LEGAL DESCRIPTION OF A 36.249 ACRE TRACT
A PORTION OF THE SALLIE J. COCHRAN
AND ETHAN TILDEN DAVIS AND FANNIE MAQUAIRE DAVIS PROPERTY
TROY PIKE (KY HWY 33) and CUMMINS FERRY ROAD
VERSAILLES, WOODFORD COUNTY, KENTUCKY 40383

That tract of land lying 10 miles more or less southeast of Versailles in Woodford County, Kentucky, northwest of Cummins Ferry Road and southwest of Troy Pike (KY Hwy 33), said property being a portion of the Sallie J. Cochran property (DB 80, PG 518) and the Ethan Tilden Davis and Fannie Maquaire Davis property (DB 309, PG 356 and DB 309, PG 363), and said tract being recently retraced, surveyed and bounded and described as follows:

"**BEGINNING** at a magnail and washer set at the centerline intersection of Troy Pike (KY Hwy 33) and Cummins Ferry Road said point being in the southwest line of Trojan Farm, LLC (DB 199, PG 263 and DB 104, PG 481), 159, thence from said point of beginning, leaving the centerline of KY 33 and with the center of Cummins Ferry Road for three calls;

(1) S 45° 39' 06" W 598.48 feet to a magnail and washer (set), thence
(2) S 45° 30' 21" W 533.79 feet to a magnail and washer set and
(3) S 45° 45' 59" W 240.00 feet to a magnail and washer set at the centerline intersection of Cummins Ferry Road and Johnston Lane, said point being a corner to Benny M. Sowder (DB 279, PG 89) , thence leaving Cummins Ferry Road with the centerline of Johnston Lane and the line of Sowder

N 43°' 57" 30" W 420.00 feet to a magnail and washer set at the south corner of Lot 2 of the Johnston Farm property shown on plat recorded in Cab. "D", SL 41 in the Woodford County. clerk's office, thence with Lot 2 for three calls;

(1) N 46° 02' 30 " E 240.00 feet to a steel pin found (ID 1304)
(2) N 43' 57' 30" W 221.89 feet to a steel pin found (ID 1304) and
(3) S 46° 02' 30" W 240.00 feet to a steel pin found (ID 1304) in the line of Lot 1 Benny M. Sowder (DB 276, PG 106), thence with Sowder

N 43° 57' 30" W 168.31 feet to a steel pin found (ID 1304) at the north corner of Lot 1 Sowder (DB 276, PG 106) thence again with Sowder (DB 270, PG 89)

N 43° 57' 30" W 301.86 feet to a steel pin found (ID 1304) in the southeast line of Ralph Martino (DB 239, PG 673, DB 233, PG 540), thence with Martino for two calls;

(1) N 47° 01' 13" E 240.04 feet to a steel pin found (ID 1304) and
(2) N 47° 01' 13 " E 155.82 feet to a metal post corner to Margaret M. and John W. Hutcherson (DB 311, PG 72),, (a witness steel pin found (ID 1304) S 43° 40'36" 0.17 feet therefrom, thence with Hutcherson

N 46° 35' 30" E 1104.58 feet to a steel pin found (ID 1734) at a wood post a corner to Margaret M and John W. Hutcherson (DB 309, PG 91), thence with Hutcherson

S 45° 50' 45" E 706.90 feet to a PK Nail found in the center of Troy Pike, thence with the center of Troy Pike and the souyhwest line of Trojan Farm, LLC for two calls;

(1) S 16° 24' 31 " E 81.41 feet to a magnail and washer set and
(2) S 23° 33' 26" E 326.24 feet to the point of beginning and containing 36.249 acres and subject to any and all legal easements or rights-of-way, public or private, whether of record or not

This legal description is based on a retracement rural survey performed by Tim Thompson, LS 1304 in October 2019 and complies with 201 KAR 18:150. The survey was performed using a Trimble 5800 GPS Unit and dual frequency receivers. Conventional EDM traverse and sideshot surveys were performed from the GPS control points. The relative positional accuracy for this rural survey is less than 0.4 feet. The basis of bearings is Kentucky North Grid based on GPS RTK. Steel pins set are 3/4 inch in diameter by eighteen inches long with ID cap "LS 1304". Magnails set are 1/4 inch in diameter by two inches long with ID washer "LS 1304".

Johnston-36.249.doc Tim Thompson, PELS
232 Henton Ct
September 04, 2019 Versailles, KY 40383