

PLAT OF DEED CALLS

BOYD SEXTON PROPERTY (TITLE IN ASHLEY SMITH)

AA HWY & STONELICK ROAD NEAR ORANGEBURG,

MASON CO., KY (Deed recorded in Deed Book 390 page 475 Mason County Court Clerk Records).

Calls entered taken from Deed (Deed Book 390 page 476, Mason County Court Clerk Records).

- 1) s38.02.10e 307.51
- 2) s36.04.35e 256.99
- 3) s39.34.26e 227.35
- 4) s40.18.24e 119.35
- 5) s42.00.41e 170.99
- 6) s53.33.09w 228.44
- 7) n43.41.11w 412.64
- 8) n43.59.39w 673.45
- 9) n52.54.13e 325.04

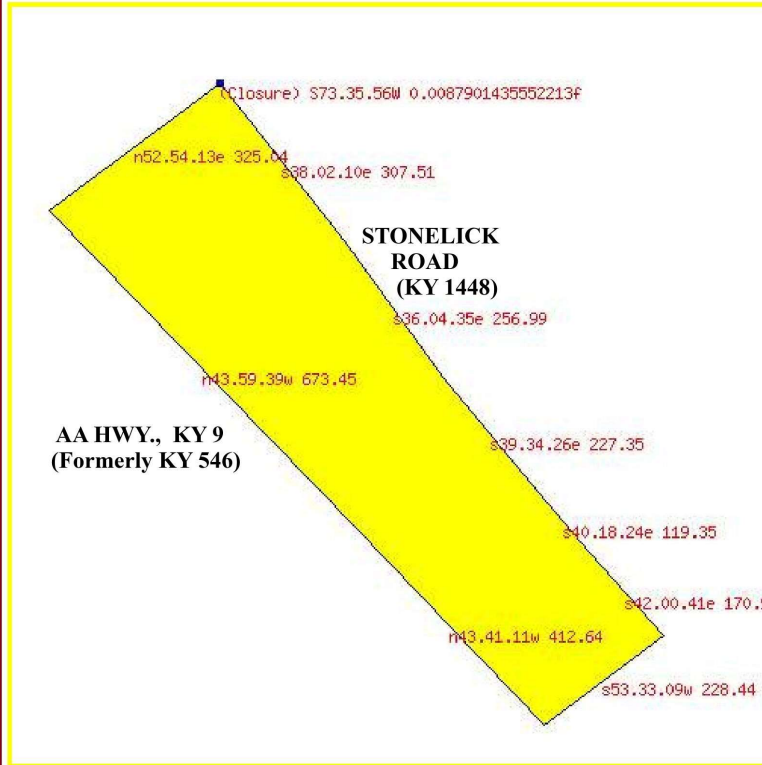
Area & Closure Error Calculations (provided by TractPlotter Online Computer Program).

289331.53086186 square feet

6.6421379904007 acres (+/- 0.000021 acres) Perimeter: 2721.76 feet

Closure: S73.35.56W 0.008790f (0.0003229580696028% or 1:309638 perimeter error)

Plat/Shape of Property as determined by TractPlotterOnline Computer Program



LEGAL DESCRIPTION (DEED BOOK 390 PAGE 475 MASON CO. COURT CLERK RECORDS).

Being a 6.642 acre tract of land located west of Ky Hwy 1449, on the north side of Ky Hwy 546 (AA Hwy) and on the south side of Ky Hwy 1448 (Stonelick Road) in Mason County, Kentucky and being more particularly described as follows:

Beginning at an iron pin & cap set near the right of way of Ky Hwy 1448 (Stonelick Road) corner to W.R. Huddleston II Will Book 8, page 571 (DB 136 Pg 617, Tract 3) and corner to Robert D. & Violet Wheeler Jolly DB 203, page 463; Thence along the south right of way of Ky Hwy 1448 S 38-02-10 E 307.51'; Thence continuing along said right of way S 36-04-35 E 256.99' to an iron pin & cap set; Thence S 39-34-26 E 227.35'; Thence S 40-18-24 E 119.35'; Thence S 42-00-41 E 170.99' to an iron pin & cap set at the south right of way of Ky Hwy 1448 corner to Huddleston and Diamond Development, INC DB 330, page 207; Thence along the said Development line S 53-33-09 W 228.44' to a right of way fence post in concrete corner to Commonwealth of Kentucky DB 228, Page 625, Parcel 211A, said right of way post is 120' left of Ky Hwy 546 centerline station 654+92.37'; Thence along the right of way of Ky Hwy 546 N 43-41-11 W 412.64' to an iron pin & cap set being 150' left of centerline station 650+65.52; Thence continuing along said right of way N 43-59-39 W 673.45' to a right of way fence post in concrete corner to Jolly, said post is 150' left of centerline station 643+92.08; Thence along the Jolly line N 52-54-13 E 325.04' to the point of beginning containing 6.642 acres according to the survey by Travis A. McGlone PLS 3919 of Buffalo Trace Surveying LLC 2/21/2014. (Field completion date 2/6/2014)

All iron pin & caps were 1/2" x 18" rebar with an orange plastic cap stamped "T. McGlone PLS 3919."

Bearings coordinated to the mag nails found in the centerline of Ky Hwy 1448, W. R. Huddleston Property (Mason County Fiscal Court survey) plat by RDH Surveys Inc and dated 5/27/2003.

Property subject to all legal right of ways, easements of record and recorded conveyances. Property subject to all utilities. Property subject to any existing right of way for Ky Hwy 1448 (Stonelick Road) for benefit of the Commonwealth of Kentucky (no reference found). Property subject to existing right of way for Ky Hwy 546 (AA Hwy) for benefit of the Commonwealth of Kentucky DB 228, page 625, Parcel 211A.

Being the same property conveyed to Ashley Smith by deed of William R. Huddleston III and Glenda Huddleston by deed dated the 30th day of September, 2022, said deed recorded in Deed Book 390 page 475 Mason County Court Clerk Records.

Prepared by Craig A. Stanfield, Craig A. Stanfield Real Estate & Auction Services, using TractPlotter online computer program and relying ONLY upon the information obtained from the legal description referenced herein (not performed by a surveyor, engineer, or other professional, nor by the use of a transit or other "on-site" measuring device), Dec., 2023, ALL RIGHTS RESERVED.