

LEGAL DESCRIPTION

Tract "B-2" of the James Christopher & Bonnie Croft Property

A certain tract of land containing a total of 26.0324 acres as surveyed by Ricky A. Tosh, PLS 2900 of Princeton, Kentucky on February 11, 2019, located east of Wallace Fork Road (aka Wallace Park Road and Pennyrile Road) in Caldwell County, Kentucky and being more particularly described as follows:

Bearings described herein are based on Grid North from GPS static observation made on January 28, 2019. The horizontal control is based on Kentucky State Plane Coordinates System South Zone (NAD 83) (2011) (NAVD 88) (GEOID 12B).

All rebars and caps (set) are 1/2" diameter by 18" long rebar with a plastic cap stamped "WITNESS PT KYPLS 2900".

Beginning at an existing iron marker over grown by a 50" diameter Oak tree at the southeast corner of the Croft property described in Deed Book 311, Page 344, said marker being located at Kentucky State Plane Coordinate North: 1910796.576 East: 1067837.562; Latitude: 37°03'34.66317" Longitude: 87°42'44.37260";

Thence South 61 Degrees 05 Minutes 31 Seconds East for a distance of 1215.48 feet with a common line to the John Andrew & Susan Ladd property described in Deed Book 331 Page 269 [passing through a rebar and cap (set) at 1192.48 feet on the creek bank] to a point in the centerline of a creek;

Thence with the centerline meanders of the creek and common lines to the Ladd property the following (13) Thirteen courses:

1. South 22 Degrees 50 Minutes 36 Seconds West for a distance of 32.92 feet to a point;
2. South 87 Degrees 02 Minutes 31 Seconds West for a distance of 79.76 feet to a point;
3. South 26 Degrees 28 Minutes 42 Seconds West for a distance of 107.73 feet to a point;
4. South 76 Degrees 05 Minutes 24 Seconds West for a distance of 50.93 feet to a point, said point being located South 33 Degrees 23 Minutes 02 Seconds East for a distance of 13.13 feet from a rebar and cap (set);
5. South 08 Degrees 42 Minutes 45 Seconds West for a distance of 74.30 feet to a point;
6. South 26 Degrees 38 Minutes 06 Seconds West for a distance of 39.23 feet to a point;
7. South 53 Degrees 22 Minutes 21 Seconds West for a distance of 88.87 feet to a point, said point being located South 37 Degrees 57 Minutes 36 Seconds East for a distance of 14.17 feet from a rebar and cap (set);
8. South 35 Degrees 44 Minutes 38 Seconds West for a distance of 81.19 feet to a point;
9. South 49 Degrees 29 Minutes 46 Seconds West for a distance of 63.40 feet to a point;
10. South 37 Degrees 10 Minutes 42 Seconds West for a distance of 73.46 feet to a point;
11. South 35 Degrees 16 Minutes 38 Seconds West for a distance of 112.87 feet to a point;
12. South 64 Degrees 27 Minutes 58 Seconds West for a distance of 81.27 feet to a point;
13. South 24 Degrees 24 Minutes 03 Seconds West for a distance of 129.60 feet to a point;

Thence leaving the creek North 88 Degrees 24 Minutes 37 Seconds West for a distance of 911.20 feet with a common line to SRJK Holdings, LLC property described in Deed Book 335, Page 99 [passing through a rebar and cap (set) at 15.00 feet on the creek bank] to a 1/2" diameter rebar (found);

Thence North 20 Degrees 09 Minutes 16 Seconds East for a distance of 1361.10' feet severing the Croft property to the point of beginning, and being a part of Tract "B", described in Deed Book 323, Page 260.

Together with a subject to covenants, easements, right of ways and restrictions of record and in existence.

Ricky A. Tosh, PLS No. 2900

Date

