bruner Land Company, Inc, Farm Subdivision; thence with Mount Tabor Road for the following five (5) courses and distances; N 72° 24' 51" E for a distance of 50.68 feet; N 72° 03' 33" E for a distance of 68.32 feet; N 72° 42' 34" E for a distance of 72.24 feet; N 73° 34' 59" E for a distance of 61.60 feet; N 76° 07' 35" E for a distance of 9.08 feet to a MAG nail (set) with surveyor's i.d. aluminum washer stamped "Willhoit 3004" marking a southwesterly corner for Lot 3 of the Bruner Land Company, Inc, Farm Subdivision; thence leaving Mount Tabor Road and with a western boundary line for Lot 3 of said Bruner Land Company, Inc. Farm Subdivision for the following five (5) courses and distances: N

17° 36' 32" W for a distance of 18.99 feet to a ½" x 18" rebar (set); N 17° 36' 32" W for a distance of 100.01 feet to a ½" x 18" rebar (set); N 17° 36' 32" W for a distance of 236.73 feet to a ½" x 18" rebar (set); N 17° 36' 32" W for a distance of 319.07 feet to a ½" x 18" rebar (set); N 19° 30' 35" W a distance of 257.10 feet to a ½" x 18" rebar (set) in existing fence line, a common boundary with Johnny & Molly Ruark, as described in Deed Book 260, Page 385, marking a corner for Lot 3 of said Bruner Land Company, Inc. Farm Subdivision; thence with a southeasterly boundary line of Johnny & Molly Ruark, as described in Deed Book 260, Page 385, an existing wire fence, for the following two (2) courses and distances; S 36° 32' 26" W for a distance of 57.88 feet to a ½" x 18" rebar (set); S 34° 13' 41" W for a distance of 262.18 feet to a ½" x 18" rebar (set) marking a northeasterly corner for Lot 1 of said Bruner Land Company, Inc. Farm Subdivision; thence leaving the southeasterly boundary line of said Johnny & Molly Ruark and with the eastern boundary of Lot 1 for the following four (4) courses and distances: S 17° 35' 09" E for a distance of 408.20 feet to a ½" x 18" rebar (set); S 17° 35' 09" E for a distance of 205.76 feet to a ½" x 18" rebar (set); S 17° 35' 09" E for a distance of 100.01 feet to a ½" x 18" rebar (set); S 17° 35' 09" E for a distance of 20.00 feet to a MAG nail (set) in the center of Mount Tabor Road (CR-1315), with surveyor's i.d. aluminum washer stamped "Willhoit 3004", marking to the point of beginning, said parcel being 5.000 acres more or less, all in Fleming County, Kentucky and being subject to easements and rights-of-way of record and in existence and in accordance with a new survey and plat by Ronald F. Willhoit, PLS#3004 in February 2022.

The above-described lots/parcels of land were surveyed by Ronald F. Willhoit during the month of February 2022. All rebars set are ½" x 18" with surveyor's I.D. cap-Willhoit 3004 (The reference bearing for this survey has been enhanced using a Hemisphere S321 GNSS Multi-Frequency receiver - GRID Bearing). This is a Rural Class survey by method of an RTK GPS Survey with sideshots from GPS established control points and random traverse(s) between GPS established control. The relative positional accuracy was +/- 0.10' + 200 PPM or greater

**SUBJECT TO RESTRICTIVE COVENANTS RECORDED WITH DEED, DEED BOOK 284 PAGE 506, FLEMING CO. COURT CLERK RECORDS. Being the same property conveyed to Taylor Elizabeth Douglas by deed of Bruner Land Company, Inc., by deed dated the 30th day of June, 2022, said deed recorded in Deed Book 284 page 501, Fleming County Court Clerk Records.**

# Restrictive Covenants

## EXHIBIT A BRUNER MCDONALD PROTECTIVE COVENANTS

1. The following protective covenants are covenants running with the land and shall continue in full force and effect until 1/1/2075, and may be enforced (through injunction or otherwise) by any owner acquiring any part of the land acquired by the undersigned by Deed recorded in Book Page in the office of the Clerk of Fleming County, Flemingsburg, Kentucky.
2. Any single wide or double wide home placed on said property shall not be over 5 (five) years of age at time of placement, shall contain a minimum of 700 square feet and shall be under skirted at time of placement.
3. No imperative or unlicensed vehicles may be placed on said lot. No accumulation of discarded personal effects, debris, waste, garbage or any unsightly objects or matter will be permitted on any lot.
4. No noxious or offensive activity shall be carried on upon any lot.
5. Before any construction takes place, purchaser must contact the local government authority to make sure they are in compliance with the local laws.
6. Before occupancy of any mobile home or home, a sewage disposal system shall be installed in conformity with the minimum standards required by the County Board of Health.
7. No fighter chickens. Chickens and swine are permitted for personal use only.
8. All lots are to be used for residential, agricultural, or recreational purposes, (though the lot owner may store equipment and material used in a business in a well constructed enclosed building on the property). The property is not to be used for commercial enterprises (with customers coming and going) with the exception of churches, riding stables, horse farm, cattle farm, or truck farm (fruits and vegetables).
9. Dogs and other household pets shall not be bred or maintained for commercial purposes.
10. No tent, camper, or recreational vehicle shall be used as a residence, either temporary or permanent except for the purpose of monitoring building of home for a period not to exceed one year. Campers and tents may be used for recreational purposes only and must be set back a minimum of 50 feet from the center of the existing road.
11. Any building or structure placed on said property shall be set back a minimum of 50 feet from the center of the existing road unless a lesser set-back is requested by public authority.
12. While said property is mortgaged with Bruner Land Company, no timber shall be removed (sold) from said property without written permission from Bruner Land Company, Inc.
13. Where protective covenants and Fleming County Zoning Ordinances are in conflict, the stricter requirement will prevail.
14. Invalidity of any of these covenants by judgment of court order shall, in no way affect any of the other provisions, which shall remain in full force and effect.
15. Nothing contained herein shall be construed as creating any obligation on the part of Bruner Land Company, Inc. to enforce these Protective Covenants.
16. The purchasers of this farm, for themselves, their heirs and assigns, by the acceptance of the conveyance of this farm, agree to be bound by the covenants contained herein and are the primary enforcers of these covenants.

DOCUMENT NO. 10686  
RECORDED July 25, 2022 12:37:00 PM  
TOTAL FEES \$53.00 TRANSFER TAX \$70.00  
COUNTY CLERK, JARROLD H. FRITZ  
DEPUTY CLERK, JENNIFER  
COUNTY, FLEMING COUNTY  
BOOK 0284 PAGES 501 - 506