

**Carilyn Hord
Russell A. Hord
Michelle Thoroughman
D.B. 353 Pg. 403 Exhibit C Parcel 2
D.B. 353 Pg. 403 Exhibit A (Remaining)**

Tract I

Being a **33.517** acre parcel of that remaining tract of land in Mason County KY, conveyed to Carilyn Hord, Russell A. Hord, and Michelle Thoroughman, D.B. 353 Pg. 403 Exhibit A (remaining) and Exhibit C Parcel 2, at the junction of Kentucky Highway 984 (A.K.A. Springdale Road and Cabin Creek Road) on the north side of said road and being more particularly described as follows:

Beginning at a mag nail set in the pavement in the approximate centerline of existing Springdale Road (over the center of a highway culvert in the flowline of a drain) corner to Harry Blythe, D.B. 207 Pg. 601 Tract 1 and Carilyn Hord, Russell A. Hord, and Michelle Thoroughman, D.B. 353 Pg. 403 Exhibit C Parcel 2; thence leaving Springdale Road and with the flowline of the drain and the line of Blythe and Hord, **N 45°12'00" E** a distance of **396.55'** to a point; thence **N 14°44'59" E** a distance of **211.94'** to a point; thence **N 08°26'28" E** a distance of **209.21'** to a point in the flowline of Cabin Creek; said point being a referenced by an iron pin set at a 36" Water Maple on the south bank of Cabin Creek, **S 00°41'36" W** a distance of **69.86'** to said iron pin set; thence continuing from said point in the flowline of Cabin Creek, leaving Blythe and with the flowline of Cabin Creek, **S 56°22'21" E** a distance of **107.65'** to a point; thence **S 56°22'20" E** a distance of **87.97'** to a point; thence **S 34°23'49" E** a distance of **272.47'** to a point; thence **S 47°31'54" E** a distance of **232.51'** to a point corner to Carilyn Hord, Russell A. Hord, and Michelle Thoroughman, D.B. 353 Pg. 403 Exhibit A, said point being a referenced by an iron pin set on the south bank of Cabin Creek, **S 50°24'31" W** a distance of **60.25'** to said iron pin set; thence continuing from said point in the flowline of Cabin Creek, **S 40°02'55" E** a distance of **230.51'** to a point; thence **S 47°14'30" E** a distance of **751.53'** to a point at the mouth of a branch of Cabin Creek corner to Carilyn Hord, Russell A. Hord, and Michelle Thoroughman, D.B. 353 Pg. 403 Exhibit C Parcel 1, said point being a referenced by an iron pin set on the south bank of Cabin Creek and the west bank of the branch, **S 48°39'40" W** a distance of **152.03'** to said iron pin set; thence from said point in Cabin Creek and with the line of Hord Exhibit A and Exhibit C Parcel 1, up the branch as it meanders, **S 59°15'29" W** a distance of **60.00'** to a point; thence **S 20°47'42" W** a distance of **210.33'** to a point; thence **S 29°22'05" W** a distance of **218.30'** to a point; thence **S 36°14'28" W** a distance of **148.59'** to a point; thence **S 31°50'14" W** a distance of **149.07'** to a point; thence **S 44°26'22" W** a distance of **346.58'** to a mag nail set in the approximate centerline of a bridge; thence leaving Hord Exhibit C Parcel 1 and with the line of Hord Exhibit A and centerline of Cabin Creek Road, **N 70°07'14" W** a distance of **76.07'** to a mag nail found at the intersection of Springdale Road and Cabin Creek Road; thence leaving Cabin Creek Road and with the line of Hord Exhibit A and the centerline of Springdale Road with a curve turning to the left with an arc length of **257.92'**, with a radius of **423.17'**, with a chord bearing of **N 25°52'12" W**, with a chord length of **253.94'** to a mag

nail found; thence **N 38°55'56" W** a distance of **302.46'** to a mag nail found; thence **N 24°13'52" W** a distance of **133.03'** to a mag nail found; thence with a curve turning to the left with an arc length of 391.16', with a radius of 1072.36', with a chord bearing of **N 23°34'06" W**, with a chord length of **389.00'**, to a mag nail found; thence **N 32°54'54" W** a distance of **152.52'** to a mag nail set corner to Carilyn Hord, Russell A. Hord, and Michelle Thoroughman, D.B. 353 Pg. 403 Exhibit C Parcel 2; thence leaving Hord Exhibit A and with the line of Hord Exhibit C Parcel 2 and said road, **N 36°10'48" W** a distance of **160.34'** to a point; thence **N 38°35'03" W** a distance of **99.06'** to a point; thence **N 42°58'22" W** a distance of **99.36'** to a point; thence **N 45°43'22" W** a distance of **31.37'** to the point of beginning containing **33.517** acres as surveyed by Timothy D. Pugh, PLS #4047 in April 2023.

Notes:

Property subject to all legal right-of-ways, easements, and conveyances.

Property subject to all utilities, above and below ground, whether shown on plat or not.

Property subject to the right-of-way of KY Hwy 984 (A.K.A. Springdale Road and Cabin Creek Road), KRS 178.415.

Exhibit C Parcel 2 subject to a 50 feet right-of-way for the benefit of Dravo Lime Company (now Carmeuse Lime & Stone), D.B. 353 Pg. 403.

Property subject to the Limestone Mineral Rights for the benefit of Dravo Lime Company (now Carmeuse Lime & Stone), D.B. 264 Pg. 143.

Property subject to the Corps of Engineers flowage easement for the benefit of the Meldahl Dam, Civil Action No. 1082.

Property subject to the right-of-way easement for the benefit of the Greater Fleming County Regional Water Commission. D.B. 290 Pg. 716.

Property subject to the right-of-way easement for the benefit of the Western Lewis-Rectorville Water District.

All iron pins set were ½" diameter by 20" in length rebar with plastic identification cap stamped T.D.P. 4047.

Bearings correlated to true north by method of GPS observation using Carlson GPS equipment with dual frequency receiver, Model#: Carlson BRx7.

CORS was used in determining approximate location of the State plane coordinate.

Scale factor of 1 was used for this survey.

Completion date of the field survey was 04/07/2023.