

LEGAL DESCRIPTION

Property Address: 7103 Orangeburg Road, Maysville, KY 41056

County: MASON

Map ID: 064-00-00-004.02

Said real estate is situated in Mason County, Kentucky, and bounded as follows:

Being a 2.828 acre parcel of that larger tract of land conveyed to Troy and Amanda Nolder D.B. 310, Page 149 said property located south of KY 9 (AA HWY) on the west side of KY 1449 (Orangeburg Road) in Mason County, Kentucky and being more particularly described as follows:

Beginning at a mag nail found in the centerline of KY 1449, (Orangeburg Road) corner to Troy and Amanda Nolder D.B. 310 page 149 and Gary A. and Valerie A. Middleton D.B. 282, Pg 589; thence leaving said road along line of Middleton S 59-06-15 W 30.00 to an iron pin and cap found (RDH 3264); thence S 59-06-15 w 230.88' to an iron pin and cap set (RDH 3264, 5/8" rebar, typical) corner to Middleton and new division line of Nolder and 2.291 acre buffer zone; thence leaving line of Middleton along new division line of Nolder N 24-49-37 W 186.23' to a metal fence post; thence N 24-49-11 W. 174.01' to an iron pin and cap set; thence N 00-58-14 W 213.11' to an iron pin and cap set, new corner to Lot 1; thence N 78-06-25 E 176.42' to a mag nail set in the center of KY 1449 (Orangeburg Road); thence along center of road S 18-02-00 E 78.03'; thence 21-50-21 E 51.47'; thence S 21-50-22 E 56.43'; thence S 25-09-57 E 113.78' ; thence S 27-58-51 E 102.83'; thence S 31-17-21 E. 86.95' to the point of beginning containing 2.828 acres according to the survey of R. David Hord PLS 3264 of RDH Surveys Inc. 12/8/06.

1. Bearings coordinated to a mag found and an iron pin and cap found (RDH 3264) at the north property line of Gary A. and Valerie A. Middleton D.B. 282, Pg. 589.
2. Property subject to all legal right of ways, easements and unrecorded conveyance.
3. Property subject to existing right of way for KY 1449 (Orangeburg Road) for benefit of Mason County Fiscal Court.
4. Property subject to roadway and utility easements D.B. 273, Pg. 114 as shown and noted on plat.

BUFFER ZONE

There is further dedicated by First Parties and set aside thereby pursuant to Mason Fiscal Court Ordinance No. 02-07, as amended by Ordinance No. 06-07, the following described buffer zone, to wit;

Being a 2.291 acre parcel of that larger tract of land conveyed to Troy and Amanda Nolder DB 310 Pg. 149 said property located south of KY 9 (AA HWY) on the west side of KY 1449 (Orangeburg Road) in Mason County, Kentucky and being more particularly described as follows:

*Continued on next page
(survey is also attached).*

LEGAL DESCRIPTION
CONTINUED FROM PAGE 1

Beginning at a mag nail found in the centerline of KY 1449, (Orangeburg Road) corner to Troy and Amanda Nolder DB 310, Pg 149 and Gary A. and Valerie A. Middleton DB 282 Pg. 589; thence leaving said road along line of Middleton and Nolder, Lot 1, S 59-06-15 E 30.00' to an iron and cap found (RDH 3264); thence S 59-06-15 W 230.88' to an iron and cap set (RDH 3264, 5/8 rebar typical) corner to Nolder, Lot 1, the true point of beginning; thence leaving Lot 1 and continuing along line of Middleton S 59-06-15 W 116.86' to a fence post corner; thence S 58-59-00 W. 73.14' to an iron pin and cap set; thence along new line of Nolder N 16-43-28 W 666.81' to an iron pin and cap set corner to buffer zone and at south line of Lot No. 2; thence along Lot No. 2 S 89-44-57 E 200.00' to an iron pin and cap set, new corner to Lot No. 1; thence S 00-58-14 E. 213.11' to an iron pin and cap set; thence S 24-49-11 E. 174.01' to a metal fence post; thence S 24-49-37 E. 174.01' to a metal fence post; thence S 24-49-37 E 186.23' to the point of beginning containing 2.291 acres according to the survey of R. David Hord 3264 of RDH Surveys Inc. 12/8/06.

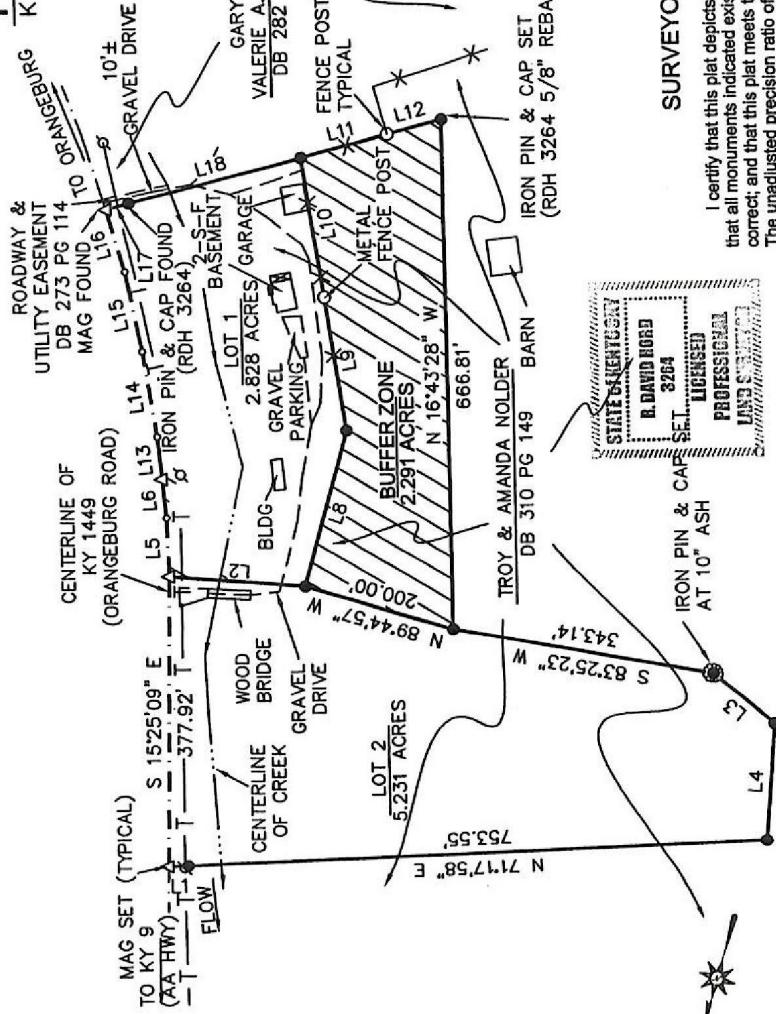
1. Bearings coordinated to a mag found and an iron pin and cap found (RDH 3264) at the north property line of Gary A. and Valerie A. Middleton D.B. 282, Pg. 589.
2. Property subject to all legal right of ways, easements and unrecorded conveyance.
3. Property subject to existing right of way for KY 1449 (Orangeburg Road) for benefit of Mason County Fiscal Court.
4. Property subject to roadway and utility easements D.B. 273, Pg. 114 as shown and noted on plat.
5. This designated buffer zone may not be built upon -- see Plat for details.

The above described Lot 1 and the buffer zone described above are depicted on the Minor subdivision Plat appended hereto.

Being the same property conveyed to the Secretary of Housing and Urban Development by deed dated August 8, 2017 of record in Deed Book 361 Page 572 of the Mason County Clerk's Office.

MINOR SUBDIVISION PLAT TROY & AMANDA NOLDER LOTS 1 & 2

KY 1449 (7013 ORANGEBURG ROAD), MASON COUNTY, KENTUCKY
DATE: 12/8/2006
SCALE: 1"=200'



NOTES:
BEARINGS COORDINATED TO A MAG NAIL & A IRON PIN & CAP FOUND (RDH 3264) AT THE NORTH PROPERTY LINE OF GARY A. & VALERIE A. MIDDLETON DB 282 PG 589. PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS, AND UNRECORDED CONVEYANCES.
PROPERTY SUBJECT TO AN EXISTING RIGHT OF WAY FOR KY 1449 (ORANGEBURG ROAD) FOR BENEFIT OF THE MASON COUNTY FISCAL COURT.
PROPERTY SUBJECT TO ALL UTILITIES ABOVE AND BELOW GROUND WHETHER SHOWN ON PLAT OR NOT.
HATCHED AREA IS RESERVED AS A BUFFER ZONE PURSUANT TO MASON COUNTY FISCAL COURT NO. 02-07, AS AMENDED BY ORDINANCE NO. 06-04, AND ACCORDINGLY SHALL NOT BE FURTHER DIVIDED, NOR DEVELOPED, AND NO STRUCTURE SHALL BE CONSTRUCTED THEREON.

SURVEYOR'S CERTIFICATION

I certify that this plat depicts a survey made by me or under my supervision; that all monuments indicated exist and their locations, size and material are correct; and that this plat meets the Kentucky Minimum Surveying Standards. The unadjusted precision ratio of the traverse exceeds 1:10,000 and was not adjusted. The survey shown hereon is a Class A Survey and complies with the surveying requirements of the Maysville/Mason County Subdivision Regulations; and that dedicated areas including any public ways or streets are currently owned by the property owner(s).
I certify that I have examined the deed records of the Mason County Clerk's office and find that this is the first conveyance made under the present ownership and the parent tract since the adoption of the current subdivision regulations.

R. David Hord
R. David Hord
PLS No. 3264
Date 12/8/06

SHEET 1 OF 2

R D H SURVEYS, INC.
R. DAVID HORD
4209 U.S. HWY 62
MAYSVILLE, KY 41056
606-759-7309



LINE	BEARING	DISTANCE
L9	S 24°49'11" E	174.01'
L10	S 24°49'37" E	186.23'
L11	S 59°06'15" W	116.86'
L12	S 58°59'00" W	73.14'
L13	S 21°50'22" E	56.43'
L14	S 25°09'57" E	113.78'
L15	S 27°58'51" E	102.83'
L16	S 31°17'21" E	86.95'
L17	S 59°06'15" W	30.00'
L18	S 59°06'15" W	230.88'

LINE	BEARING	DISTANCE
L1	N 71°17'58" E	25.00'
L2	S 78°06'25" W	176.42'
L3	N 66°12'10" W	102.11'
L4	N 11°48'12" W	151.48'
L5	S 18°02'00" E	78.03'
L6	S 21°50'21" E	51.47'
L8	N 00°58'14" W	213.11'

DEDICATION CERTIFICATION

(I) (We) hereby certify that (I am) (We are) the Owner(s) of record of the property shown and described hereon acquired by deed recorded in Deed Book 310, Page 149 in the Mason County Clerk's office; do hereby adopt this plat of lots for this property; do hereby dedicate the streets and any other areas or facilities so indicated to public use upon recording this plat and do establish and reserve the indicated easements for public utilities (eg. gas, electric, telephone, cable TV, water and sanitary sewer) and other purposes so indicated.

SIGNATURE OF OWNER [Signature] DATE 12-28-07
 SIGNATURE OF OWNER Amanda Nolder DATE 12-28-07

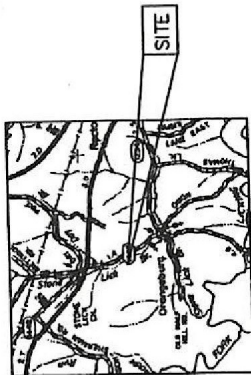
STATE OF KENTUCKY COUNTY OF MASON

The foregoing instrument was acknowledged before me this 28th day of Dec, 2007. By Amanda Nolder
 Notary Public [Signature]

My commission expires 2-14-07

LEGEND

- REBAR 5/8" DIAMETER - 18" LENGTH
- W/PLASTIC CAP STAMPED
- RDH 3264 (UNLESS OTHERWISE NOTED)
- MEANDER POINT
- △ MAG NAIL
- FENCE POST
- ⊗ TREE (AS NOTED)
- ⊙ UTILITY POLE
- BOUNDARY LINE
- CENTERLINE OF ROAD
- - - EDGE OF PAVEMENT
- * - FENCE LINE
- · - STREAM LINE
- - - RIGHT-OF-WAY (R/W)
- ▨ BUFFER ZONE



**MINOR SUBDIVISION PLAT
 TROY & AMANDA NOLDER LOTS 1 & 2**

KY 1449 (ORANGEBURG ROAD), MASON COUNTY, KENTUCKY
 DATE: 12/8/2006
 SCALE: 1"=200'
 400' 200' 600'



WATER SUPPLY APPROVAL CERTIFICATION LOT 1 & 2 ONLY

I certify that public water supply is available to the property and that the water supply has been installed in accordance with the minimum standards of the Commonwealth of Kentucky Department of Natural Resources and that the water supply has been dedicated to, and accepted for maintenance by the

Will water be
 SIGNATURE AND TITLE Sharon Jamison office clerk DATE 12/28/07

SEWER APPROVAL CERTIFICATION LOT 1 & 2 ONLY

I hereby certify that public sanitary sewers are not available to the property and that the private sewage disposal system installed meets the minimum standards of the Buffalo Trace District Health Department.

[Signature] DATE 12/28/07
 COUNTY HEALTH OFFICER

SHEET 2 OF 2

R D H SURVEYS, INC.

R. DAVID HORD
 4209 U.S. HWY 62
 MAYSVILLE, KY 41056
 606-759-7309

**MAYSVILLE - MASON COUNTY JOINT PLANNING
 COMMISSION - APPROVAL CERTIFICATION**

Reviewed and approved by the Maysville - Mason County Joint Planning Commission for Recording as a Minor Subdivision on this 21st day of December, 2006.

[Signature] DATE 12/21/06
 SIGNATURE OF PLANNING COMMISSION OFFICER

COUNTY CLERK CERTIFICATION

I hereby certify that this subdivision plat was presented to me and accepted for recording in the office of the County Clerk and Recorder of Mason County at the City of Maysville, Kentucky on this 5th day of Jan., 2007 at 9:07A (time).

[Signature] RECEPTION NO.
 SIGNATURE OF MASON COUNTY CLERK/RECORDER