

LEGAL DESCRIPTION

Being a 4.050 acre parcel located on the south side of Parker Lane, east of U.S. Hwy. 68 in Mayslick, Mason County, Kentucky and being more particularly described as follows:

Beginning at a mag nail set at the existing centerline of Parker lane, corner to Sanford R. Parker (Mason County Deed Book 223 page 253), north side of Parker Lane; thence along existing centerline of Parker Lane N 66 deg. 54 min. 02 sec. E 182.18 feet; Thence N 60 deg. 19 min. 05 sec. E. 40.50 feet to a mag nail set, the true point of beginning, new corner to Parker 4.050 acre lot; thence along existing centerline of Parker Lane N. 60 deg. 19 min. 05 sec. E. 70.07 feet; thence N. 57 deg. 00 min. 44 sec. E. 201.63 feet to a point at the centerline of Parker Lane at intersection of gravel farm road; thence N. 59 deg. 55 min. 07 sec. E. 50.97 feet; thence N. 62 deg. 06 min. 09 sec. E. 39.12 feet; thence N. 65 deg. 36 min. 48 sec. E. 35.06 feet; thence N. 70 deg. 26 min. 24 sec. E. 68.85 feet to a point in the centerline of Parker Lane at intersection of driveway to house; thence N. 73 deg. 5 min. 29 sec. E. 65.92 feet; thence N. 72 deg. 10 min. 46 sec. E. 84.81 feet to a mag nail set, new corner to Parker 4.050 acre lot; thence leaving existing centerline of Parker Lane with a new division line of Parker S. 36 deg. 39 min. 38 sec. E. 20.45 feet to an iron pin & cap set (RDH 3264 5/8" Rebar Typical); thence S. 06 deg. 39 min. 38 sec. E. 374.69 feet to an iron pin & cap set; thence S. 06 deg. 39 min. 38 sec. E. 85.34 feet to an iron pin & cap set, new corner to Parker 4.050 acre lot; thence S. 75 deg. 27 min. 13 sec. W. 192.04 feet to an iron pin & cap set, new corner to Parker; thence N. 17 deg. 43 min. 57 sec. W. 62.83 feet to an iron pin & cap set east side of farm road; thence S. 74 deg. 19 min. 10 sec. W. 20.00 feet crossing farm road to an iron pin & cap set, new corner to Parker; thence N. 62 deg. 28 min. 13 sec. W. 149.68 feet to an iron pin & cap set; thence N. 62 deg. 01 min. 03 sec. W. 231.88 feet to an iron pin & cap set; thence N. 62 deg. 11 min. 42 sec. W. 49.21 feet to point of beginning, Containing 4.050 acres according to survey of R. David Hord PLS 3264 of RDH Surveys, Inc. 12/23/2003. See Minor Plat of Sanford R. Parker & Mary M. Parker dated 12/29/2003.

This property is subject to:

- 1). All legal rights-of-way and easements; and*
- 2). Existing right-of-way for Parker Lane for benefit of the Mason County Fiscal Court.*

Grantors shall retain a 0.172 acre permanent access easement being more particularly described as follows:

Being a 0.172 acre parcel located on the south side of Parker Lane, east of U.S. Hwy. 68 in Mayslick, Mason County, Kentucky and being more particularly described as follows:

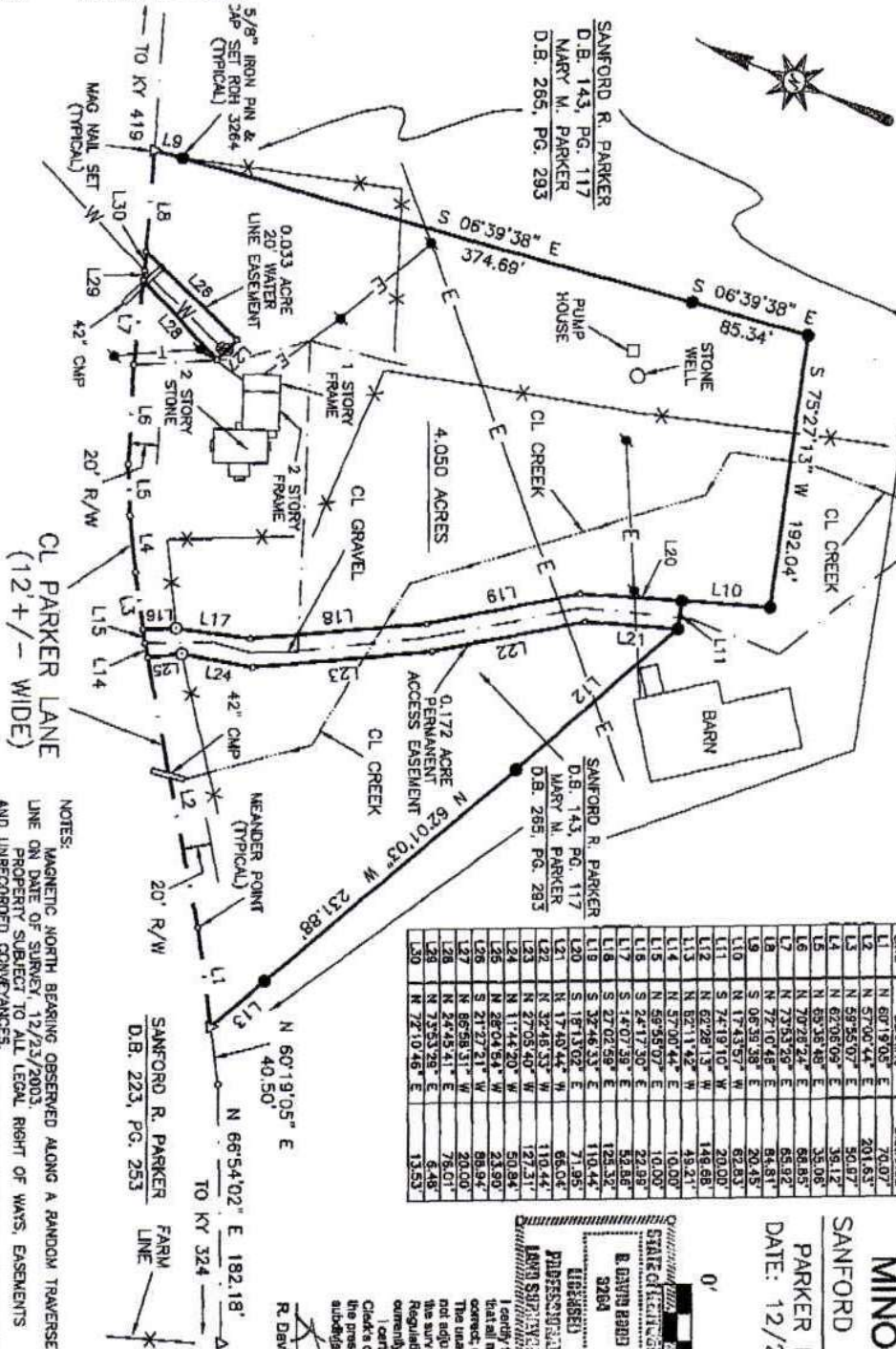
Beginning at a mag nail set at the existing centerline of Parker Lane, corner to Sanford R. Parker (Mason County Deed Book 223 page 253), north side of Parker Lane; thence along the centerline of Parker Lane N. 66 deg. 54 min. 02 sec. E. 182.18 feet; thence N. 60 deg. 19 min. 05 sec. E. 40.50 feet to a mag nail set, corner to 4.050 acre lot; thence N. 60 deg. 19 min. 05 sec. 70.07 feet; thence N. 57 deg. 00 min. 44 sec. E. 191.63 feet to the true point of beginning; thence N. 57 deg. 00 min. 44 sec. E. 10.00 feet to a point centerline of Parker Lane at intersection of gravel farm road; thence N. 59 deg. 55 min. 07 sec. E. 10.00 feet; thence leaving centerline of Parker Lane S. 24 deg. 17 min. 30 sec. E. 22.99 feet to a gate post; thence S. 14 deg. 07 min. 39 sec. E. 52.86 feet; thence S. 27 deg. 02 min. 59 sec. E. 125.32 feet; thence S. 32 deg. 46 min. 33 sec. E. 110.44 feet; thence S. 18 deg. 13 min. 02 sec. E. 71.95 feet to an iron pin & cap set east side of farm road; thence S. 74 deg. 19 min. 10 sec. W. 20.00 feet to an iron pin & cap set west side of farm road; thence N. 17 deg. 40 min. 44 sec. W. 66.04 feet; thence N. 32 deg. 46 min. 33 sec. W. 110.44 feet; thence N. 27 deg. 05 min. 40 sec. W. 127.31 feet; thence N. 11 deg. 44 min. 20 sec. W. 50.84 feet to a gate post; thence N. 28 deg. 04 min. 54 sec. W. 23.90 feet to the point of beginning, Containing 0.172 acre.

Grantors shall also retain a 0.033 acre water line easement more particularly described as follows:

Being a 0.033 acre parcel located on the south side of Parker Lane, east of U.S. Hwy. 68 in Mayslick, Mason County, Kentucky and being more particularly described as follows:

Beginning at a mag nail set at existing centerline of Parker Lane at the northeast corner of 4.050 acre lot of Parker; thence S. 72 deg. 10 min. 46 sec. W. 71.28 feet to a point in centerline of Parker Lane the true point of beginning; thence leaving the road S. 21 deg. 27 min. 21 sec. W. 88.94 feet; thence N. 66 deg. 58 min. 31 sec. W. 20.00 feet; thence N. 24 deg. 45 min. 41 sec. E. 76.01 feet to a point at centerline of Parker Lane; thence N. 73 deg. 53 min. 29 sec. E. 6.48 feet; thence N. 72 deg. 10 min. 46 sec. E. 13.53 feet to the point of beginning, Containing 0.033 acre.

SEE SURVEY PLAT ATTACHED FOLLOWING



NOTES:
 MAGNETIC NORTH BEARING OBSERVED ALONG A RANDOM TRANSVERSE LINE ON DATE OF SURVEY 12/23/2003.
 PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS AND UNRECORDED CONVEYANCES.
 PROPERTY SUBJECT TO ANY EXISTING RIGHT OF WAY FOR PARKER LANE FOR BENEFIT OF THE MASON COUNTY FISCAL COURT.
 PROPERTY SUBJECT TO A 0.172 ACRE PERMANENT ACCESS EASEMENT FOR INGRESS AND EGRESS TO REMAINING FARM.
 PROPERTY SUBJECT TO 0.033 ACRE WATER LINE EASEMENT FROM EXISTING WATER METER AS SHOWN AND NOTED ON PLAN.

MINOR SUBDIVISION PLAT

SANFORD R. PARKER & MARY M. PARKER
 PARKER LANE, MASON COUNTY, KENTUCKY
 DATE: 12/29/2003 SCALE: 1" = 100'



STATE OF KENTUCKY
 E. DAVID HORD
 3264
 LICENSED
 SURVEYOR

SURVEYORS CERTIFICATION

I certify that this plat depicts a survey made by me or under my supervision that all measurements indicated exist and their location, size and bearing are correct, and that this plat meets the Kentucky Minimum Surveying Standards. The adjusted precision ratio of the traverse was 1:450,211, and was not adjusted. The survey shown herein is a Class A Survey and complies with the surveying requirements of the Kentucky/Mason County Subdivision Regulations, and that dedicated areas including any public ways or streets are currently owned by the property owners.

I certify that I have examined the deed records of the Mason County Court Clerk's office and find that this is the FIRST conveyance made under the present ownership and the parent tract since the adoption of the current subdivision regulations.

R. David Hord
 PLS No. 3264
 Date 12/29/03

SHEET 1 OF 2

R D H SURVEYS, INC.

R. DAVID HORD
 4209 U.S. HWY 62
 MAYSVILLE, KY 41056
 606-759-7309

EXHIBIT

DEDICATION CERTIFICATION

(f) *Very clearly* that (i) *and* (ii) *the Owner(s) of record of the property shown and described herein acquired by deed recorded in Deed Book 253, Page 293 in the Mason County Clerk's office; do hereby adopt this plat of lots for this property; do hereby dedicate the streets and any other areas or facilities so indicated to public use upon accepting this plat; and do establish and reserve the indicated easement for public utilities (eg. gas, electric, telephones, cable, ~~water~~ and sanitary sewer) and other purposes so indicated.*

SIGNATURE OF OWNER

11/5/04
DATE

SIGNATURE OF OWNER

DATE 1/5/84

STATE OF KENTUCKY COUNTY OF MASON

The foregoing instrument was acknowledged before me this 5th day of JAN, 2004. By: Myer M. Aguero & Aurora R. Aguero

Notary Public

My commission expires 3/2/5

LEGEND

- REBAR 5/8" DIAMETER - 24" LENGTH
 W/PLASTIC CAP STAMPED
 RCH-3284 (UNLESS
 OTHERWISE NOTED)
 MEANDER POINT
 MAG NAIL
 FENCE POST
 TREE (AS NOTED)
 UTILITY POLE
 BOUNDARY LINE
 CENTERLINE OF ROAD
 EDGE OF PAVEMENT
 FENCE LINE
 STREAMLINE
 RIGHT-OF-WAY (ROW)

MINOR SUBDIVISION PLATT

SANFORD R. PARKER & MARY M. PARKER

DATE: 12/29/2003 SCALE: 1" = 100'

SEWER APPROVAL CERTIFICATION

I hereby certify that public sanitary sewers are not available to the property and that the private sewage disposal system installed meets the minimum standards of the Buffalo Trace District Health Department.

COUNTY HEALTH OFFICER

DATE _____

WATER SUPPLY APPROVAL CERTIFICATION

I certify that public water supply is available to the property and that the water supply has been installed in accordance with the minimum standards of the Commonwealth of Kentucky Department of Natural Resources and that the water supply has been dedicated to, and accepted for maintenance by the

SIGNATURE AND TITLE Ray Kelly Manager DATE Jan 6, 07

MAYSVILLE - MASON COUNTY JOINT PLANNING

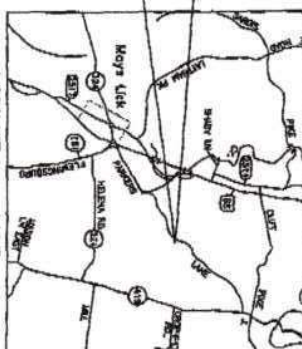
Reviewed and approved by the Mayville - Mason County Joint Planning Commission for Recording as a Minor Subdivision on this 7 day of March 2007

SIGNATURE OF PLANNING COMMISSION OFFICER DATE 11/7/03

COUNTY CLERK CERTIFICATION

I hereby certify that this subdivision plat was presented to me and accepted for recording in the office of the County Clerk and Recorder of Mason County at the City of Maysville, Kentucky on this 30th day of January, 2004 at 4:40 P (three)

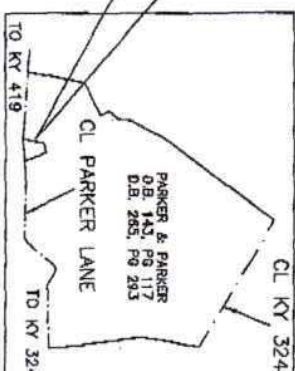
Signature of Mason County Clerk/Recorder: Thomas Ottwell, Clerk Reception No. 26466

SITE
LOCATION

VICINITY: MAF

LOCATION MAP

**SITE
LOCATION**



SHEET 2 OF 2

R D H SURVEYS, INC.

R. DAVID HORD
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MAYSVILLE, KY 41056
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