

**Property Description**  
**48.450 Acres**

A certain tract of land lying in Ohio and Grayson Counties, Ky., approx. 3700' north along an access road (See D.B.466, Pg.327 Grayson County) from Shiloh Road and being more particularly bounded and described as follows:

All references to a rebar (set) are ½" X 18" steel rebars set with ID cap #3383.

All references to a reference rebar (set) are ½" X 18" steel rebars set with reference ID cap #3383.

Beginning at a rebar (set) on the north side of the access road leading into subject property, said rebar being a corner to the Lynn Ogden tract (D.B.98, Pg.514 – Grayson County).

Thence with Ogden; S 13°37'20" E a distance of 132.00' to a rebar (set), said rebar being a corner to the Robert Minton tract (D.B.345, Pg.671)

Thence with Minton and the general direction of an old slat wire fence as follows: S 57°13'07" W a distance of 1650.00' to a 10" Maple, said point being referenced N 73°18'52" E a distance of 1.41' from a reference rebar (set);

Thence continuing with Minton; N 28°16'41" W a distance of 397.05' to a rebar (set) in an old fence;

Thence generally following the meanders of an old fence as follows: N 18°39'10" W a distance of 152.58' to a 10" Post Oak;

Thence N 28°12'27" W a distance of 94.23' to an 18" White Oak at a fence corner;

Thence S 88°02'54" W a distance of 120.04' to a rebar (set);

Thence N 64°06'37" W a distance of 149.12' to a rebar (set) at or near the northwest corner of the John Paul Craig tracts (D.B.371, Pg.384).

Thence S 58°04'05" W a distance of 33.00' to a rebar (set) at a fence corner, said rebar being a corner to the Todd Taylor tract (D.B.397, Pg.245).

Thence with Taylor and the general direction of an old fence; N 33°33'13" W a distance of 860.96' in a fence, said rebar being in the south line of the Billy Smith tract (D.B.288, Pg.710).

Thence with Smith and the general direction of an old fence; N 57°57'47" E a distance of 759.15' to a rebar (set), said rebar being in the line of the Chad Chapmen tract (D.B.350, Pg.284)

Thence with Chapman and then the Larry Morris tract (D.B.260, Pg.97) and the general direction of an old fence; S 67°43'12" E a distance of 1062.66' to a rebar (set), said rebar being a corner to the aforementioned Ogden tract.

Thence continuing with the old fence and Ogden; S 67°37'20" E a distance of 831.33' to the point of beginning.

**CONTAINING 48.450 acres more or less according to a survey made by Clemons Land Surveying on the 15<sup>TH</sup> day of August, 2018. Bearings based on Ky. State Plane Single Zone. Darren Clemons Ky. P.L.S. 3383. Subject to any and all rights-of-way, appurtenances, restrictions, and/or easements in effect to date.**

**SOURCE OF TITLE: A part of Deed Book 468, Pg. 276 of the Grayson County Clerk's Office.**

**ABOVE DESCRIBED TRACT is subject to and has use of an easement agreement recorded in deed book 466, page 327 in the Grayson County Clerk's Office and in deed book 424, page 785 in the Ohio County Clerk's Office.**