

# LEGAL DESCRIPTION

## Tract 1

Lying and being in Pendleton County, Kentucky on the South side of Morgan Hightower Road, 0.8 miles Southeast of Morgan Four Oaks Road and more particularly described as follows to-wit:

Unless otherwise stated any monument referred to as a set iron pin is a 1/2" iron rebar 18" in length with a yellow plastic cap stamped leach 3407. All set Mag Nails are 2" in length with a yellow plastic cap stamped Leach 3407. All bearings stated herein are referred to Grid North (Kentucky North Zone).

Beginning at a set iron pin on the South 50' right of way of Morgan Hightower Road a corner to Dennis and Amy Hensley (D.B. 294, Pg. 13); thence with said South right of way of Morgan Hightower Road S 38°08'11" E a distance of 50.58' to a point; thence S 42°15'40" E a distance of 40.14' to a point; thence S 44°23'12" E a distance of 60.82' to a point; thence S 48°00'03" E a distance of 103.31' to a set iron pin THE REAL PLACE OF BEGINNING; thence continuing with said right of way S 49°07'29" E a distance of 522.71' to a point; thence S 51°55'22" E a distance of 43.41' to a point; thence S 55°59'50" E a distance of 49.29' to a point; thence S 59°28'35" E a distance of 31.50' to a point; thence S 66°44'46" E a distance of 35.70' to a point; thence S 72°46'03" E a distance of 40.11' to a point; thence S 78°38'49" E a distance of 29.43' to a point; thence S 82°20'47" E a distance of 31.07' to a point; thence S 86°55'51" E a distance of 27.68' to a point; thence N 89°21'08" E a distance of 62.21' to a point; thence N 85°55'42" E a distance of 113.31' to a point; thence N 83°41'11" E a distance of 204.23' to a point; thence N 84°33'35" E a distance of 246.93' to a set iron pin a corner to David Long (D.B. 343, Pg. 555); thence with the lines of Long S 43°15'11" E a distance of 114.67' to a set iron pin; thence N 62°06'43" E a distance of 194.71' to a found 10" hackberry; thence S 02°59'54" W a distance of 351.90' to a found 1/2" iron pin with cap stamped LS 3479 a corner to Gerald & Penny Ross (D.B. 142, Pg. 298); thence with the line of Ross and Margaret Hickman (D.S. 172, Pg. 656) S 03°31'54" W a distance of 1683.57' to a set iron pin; thence N 86°58'30" W a distance of 392.59' to a found 1/2" iron pin with cap stamped LS 3479 a corner to Dennis & Amy Hensley (D.B. 294, Pg. 13); thence with the lines of Hensley N 54°01'29" W a distance of 332.57' to a set iron pin; thence leaving said line with 2 new made lines partitioning the Grantor's property, N 31°45'45" W a distance of 340.06' to a set iron pin; thence, N 44°56'43" W a distance of 630.23' to a found 1/2" iron pin with cap stamped LS 3479 in the line of Dennis & Amy Hensley (D.B. 294, Pg. 13); thence with the lines of Hensley N 35°58'37" W a distance of 336.29' to a found 1/2" iron pin with cap stamped LS 3479; thence N 46°23'26" W a distance of 224.25' to a found 1/2" iron pin with cap stamped LS 3479; thence N 10°42'07" W a distance of 201.54' to a found 1/2" iron pin with cap stamped LS 3479; thence N 31°45'06" E a distance of 129.82' to a found 1/2" iron pin with cap stamped LS 3479; thence N 42°37'39" E a distance of 208.33' to a found 1/2" iron pin with cap stamped LS 3479; thence N 14°59'24" E a distance of 199.69' to a found 1/2" iron pin with cap stamped LS 3479; thence, leaving said line with a new made line partitioning the Grantor's property N 01°58'09" E a distance of 386.94' to a set iron pin the REAL PLACE OF BEGINNING containing 60.0434 acres more or less exclusive of right of way and easements of record.

The above description is in accordance with a survey and the attached plat made by W. Thomas Leach with Tom Leach land Surveying on the 5<sup>th</sup> March 2020.

Being the same property conveyed to Paul D. Plas and Lana J. Plas by deed of Clarence Adams and Bettie C. Adams by deed dated the 10th day of April, 2020, said deed recorded in Deed Book 357 page 690 Pendleton County Court Clerk Records.