

EXHIBIT 1

Description of parcel of land to be included in the Westbrook Estates Homeowners Association

LEGAL DESCRIPTION

Being located on the west side of U. S. 42, Boone County, Kentucky, and lying north of the Huntington National Bank, Trustee under the agreement with Moreland N. Blaine, and Keystone Holdings, south of Barrett and Lightner, and west of Kahmann and Ferguson and being more particularly described as follows:

Beginning at the intersection of the south line of Lightner with the west right of way line of U. S. 42, said point being an existing corner post; thence with the south line of Lightner N 84-44-34 W, 937.66 feet, passing a set iron pin and cap at 50.00 feet and 887.66 feet to a corner post; thence N 85-10-58 W, 479.04 feet, passing a set iron pin and cap at 50 feet, to a set iron pin and cap; thence N 02-00-02 E, 80.00 feet; thence N 85-10-58 W, 165.00 feet to a set iron pin and cap; thence S 02-00-02 W, 80.00 feet to a set iron pin and cap; thence N 85-10-58 W, 579.75 feet, passing a set iron pin and cap at 529.75 feet, to an existing corner post, a corner of Barrett and Lightner; thence with the south line of Barrett N 84-52-22 W, 1094.81 feet to a set iron pin and cap in the center line of the old Big Bone Lick and Cincinnati Road; thence with the center line of said road S 39-29-59 W, 775.70 feet to a set iron pin and cap; thence with the north line of Ferguson S 87-07-32 E, 913.54 feet, passing a set iron pin and cap at 863.54 feet to an existing corner post; thence with the east line of Ferguson and the west line of Huntington National Bank, Trustee under Agreement with Moreland N. Blaine, S 04-32-56 W, 1145.69 feet, passing a set iron pin and cap at 50.00 feet and 1095.69 feet, to an existing corner post; thence with the north line of Huntington National Bank, Trustee under Agreement with Moreland N. Blaine, Keystone Holdings, and Hastings, S 84-05-14 E, 2677.62 feet, passing a set iron pin and cap at 50.00 feet, 1000.00 feet, 2000.00 feet, and 2627.62 feet, to a set iron pin and cap; thence with

Hastings for two calls, N 06-42-43 E, 207.90 feet to a set iron pin and cap; thence S 82-26-32 E, 104.94 feet to a set iron pin and cap on the west right of way line of U. S. 42; thence with said right of way along a curve to the right 28.33 feet, (R = 947.34 feet, chord N 14-28-15 E, 28.32 feet) to a set iron pin and cap on the PT of said curve; thence N 15-19-38 E, 371.41 feet to an iron pin and cap on the PC of a curve; thence with said curve to the left 264.29 feet (R = 1041.98 feet, chord N 08-03-40 E, 263.58 feet) to a set iron pin and cap on the PT of said curve; thence N 00-47-42 E, 339.39 feet to a set iron pin and cap on the PC of a curve; thence with said curve to the left 597.83 feet (R = 5699.65 feet, chord N 02-12-36 W, 597.56 feet) to the point of beginning and containing 125.07 acres.

EXCEPTION:

The following tract has been sold by Arlinghaus and is not in Westbrook Estates and not subject to the Covenants:

Lying in the City of Union, County of Boone, north of the intersection of Mt. Zion Road and U.S. 42 (also known as U.S. 127 and also known as Old Union Road), more particularly described as follows:

Commencing at a recovered concrete monument in the westerly right-of-way of U.S. 42, said point also being the southeast corner of a tract of land heretofore conveyed to Hastings Realty, LLC in Deed Book 859, Page 451, Exhibit A, Parcel 2;

Thence with the westerly right-of-way of U.S. 42, North 02°31'25" West a distance of 53.35 feet to a set 1/2" steel rebar with plastic cap stamped "J.E.HOH JR KY 2567" at the common corner of Hastings, Parcel 2 and an additional tract of land conveyed to Hastings as Parcel One (0.50 acres) in Deed Book 859, Page 451;

Thence with the common line of said parcels, North 82°47'17" West a distance of 104.30 feet to a set notch at the common corner of said parcels and a tract of land heretofore conveyed to Arlinghaus Builders, Inc. in Deed Book 779, Page 178, Boone County Clerk's Office, said point also being the **POINT OF BEGINNING**;

Thence with the common line of Hastings, Exhibit A, Parcel 2 and Arlinghaus, North 84°04'25" West a distance of 46.27 feet to a set 1/2" steel rebar with plastic cap stamped "J.E.H. JR. KY 2567";

Thence through the lands of the grantor along the centerline of the South Fork of Fowler Creek and a new division line for four (4) calls:

North 24°04'05" East a distance of 57.58 feet to a set 1/2" steel rebar with plastic cap stamped "J.E.H. JR. KY 2567";

North 14°53'23" East a distance of 58.17 feet to a set 1/2" steel rebar with plastic cap stamped "J.E.H. JR. KY 2567";

North 04°04'41" East a distance of 95.22 feet to a set 1/2" steel rebar with plastic cap stamped "J.E.H. JR. KY 2567";

South 85°15'47" East leaving said centerline a distance of 25.20 feet to a set 1/2" steel rebar with plastic cap stamped "J.E.H. JR. KY 2567" at the common corner of grantor and aforesaid Hastings, Parcel One (0.50 acres);

Thence along the common line of grantor and said Hastings, Parcel One (0.50 acres), South 06°42'43" West a distance of 207.90 feet to the Point of Beginning.

Said parcel contains 0.1307 acres (5,691 square feet).