

APPLICATION FOR LAND USE MAP AMENDMENT

OFFICE OF PLANNING AND CODE ENFORCEMENT, MADISON COUNTY, KY



APPLICANT INFORMATION			
Property Owner's Name <u>Matthew Norman</u>			Date <u>9/22/2025</u>
Owner's Street Address <u>581 Concord Rd</u>		Apartment/Unit #	
City <u>Richmond</u>	State <u>Ky</u>	ZIP <u>40475</u>	
Phone <u>606 625 1135</u>	E-mail Address <u>normanshomecenter@gmail.com</u>		
Address of Property Requesting Zone Change			
Lot Number:	Subdivision Name: <u>2719 Robbinsville Loop Richmond Ky 40475</u>		Total Acres:
Existing Zoning Classification <u>UC-1</u>			
Proposed Zoning Classification <u>UC-4</u>			
Date Applicant Purchased Property <u>10/21/2024</u>		Deed Book / Page Number <u>0859 p12</u>	

SURROUNDING PROPERTY USE / ZONING INFORMATION		
DIRECTION	CURRENT LAND USE	CURRENT ZONING CLASSIFICATION
EAST	<u>Residential</u>	<u>UC-1</u>
WEST	<u>Commercial</u>	<u>UC-4</u>
NORTH	<u>Residential</u>	<u>UC-7</u>
SOUTH	<u>Irvine Rd / Depot</u>	<u>UC-7</u>

URBAN SERVICES			
SERVICES PROVIDED	YES	NO	SERVICES PROVIDED BY
SEWAGE	✓		
GARBAGE DISPOSAL	✓		
WATER	✓		<u>Madison Co. Utilities</u>
POLICE PROTECTION	✓		<u>Madison Co. Sheriff / KY St Police</u>
FIRE PROTECTION	✓		<u>Madison Co. Fire</u>
GAS			<u>Unknown</u>
ELECTRIC	✓		<u>Ky</u>
STORM SEWERS	✓		<u>On Site</u>
MUNICIPAL SEWERS	✓		<u>North Madison Sanitation</u>

FINDINGS OF FACT, KRS 100.213

In accordance with KRS 100.213 before any map amendment is granted, the planning commission or legislative body or fiscal court must find the proposed map amendment is in agreement with the adopted Comprehensive Plan, or in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or Fiscal Court.

It is the applicant's responsibility to determine and present evidence to support the specific findings of fact.

a) The proposed land use map amendment is in agreement with the adopted comprehensive plan for the following reasons:

b) The existing zoning classification given to the property is inappropriate and the proposed zoning classification is appropriate for the following reasons:

c) There have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area based upon the following reasons:

See attached Findings of Fact

Please attach additional pages if more space is needed...

Applicant's Signature: I do hereby certify that, to the best of my knowledge and belief, all application materials are herewith submitted and the information is true and correct. I further certify that I am the owner of this property, since (mo. / year)

DATE

Owner's Signature:

Matt Himes

ADDITIONAL INFORMATION REQUIRED

The following items are required to be provided by the applicant before the application can be considered for placement on the Planning Commission Agenda:

Applicant's Attorney's Name: *Luxon + Himes, PLLC*

Attorney's Address: *450 Big Hill Ave., Richmond, KY 40475*

ITEM	YES	NO	COMMENTS
DEED FOR THE PROPERTY			DEED MUST REFLECT ACTUAL ACRES TO BE RE-ZONED
VICINITY MAP			MAP MUST ACCURATELY DESCRIBE LOCATION OF PROPERTY
LIST OF ADJOINING PROPERTY OWNERS NAMES/ADDRESSES PER PVA			NAMES AND ADDRESSES MUST BE COMPLETE AND PER THE PVA RECORDS FOR ACCURACY
COMPLETED APPLICATION			APPLICATION MUST BE COMPLETED ENTIRELY AND SIGNED BY THE PROPERTY OWNER
APPLICATION FEES PAID			ALL ASSOCIATED FEES SHALL BE PAID IN FULL AT THE TIME OF MAKING APPLICATION

A conceptual drawing/site plan, describing the proposed use of the property in question, must be attached to the application. 12 copies of the plan must be submitted for review by the Planning Commission as part of their deliberation of the proposed land use change. This is not intended to relieve the applicant, or any future owner, of the requirement to submit a complete site development plan as required by Section 401.3 and Appendix G of the Madison County Land Use Regulations, prior to starting any construction.

THIS SECTION FOR OFFICIAL USE ONLY		
Date of Public Hearing:		
Motion made by		to
Motion Second by		
VOTE:	YES	NO
		ABSTAIN
Reasons for NO Votes:		
FISCAL COURT DECISION		
Upheld PC Decision		Over-turned PC Decision
		Order /Ordinance #
Yes	No	Yes
		NO
Comments:		
Madison County Office of Planning and Code Enforcement 321 North Madison Avenue Richmond, Kentucky 40475 859-624-4780 www.madisoncountky.us		

**MADISON COUNTY, KENTUCKY
PLANNING & ZONING COMMISSION**

IN RE: APPLICATION FOR ZONING MAP AMENDMENT
OWNER: Matthew Norman
ADDRESS: 2719 Robbinsville Loop
Richmond, Madison County, KY 40475

**PROPOSED FINDINGS OF FACT AND CONCLUSIONS
AND RECOMMENDATIONS**

This matter came before a meeting of the Madison County Planning & Zoning Commission on _____, 2025, on the application submitted by the landowner, Matthew Norman to re-zone certain real property located at 2719 Robbinsville Loop in Richmond, Madison County, KY 40475 from its present classification as UC-1 to UC-4.

After having heard argument of counsel for the landowner and after having considered the application, the evidence, and the record, the Commission, with a quorum sitting, makes the following FINDINGS OF FACT:

1. Proper notification of this hearing was given pursuant to KRS 100.212 and KRS 424.130, et. seq., by notices published in the Richmond Register, by posting signs on the subject property, and by the Secretary of the Commission notifying the adjoining property owners by US first class mail.

2. The proposed zone change is in agreement with the adopted comprehensive plan. The property is located in an area that is conducive to commercial development. Among the general guiding policies to consider for location and development criteria is that "new growth should be focused in the Urban Corridor". This property is located near other properties with a UC-4 zoning classification and near properties marked for long term growth. The infrastructure is such so as to permit the development of consistent with a UC-4 zoning classification and the topography of the subject property is ideal for it as well.

Further, the comprehensive plan identifies this area as a prime area for growth. The proposed zone change to UC-4 complies with those goals.

3. The existing zoning classification given to the property is inappropriate and the proposed zoning classification is appropriate for the following reasons:

The existing commercial uses of the nearby property and its location, make the existing zoning classification of UC-1, inappropriate and the zoning classification of UC-4 commercial, appropriate.

From the foregoing Findings of Fact, the Commission finds that:

1. The proper notification of this hearing was given pursuant to KRS 100.212 and KRS 424.130, et seq.

2. The requested UC-4 zoning classification is consistent with the current comprehensive plan given the property's location. The layout, topography and location of the property make it suitable for commercial use. The utilities and infrastructure already in place support this zoning classification.

3. The existing zoning classification of UC-1 is inappropriate and the UC-4 zoning classification is appropriate since other commercial uses are in the area. The zoning classification of UC-4 is appropriate as the property is suitable for commercial development given its location.

4. That the requested zone change to UC-4 will be in conformity with the existing use and development of other property in the area near the subject property and is appropriate.

Based upon the foregoing, it is the conclusion of the Madison County Planning & Zoning Commission that the application of Matthew Norman to re-zone approximately the real property located at 2719 Robbinsville Loop, in Richmond, Madison County, Kentucky from its present classification as UC-1 to UC-4 is consistent with the intent of the Development Ordinance and with other development around and near the subject property and should thus be, and is, approved.

RECOMMENDATION

Based on the foregoing, The Planning Commission recommends to the County Fiscal Court that the subject property be re-zoned to UC-4.

Dated: _____

By: _____
Chairman
Madison County Planning and
Zoning Commission

When Recorded Return To:
Bluegrass Land Title, LLC
2800 Palumbo Drive
Suite 102
Lexington, KY 40509
BLT1-24-58486

DEED

THIS DEED, made and entered into this 21st day of October, 2024, by and between McKenna Ashley Walker, an unmarried woman, First Party, with a mailing address of 151 South Locust Hill Drive, apt 1306, Lexington, KY 40517; AND Matthew Norman, a married man, Second Party, with a mailing address of 2719 Robbinsville Loop, Richmond, KY 40475;

The property tax bill to be sent in c/o Matthew Norman at: **2719 Robbinsville Loop, Richmond, KY 40475**;

WITNESSETH:

THAT, for a valuable consideration of \$133,250.00, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, his or her heirs and assigns forever, the following described property located in Madison County, Commonwealth of Kentucky:

TRACT 1 - A certain tract or parcel of land lying on the North side of the Irvine Road in Madison County, Kentucky, and beginning at a corner of the first parties (Richardsons) land that adjoins the Grover Howell property on the Irvine Road, thence in a westerly direction along the Irving Road a distance of approximately 90 feet to a new corner of the first parties (Richardson) land; thence North along the line of the first parties (Richardson) a distance of about 150 feet, thence a new corner and along the line of the rear of the first parties (Richardson) and west a distance of about 45 feet to the property line of Johnson; thence North again and along the line of Johnson a distance of approximately 155 feet to a corner of Johnson and Hensley, (Ses-Attachment)-thence east about 47 feet along the Hensley line to the property known as Grover Howell, thence South along the Howell line a distance of about 300 feet, more or less to the point of beginning. Said property being bounded on the east by Grover Howell, on the South by the Irvine Road, on the west by Tate and Nora Johnson and on the North by Hensley

TRACT 2 - The following described lots or parcels of land situated on the North side of the Irvine Road, Madison County, Kentucky, to-wit: Being all of Lots numbered 23 and 24 and the western 25 feet of Lots numbered 22 and 25 that joins Lots 23 and 24 mentioned aforesaid, which now makes one large lot fronting on the Irvine Road 75 feet and running back in parallel lines a total distance of 300 feet. Said property is a part of the Irvine Road Subdivision in Madison County, Kentucky and a plat of said subdivision may be found in Plat Book 1, at page 129, Madison County Court Clerk's Office to which specific reference is hereby made; and, for a map of the property described above see same which may be found in Deed Book 186, at page 28, Madison County Court Clerk's Office.

Being the same property conveyed to McKenna Ashley Walker, single, by Deed dated May 2, 2022, of record in Deed Book 822, Page 698 in the Madison County Clerk's Office.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Second Party, his or her heirs and assigns forever.

FIRST PARTY does hereby release and relinquish unto the Second Party, his or her heirs and assigns forever, all of her right, title and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Second Party, his or her heirs and assigns forever, that she is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that she will WARRANT GENERALLY the title to said property.

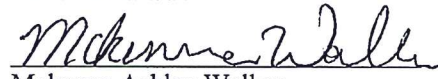
PROVIDED, HOWEVER, that there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements and conditions of record affecting said title.

Second Party assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. The Party of the Second Part joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

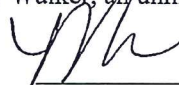
IN WITNESS WHEREOF, the Parties have hereunto set their hands, this the day and year first above written.

FIRST PARTY:

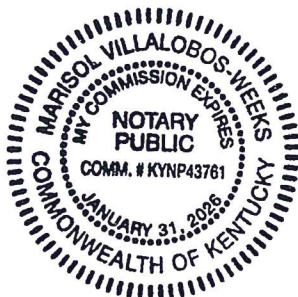

Mckenna Ashley Walker

STATE OF KENTUCKY
COUNTY OF FAYETTE

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me on this 21st day of October, 2024 by Mckenna Ashley Walker, an unmarried woman, First Party.

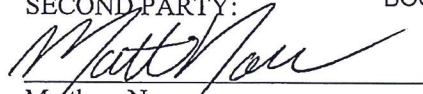


Notary Public
KENTUCKY, State at Large
My Commission Expires: 1/31/26



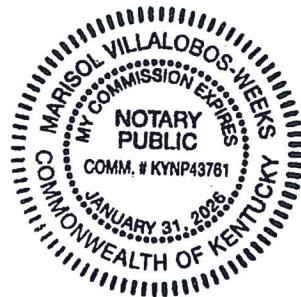
DOCUMENT NO: 2014227993
RECORDED: 10/23/2024 8:11:36 A
VIA ERECORDING
TRANSFER TAX: \$133.50
TOTAL FEES: \$183.50
COUNTY CLERK: KENNY BARGEI
DEPUTY CLERK: BRIAN C ABNEY
COUNTY: MADISON COUNTY
BOOK: D859 PAGES: 12-14

SECOND PARTY:


Matthew Norman

STATE OF KENTUCKY
COUNTY OF FAYETTE

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me on this 21st day of October, 2024 by Matthew Norman, a married man, Second Party.





Notary Public
KENTUCKY, State at Large
My Commission Expires: 1/31/26

Prepared By:
Grant | Wright PLLC



Emily M. Grant, Attorney
2800 Palumbo Drive. Ste. 102
Lexington, KY 40509
(859) 266-1611

Property owners as of 8/29/25

Per Madison Co. PVA Website

Application for Land Use Map Amendment

Owner: Matthew Norman

Subject Property:

2719 Robbinsville Loop

Richmond, KY 40475

Map # 093A-0002-0008

**Property Owners, Addresses of
Adjoining Properties
& Map #**

**Property Owner's Mailing Address
if different from Address of Adjoining
Property**

1. **Janette McGreal**
2721 Robbinsville Loop
Richmond KY 40475
093A-0002-0009
2. **Sandra Lovett & Herb Lovett**
133 Greens Crossing Rd
Richmond KY 40475
093A-0002-0002
3. **Matthew Norman**
119 Greens Crossing Rd
Richmond KY 40475
093A-0002-0005-2
4. **Leaso LLC**
2707 Robbinsville Loop
Richmond KY 40475
093A-0002-0005
5. **Elite Ventures LLC**
2713 and 2715 Robbinsville Loop
Richmond KY 40475
093A-0002-0007

Matthew Norman
581 Concord Rd
Richmond KY 40475

Leaso LLC
C/O Normans Home Center LLC
2707 Robbinsville Loop
Richmond KY 40475

Elite Ventures LLC
PO Box 411
Waco KY 40385

6. **U.S. Government**
US 25 South
Richmond KY 40475
0069-0000-0024

U.S. Government
Bluegrass Ordinance
Richmond KY 40475

APPLICATION FOR LAND USE MAP AMENDMENT

OFFICE OF PLANNING AND CODE ENFORCEMENT, MADISON COUNTY, KY



APPLICANT INFORMATION

Property Owner's Name Matthew Norman Date 9/22/2025

Owner's Street Address 581 Concord Rd Apartment/Unit #

City Richmond State KY ZIP 40475

Phone 606 625 1135 E-mail Address normanshomecenter@gmail.com

Address of Property Requesting Zone Change

Lot Number: 2 Subdivision Name: 119 Greens Crossing Pr Total Acres: 5.41 acres / +/-, per PVA
Richmond KY

Existing Zoning Classification UC-1

Proposed Zoning Classification UC-4

Date Applicant Purchased Property 8/19/2024 Deed Book / Page Number D856 p 324

SURROUNDING PROPERTY USE / ZONING INFORMATION

DIRECTION	CURRENT LAND USE	CURRENT ZONING CLASSIFICATION
EAST	<u>Residential</u>	<u>UC-7 / UC-1</u>
WEST	<u>Residential</u>	<u>UC-7 / UC-3</u>
NORTH	<u>Residential</u>	<u>UC-7</u>
SOUTH	<u>Commercial</u>	<u>UC-4</u>

URBAN SERVICES

SERVICES PROVIDED	YES	NO	SERVICES PROVIDED BY
SEWAGE	☒		
GARBAGE DISPOSAL	☒		
WATER	☒		<u>Madison Co. Utilities</u>
POLICE PROTECTION	☒		<u>Madison Co. Sheriff / KY St Police</u>
FIRE PROTECTION	☒		<u>Madison Co. Fire</u>
GAS			<u>Unknown</u>
ELECTRIC	☒		<u>KU</u>
STORM SEWERS	☒		<u>On site</u>
MUNICIPAL SEWERS	☒		<u>North Madison Sanitation</u>

FINDINGS OF FACT, KRS 100.213

In accordance with KRS 100.213 before any map amendment is granted, the planning commission or legislative body or fiscal court must find the proposed map amendment is in agreement with the adopted Comprehensive Plan, or in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or Fiscal Court.

It is the applicant's responsibility to determine and present evidence to support the specific findings of fact.

- a) The proposed land use map amendment is in agreement with the adopted comprehensive plan for the following reasons:

- b) The existing zoning classification given to the property is inappropriate and the proposed zoning classification is appropriate for the following reasons:

- c) There have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area based upon the following reasons:

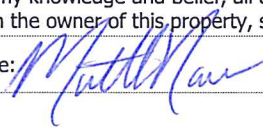
* See attached Findings of Fact

Please attach additional pages if more space is needed...

Applicant's Signature: I do hereby certify that, to the best of my knowledge and belief, all application materials are herewith submitted and the information is true and correct. I further certify that I am the owner of this property, since _____ (mo. / year)

DATE

Owner's Signature:

**ADDITIONAL INFORMATION REQUIRED**

The following items are required to be provided by the applicant before the application can be considered for placement on the Planning Commission Agenda:

Applicant's Attorney's Name: Luxon & Himes, PLLC / Valerie J. Himes

Attorney's Address 450 Big Hill Ave., Richmond KY 40475

ITEM	YES	NO	COMMENTS
DEED FOR THE PROPERTY			DEED MUST REFLECT ACTUAL ACRES TO BE RE-ZONED
VICINITY MAP			MAP MUST ACCURATELY DESCRIBE LOCATION OF PROPERTY
LIST OF ADJOINING PROPERTY OWNERS NAMES/ADDRESSES PER PVA			NAMES AND ADDRESSES MUST BE COMPLETE AND PER THE PVA RECORDS FOR ACCURACY
COMPLETED APPLICATION			APPLICATION MUST BE COMPLETED ENTIRELY AND SIGNED BY THE PROPERTY OWNER
APPLICATION FEES PAID			ALL ASSOCIATED FEES SHALL BE PAID IN FULL AT THE TIME OF MAKING APPLICATION

A conceptual drawing/site plan, describing the proposed use of the property in question, must be attached to the application. 12 copies of the plan must be submitted for review by the Planning Commission as part of their deliberation of the proposed land use change. This is not intended to relieve the applicant, or any future owner, of the requirement to submit a complete site development plan as required by Section 401.3 and Appendix G of the Madison County Land Use Regulations, prior to starting any construction.

THIS SECTION FOR OFFICIAL USE ONLY		
Date of Public Hearing:		
Motion made by		to
Motion Second by		
VOTE:	YES	NO
		ABSTAIN
Reasons for NO Votes:		
FISCAL COURT DECISION		
Upheld PC Decision		Over-turned PC Decision
		Order /Ordinance #
Yes	No	Yes
		NO
Comments:		
Madison County Office of Planning and Code Enforcement 321 North Madison Avenue Richmond, Kentucky 40475 859-624-4780 www.madisoncountyky.us		

**MADISON COUNTY, KENTUCKY
PLANNING & ZONING COMMISSION**

IN RE: APPLICATION FOR ZONING MAP AMENDMENT
OWNER: Matthew Norman
ADDRESS: 119 Greens Crossing
Richmond, Madison County, KY 40475

**PROPOSED FINDINGS OF FACT AND CONCLUSIONS
AND RECOMMENDATIONS**

This matter came before a meeting of the Madison County Planning & Zoning Commission on _____, 2025, on the application submitted by the landowner, Matthew Norman to re-zone certain real property located at 119 Greens Crossing in Richmond, Madison County, KY 40475 from its present classification as UC-1 to UC-4.

After having heard argument of counsel for the landowner and after having considered the application, the evidence, and the record, the Commission, with a quorum sitting, makes the following FINDINGS OF FACT:

1. Proper notification of this hearing was given pursuant to KRS 100.212 and KRS 424.130, et. seq., by notices published in the Richmond Register, by posting signs on the subject property, and by the Secretary of the Commission notifying the adjoining property owners by US first class mail.

2. The proposed zone change is in agreement with the adopted comprehensive plan. The property is located in an area that is conducive to commercial development. Among the general guiding policies to consider for location and development criteria is that "new growth should be focused in the Urban Corridor". This property is located near other properties with a UC-4 zoning classification and near properties marked for long term growth. The infrastructure is such so as to permit the development of consistent with a UC-4 zoning classification and the topography of the subject property is ideal for it as well.

Further, the comprehensive plan identifies this area as a prime area for growth. The proposed zone change to UC-4 complies with those goals.

3. The existing zoning classification given to the property is inappropriate and the proposed zoning classification is appropriate for the following reasons:

The existing commercial uses of the nearby property and its location, make the existing zoning classification of UC-1, inappropriate and the zoning classification of UC-4 commercial, appropriate.

From the foregoing Findings of Fact, the Commission finds that:

1. The proper notification of this hearing was given pursuant to KRS 100.212 and KRS 424.130, et seq.

2. The requested UC-4 zoning classification is consistent with the current comprehensive plan given the property's location. The layout, topography and location of the property make it suitable for commercial use. The utilities and infrastructure already in place support this zoning classification.

3. The existing zoning classification of UC-1 is inappropriate and the UC-4 zoning classification is appropriate since other commercial uses are in the area. The zoning classification of UC-4 is appropriate as the property is suitable for commercial development given its location.

4. That the requested zone change to UC-4 will be in conformity with the existing use and development of other property in the area near the subject property and is appropriate.

Based upon the foregoing, it is the conclusion of the Madison County Planning & Zoning Commission that the application of Matthew Norman to re-zone approximately the real property located at 119 Greens Crossing, in Richmond, Madison County, Kentucky from its present classification as UC-1 to UC-4 is consistent with the intent of the Development Ordinance and with other development around and near the subject property and should thus be, and is, approved.

RECOMMENDATION

Based on the foregoing, The Planning Commission recommends to the County Fiscal Court that the subject property be re-zoned to UC-4.

Dated: _____

By: _____
Chairman
Madison County Planning and
Zoning Commission

Isaacs Law Office, PLLC
306 West Main Street
Richmond, Kentucky 40475

DOCUMENT NO: 2014217968
RECORDED: August 20, 2024 08:43:00 AM
TOTAL FEES: \$50.00 TRANSFER TAX: \$70.00
COUNTY CLERK: KENNY BARGER
DEPUTY CLERK: AMY BRUNER
COUNTY: MADISON COUNTY
BOOK: D856 PAGES: 324 - 326

DEED OF CONVEYANCE

THIS DEED made and entered into this 19 day of August 2024, by and between RACHEL ELIZABETH NOBLE, N/K/A RACHEL NOBLE GUIDUGLI and ANTHONY JOSEPH GUIDUGLI, wife & husband, of 275 Runyon Grove Road, Richmond, KY 40475, as parties of the first part, and MATTHEW NORMAN, married, of 581 Concord Road, Richmond, KY 40475, as party of the second part.

WITNESSETH: That for and in consideration of SEVENTY-THOUSAND and 00/100 (\$70,000.00) DOLLARS, the receipt and sufficiency of which is hereby acknowledged, the parties of the first part do hereby BARGAIN, SELL, GRANT, AND CONVEY unto the party of the second part, his heirs and assigns forever in fee simple, the following described property, to wit:

Lot #2 of the Minor Plat of Noah Johnson, Sr. Estate as shown on plat dated April 12, 2003, and recorded in Plat Book 21, Slide 224, Madison County Clerk's Office.

Being the same property conveyed to Rachel Elizabeth Noble, n/k/a Rachel Noble Guidugli, a married woman, from Darlene Johnson Noble and William C. Noble, wife & husband, by Deed dated October 17, 2008, and recorded in Deed Book 640, Page 224, Madison County Clerk's Office.

The in-care-of address to which future property tax bills may be sent to is:
MATTHEW NORMAN, 581 Concord Road, Richmond, Kentucky 40475.

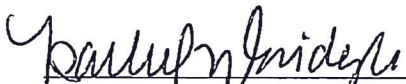
The 2024 ad valorem taxes will be prorated.

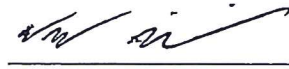
This transaction is subject to all easements and restrictions of record, and any local zoning ordinances, if applicable.

TO HAVE AND TO HOLD the above-described real estate with all privileges and appurtenances thereunto belonging to the party of the second part, MATTHEW NORMAN, married, his heirs and assigns forever in fee simple, with COVENANT OF GENERAL WARRANTY.

CONSIDERATION CERTIFICATE: The undersigned parties of the first part and party of the second part in the foregoing Deed, first being duly sworn, hereby certify that \$70,000.00, (the consideration recited in said Deed) is the full consideration paid for said property and its conveyance to the party of the second part.

IN TESTIMONY WHEREOF, witness the signatures of RACHEL ELIZABETH NOBLE, N/K/A RACHEL NOBLE GUIDUGLI and ANTHONY JOSEPH GUIDUGLI, wife & husband, as parties of the first part, and MATTHEW NORMAN, married, as party of the second part, on the date first appearing above


RACHEL ELIZABETH NOBLE, N/K/A
RACHEL NOBLE GUIDUGLI

 8-19-24
ANTHONY JOSEPH GUIDUGLI

STATE OF KENTUCKY}
COUNTY OF MADISON}

The foregoing Deed and Consideration Certificate was subscribed, acknowledged, and sworn to before me this 19 day of August 2024, by RACHEL ELIZABETH NOBLE, N/K/A RACHEL NOBLE GUIDUGLI and ANTHONY JOSEPH GUIDUGLI, wife & husband, as parties of the first part.

Notary ID Number: KYNP71528

My commission expires: 6/6/2027


NOTARY PUBLIC, State at Large.


MATTHEW NORMAN

STATE OF KENTUCKY}
COUNTY OF MADISON}

The foregoing Consideration Certificate was subscribed, acknowledged, and sworn to before me this 19 day of August 2024, by MATTHEW NORMAN, married, as party of the second part.

Notary ID Number: KYNP 71528

My commission expires: 4/6/2029.


NOTARY PUBLIC, State at Large.

PREPARED BY:


Kory O. Isaacs
~~Attorney~~ at Law

Isaacs Law Office, PLLC
306 West Main Street
Richmond, KY 40475
(859) 893-2345

Property owners as of 08/29/25

Per Madison Co. PVA Website

Application for Land Use Map Amendment

Owner: Matthew Norman

Subject Property:

119 Greens Crossing Rd
Richmond, KY 40475

Map # 093A-0002-0005-2

**Property Owners, Addresses of
Adjoining Properties
& Map #**

**Property Owner's Mailing Address
if different from Address of Adjoining
Property**

1. Minnie Lisa Allen
121 Greens Crossing Rd
Richmond KY 40475
093A-0002-0005-3
2. Nannie Rose Taylor
120 Greens Crossing Rd
Richmond KY 40475
093A-0001-0012
3. Leaso LLC
2611 Irvine Rd
Richmond KY 40475
093A-0001-0013
4. Leaso LLC
2707 Robbinsville Loop
Richmond KY 40475
093A-0002-0005
5. Matthew Norman
2719 Robbinsville Loop
Richmond KY 40475
093A-0002-0008
6. Sandra Lovett & Herb Lovett
133 Greens Crossing Rd
Richmond KY 40475
093A-0002-0002

Nannie Rose Taylor
C/O Normans Properties LLC
Richmond KY 40475

Leaso LLC
232 Grassland Park
Lexington KY 40515

Leaso LLC
C/O Normans Home Center LLC
2707 Robbinsville Loop
Richmond KY 40475

**7. DMD Properties LLC
114 Greens Crossing Rd
Richmond KY 40475
093A-0001-0011**

**DMD Properties
546 Greens Crossing Rd
Richmond KY 40475**

**8. Jonathan Johnson
109 Greens Circle
Richmond KY 40475
081A-0002-0011-02**

**9. Jonathan D. Johnson
2607 Irvine Rd
Richmond KY 40475
081A-0002-0012**

**Jonathan D. Johnson
109 Greens Circle
Richmond KY 40475**

**10. U.S. Government
US 25 South
Richmond KY 40475
0069-0000-0034**

**U.S. Government
Bluegrass Ordinance
Richmond KY 40475**