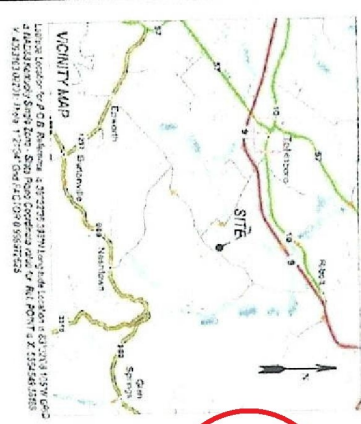


NOTES:

1. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE SURVEY IS BASED ON THE SURVEY OF THE RIBAUT ROAD CORRIDOR, AS SHOWN ON THE PLAT OF THE RIBAUT ROAD CORRIDOR, DEED BOOK 281, PAGE 330, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LEMING, MISSISSIPPI.
3. THE SURVEY IS BASED ON THE SURVEY OF THE TANGIER HOLLOW ROAD CORRIDOR, AS SHOWN ON THE PLAT OF THE TANGIER HOLLOW ROAD CORRIDOR, DEED BOOK 281, PAGE 330, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LEMING, MISSISSIPPI.
4. THE SURVEY IS BASED ON THE SURVEY OF THE RIBAUT ROAD CORRIDOR, AS SHOWN ON THE PLAT OF THE RIBAUT ROAD CORRIDOR, DEED BOOK 281, PAGE 330, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LEMING, MISSISSIPPI.
5. THE SURVEY IS BASED ON THE SURVEY OF THE TANGIER HOLLOW ROAD CORRIDOR, AS SHOWN ON THE PLAT OF THE TANGIER HOLLOW ROAD CORRIDOR, DEED BOOK 281, PAGE 330, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LEMING, MISSISSIPPI.
6. THE SURVEY IS BASED ON THE SURVEY OF THE RIBAUT ROAD CORRIDOR, AS SHOWN ON THE PLAT OF THE RIBAUT ROAD CORRIDOR, DEED BOOK 281, PAGE 330, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LEMING, MISSISSIPPI.
7. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.

OWNERS CERTIFICATE

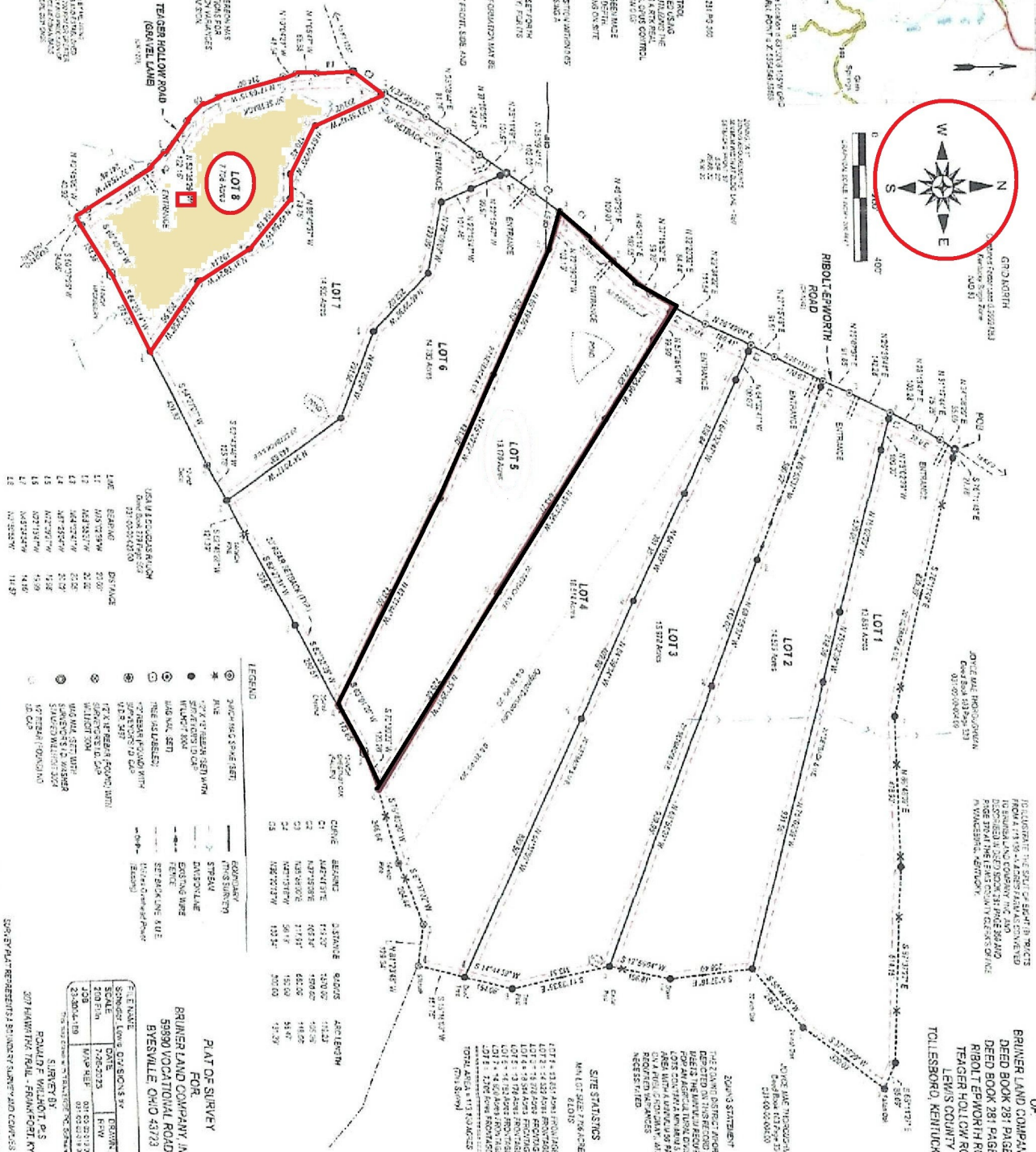
I, THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT THE SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY MADE BY ME OR BY A SURVEYOR LICENSED BY THE STATE OF MISSISSIPPI, AND THAT THE SURVEY IS BASED ON THE SURVEY OF THE RIBAUT ROAD CORRIDOR, AS SHOWN ON THE PLAT OF THE RIBAUT ROAD CORRIDOR, DEED BOOK 281, PAGE 330, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LEMING, MISSISSIPPI.

CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED, BEING THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY MADE BY ME OR BY A SURVEYOR LICENSED BY THE STATE OF MISSISSIPPI, AND THAT THE SURVEY IS BASED ON THE SURVEY OF THE RIBAUT ROAD CORRIDOR, AS SHOWN ON THE PLAT OF THE RIBAUT ROAD CORRIDOR, DEED BOOK 281, PAGE 330, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LEMING, MISSISSIPPI.

SURVEYORS CERTIFICATE

I, THE UNDERSIGNED, BEING THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY MADE BY ME OR BY A SURVEYOR LICENSED BY THE STATE OF MISSISSIPPI, AND THAT THE SURVEY IS BASED ON THE SURVEY OF THE RIBAUT ROAD CORRIDOR, AS SHOWN ON THE PLAT OF THE RIBAUT ROAD CORRIDOR, DEED BOOK 281, PAGE 330, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LEMING, MISSISSIPPI.



PLAT PURPOSE

TO SUBDIVIDE THE SURVEY OF THE RIBAUT ROAD CORRIDOR, AS SHOWN ON THE PLAT OF THE RIBAUT ROAD CORRIDOR, DEED BOOK 281, PAGE 330, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LEMING, MISSISSIPPI, INTO EIGHT (8) LOTS, AS SHOWN ON THIS PLAT.

FARM SUBDIVISION

BRUNER LAND COMPANY, INC.
DEED BOOK 281, PAGE 330
RIBAUT EPICURIA ROAD
TANGIER HOLLOW ROAD
LEWIS COUNTY
TOLLEBORO, KENTUCKY 41109

STATEMENT
THE TANGIER HOLLOW ROAD CORRIDOR, AS SHOWN ON THE PLAT OF THE TANGIER HOLLOW ROAD CORRIDOR, DEED BOOK 281, PAGE 330, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LEMING, MISSISSIPPI, IS THE SUBJECT OF THIS SURVEY. THE SURVEY IS BASED ON THE SURVEY OF THE RIBAUT ROAD CORRIDOR, AS SHOWN ON THE PLAT OF THE RIBAUT ROAD CORRIDOR, DEED BOOK 281, PAGE 330, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LEMING, MISSISSIPPI.

SITE STATISTICS

LOT	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
LOT 1	1.11	13.75%
LOT 2	1.11	13.75%
LOT 3	1.11	13.75%
LOT 4	1.11	13.75%
LOT 5	1.11	13.75%
LOT 6	1.11	13.75%
LOT 7	1.11	13.75%
LOT 8	1.11	13.75%
TOTAL	8.88	100.00%

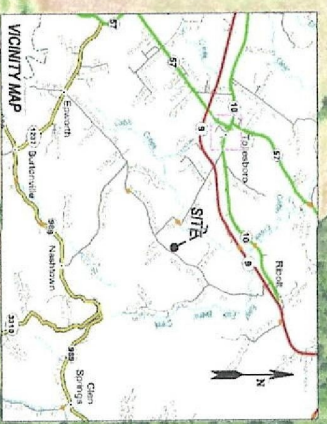
LEGEND

- ① 2" X 4" PINE POST
- ② 4" X 4" PINE POST
- ③ 6" X 6" PINE POST
- ④ 8" X 8" PINE POST
- ⑤ 10" X 10" PINE POST
- ⑥ 12" X 12" PINE POST
- ⑦ 14" X 14" PINE POST
- ⑧ 16" X 16" PINE POST
- ⑨ 18" X 18" PINE POST
- ⑩ 20" X 20" PINE POST
- ⑪ 22" X 22" PINE POST
- ⑫ 24" X 24" PINE POST
- ⑬ 26" X 26" PINE POST
- ⑭ 28" X 28" PINE POST
- ⑮ 30" X 30" PINE POST
- ⑯ 32" X 32" PINE POST
- ⑰ 34" X 34" PINE POST
- ⑱ 36" X 36" PINE POST
- ⑲ 38" X 38" PINE POST
- ⑳ 40" X 40" PINE POST
- ㉑ 42" X 42" PINE POST
- ㉒ 44" X 44" PINE POST
- ㉓ 46" X 46" PINE POST
- ㉔ 48" X 48" PINE POST
- ㉕ 50" X 50" PINE POST
- ㉖ 52" X 52" PINE POST
- ㉗ 54" X 54" PINE POST
- ㉘ 56" X 56" PINE POST
- ㉙ 58" X 58" PINE POST
- ㉚ 60" X 60" PINE POST
- ㉛ 62" X 62" PINE POST
- ㉜ 64" X 64" PINE POST
- ㉝ 66" X 66" PINE POST
- ㉞ 68" X 68" PINE POST
- ㉟ 70" X 70" PINE POST
- ㊱ 72" X 72" PINE POST
- ㊲ 74" X 74" PINE POST
- ㊳ 76" X 76" PINE POST
- ㊴ 78" X 78" PINE POST
- ㊵ 80" X 80" PINE POST
- ㊶ 82" X 82" PINE POST
- ㊷ 84" X 84" PINE POST
- ㊸ 86" X 86" PINE POST
- ㊹ 88" X 88" PINE POST
- ㊺ 90" X 90" PINE POST
- ㊻ 92" X 92" PINE POST
- ㊼ 94" X 94" PINE POST
- ㊽ 96" X 96" PINE POST
- ㊾ 98" X 98" PINE POST
- ㊿ 100" X 100" PINE POST

PLAT OF SURVEY

FOR
BRUNER LAND COMPANY, INC.
5890 VOCATIONAL ROAD
BRYESVILLE, OHIO 43123

DATE	BY	FOR
10/10/2023	BRUNER LAND COMPANY, INC.	5890 VOCATIONAL ROAD, BRYESVILLE, OHIO 43123



NOTES:

1. SOURCE OF TITLE FOR BRUNER LAND COMPANY, INC. IS DEED BOOK 310 PAGE 310 AND DEED BOOK 310 PAGE 310.
2. THE INTERESTED PARTIES OF RECORD FOR HORIZONTAL CONTROL AND VERTICAL CONTROL ARE SHOWN ON THE RECORD MAPS OF THE COUNTY OF LEMMON, SOUTH DAKOTA. THE TYPE OF SURVEY WAS A TRIANGULAR SURVEY CHECKED WITH THE COORDINATE AND NOT WITHIN 1/2 INCH.
3. IN PROVIDING THIS DOCUMENT, SURVEYOR HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DIRECTION, CAPACITY, LOCATION OF ANY UTILITY EXISTING ON SITE, WHETHER PUBLIC OR PRIVATE, ON RECORD.
4. ALL MEASUREMENTS WERE ESTABLISHED BY GPS - FIXED POSITION METHOD BASED ON THE NAD 83 DATUM.
5. SURVEYOR'S DRAWING IS SUBJECT TO THOSE RESTRICTIONS SET FORTH IN THE SURVEYOR'S PRACTICE ACT AND THE RULES OF THE SURVEYOR'S BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.
6. BUILDINGS, ROADS, POWER, AND OTHER TOPOGRAPHIC INFORMATION MAY BE BASED ON AERIAL PHOTOGRAPHY.
7. ALL LOTS HAVE A 30' FOOT UTILITY EASEMENT ALONG THE FRONT SIDE AND REAR OF EACH LOT AS SHOWN HEREON.

OWNERS CERTIFICATE

I, THE COUNTY OF LEMMON, AND THE COUNTY OF LEMMON, DO HEREBY CERTIFY THAT THE SURVEYOR HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DIRECTION, CAPACITY, LOCATION OF ANY UTILITY EXISTING ON SITE, WHETHER PUBLIC OR PRIVATE, ON RECORD.

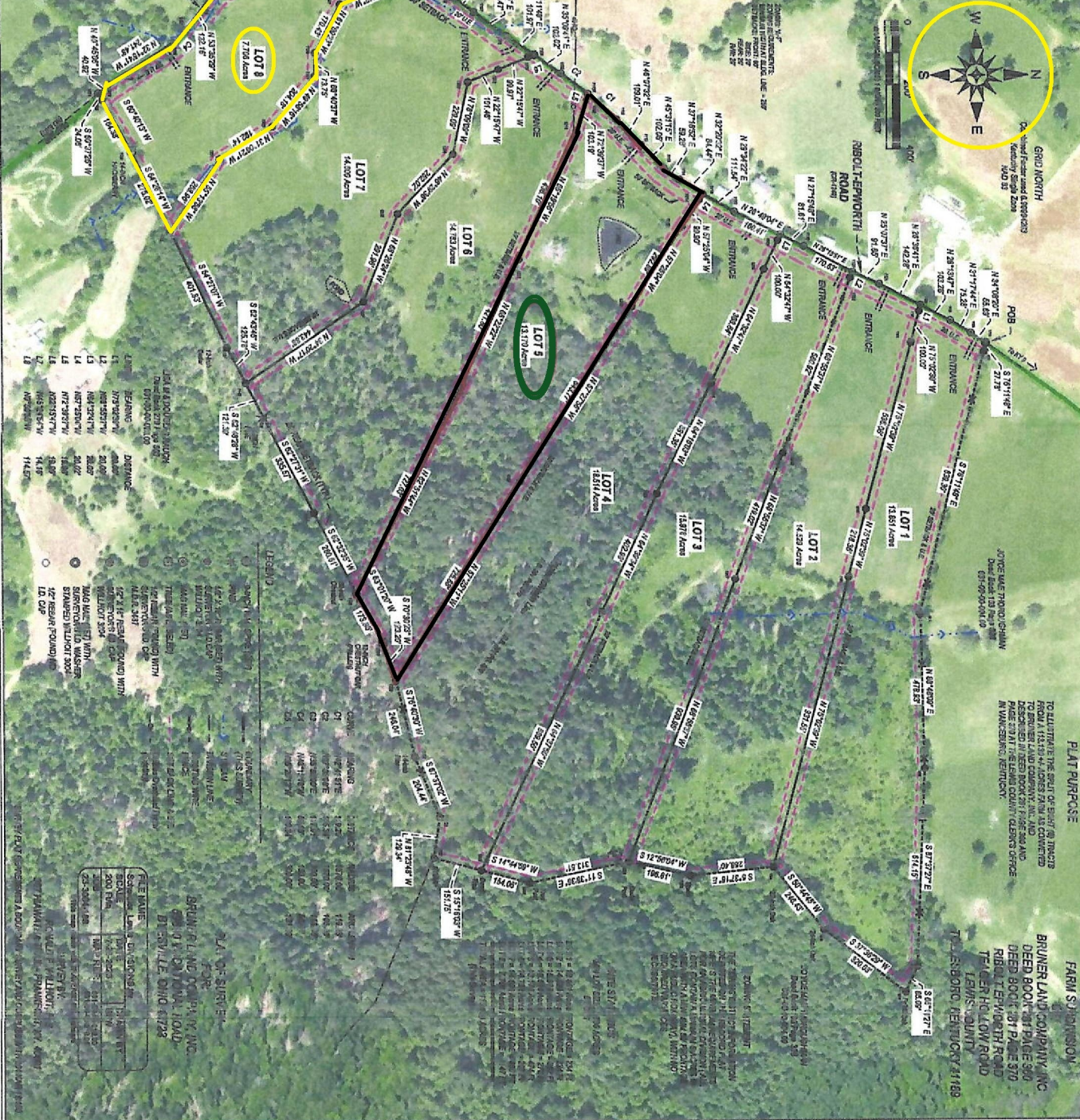
CERTIFICATE OF APPROVAL

HEREBY CERTIFY THAT THE SURVEYOR HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DIRECTION, CAPACITY, LOCATION OF ANY UTILITY EXISTING ON SITE, WHETHER PUBLIC OR PRIVATE, ON RECORD.

SURVEYORS CERTIFICATE

DATE: 10/15/2023
 SURVEYOR: J. L. BRUNER
 COUNTY: LEMMON, SOUTH DAKOTA

BRUNER LAND COMPANY, INC.



BRUNER LAND COMPANY, INC.

BRUNER

EXHIBIT A

RIBOLT-EPWORTH FARM PROTECTIVE COVENANTS

- 1.) The following protective covenants are covenants running with the land and shall continue in full force and effect until January 01, 2075, (through injunction or otherwise) by any owner acquiring any part of the land acquired by the undersigned by Deed recorded in Book 281 Page 360-370 in the office of the Clerk of Lewis County, Vanceburg, Kentucky.
- 2.) Any single wide or double wide home placed on said property shall not be over 5 (five) years of age at time of placement, shall contain a minimum of 700 square feet and shall be under skirted at time of placement.
- 3.) No more than 2 (two) residences per lot.
- 4.) No inoperative or unlicensed vehicles may be placed on said lot. No accumulation of discarded personal effects, debris, waste, garbage, or any unsightly object or matter will be permitted on any lot.
- 5.) No obnoxious or offensive activity shall be performed upon any lot.
- 6.) Before any construction takes place, the purchaser must contact the local government authority to make sure they are in compliance with the local laws.
- 7.) Before occupancy of any home, a sewage disposal system shall be installed in conformity with the minimum standards required by the county Board of Health.
- 8.) No fighter chickens.
- 9.) All lots are to be used for residential, agricultural, or recreational purposes, though the lot owner may store equipment and materials used in a business in a well-constructed enclosed building on the property). The property is not to be used for commercial enterprises (with customers coming and going) with the exceptions of churches, riding stables, horse farm, cattle farm, or truck farm (fruits and vegetables), poultry eggs, goats and sheep.
- 10.) Dogs, cats, and other household pets shall not be bred or maintained for commercial purposes with the exception of Livestock Protection Dogs.
- 11.) No tent, camper, or recreational vehicles shall be used as a residence, either temporary or permanent except for the purpose of monitoring building of home for a period not to exceed one year. Campers and tents may be used for recreational purposes only and must be set back a minimum of 50 feet from the center of the existing road.
- 12.) While said property is mortgaged with Bruner Land Company, Inc., no timber shall be removed (sold) from said property without written permission from Bruner Land Company, Inc.

13.) Any building or structure placed on said property shall be set back to a minimum of 75 feet from any government road unless public authorities request a lesser setback.

14.) Where protective covenants and Vanceburg, Kentucky of Lewis County Ordinances are in conflict, the stricter requirement will prevail.

15.) Invalidation of any of these covenants by judgement of court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

16.) Nothing contained herein shall be construed as creating any obligation on the part of Bruner Land Company, Inc. to enforce these Protective Covenants.

17.) The purchasers of this farm, for themselves, their heirs, and assigns, by the acceptance of the conveyance of this farm, agree to be bound by the covenants contained herein and are the primary enforcers of these covenants.



Ronald F. Willhoit, PLS

Land Surveying / Geomatics

Ronald F. Willhoit, PLS

LAND SURVEYOR

(H) 502-352-7034

(C) 502-330-1367

ronwillhoit@gmail.com

307 Hiawatha Trail

Frankfort, Kentucky 40601

*Boundary Survey***BRUNER LAND COMPANY, INC.**

RIBOLT-EPWORTH ROAD

TEAGER HOLLOW ROAD

(Lewis County, Kentucky)

LOT 8**LEGAL DESCRIPTION****(7.706 Acres)**

A certain tract or parcel of land lying on the southeast side of Ribolt-Epworth Road (CR-1249) and on the northeast side of Teager Hollow Road (CR-1229) in Lewis County, Kentucky, in Lewis County, Kentucky, approximately 2.5 miles southeast of the community of Tollesboro, Kentucky, being a survey of a portion Bruner Land Company, Inc. as described in Deed Book 281 Page 370, of record at the Lewis County Clerk's Office in Vanceburg, Kentucky and being more particularly described as follows:

BEGINNING at a MAG Nail (Set) in Ribolt-Epworth Road (CR-1249), marking a corner common with LOT 7 of the Bruner Land Company, Inc., Farm Subdivision;

Thence, leaving Ribolt-Epworth and with said LOT 7 of the Bruner Land Company, Inc., Farm Subdivision for the following seven (7) courses and distances:

1. South 45° 24' 54" East, a distance of 14.16 feet to a ½" x 18" Rebar (Set),
2. South 23° 55' 42" East, for a distance of 232.02 feet to a ½" x 18" Rebar (Set),
3. South 61° 09' 23" East, for a distance of 170.43 feet to a ½" x 18" Rebar (Set),
4. South 88° 40' 37" East, for a distance of 73.75 feet to a ½" x 18" Rebar (Set),
5. South 49° 58' 16" East, for a distance of 204.18 feet to a ½" x 18" Rebar (Set),
6. South 31° 06' 21" East, for a distance of 192.14 feet to a ½" x 18" Rebar (Set),
7. South 55° 13' 58" East, for a distance of 268.96 feet ½" x 18" Rebar (Set),
marking a corner common with Lisa & Douglas Raugh, as described in Deed Book 279 Page 503 and LOT 7 of said Bruner Land Company, Inc., Farm Subdivision;

Thence, with down the hill with said Lisa & Douglas Raugh and crossing a stream, for the following three (3) courses and distances:

1. South 64° 28' 14" West, for a distance of 275.02 feet to a 14-inch Hackberry (Found),

2. South 60° 40' 13" West, for a distance of 184.38 feet to a ½" Rebar (Found) with surveyor's i.d. cap stamped M.D.R. 3487, at the base of an 8-inch Oak Tree,
3. South 60° 37' 26" West, for a distance of 24.06 feet to a 9-inch MAG Spike (Set) in Teager Hollow Road, marking a corner common to said Lisa M. & Douglas Rauch, as described in Deed Book 279 Page 503;

Thence, with Teager Hollow Road for the following nine (9) courses and distances:

1. North 40° 45' 06" West, a distance of 40.92 feet to a 9-inch MAG Spike (Set),
2. North 32° 15' 41" West, for a distance of 241.48 feet to a 9-inch MAG Spike (Set), marking the beginning of a curve concave to the southwest having a radius of 150.00 feet and a central angle of 21° 34' 08" and is subtended by a chord which bears North 43° 13' 18" West 56.13 feet,
3. Northwesterly along said curve, subtended by a chord which bears North 43° 13' 18" West 56.13 feet, a distance of 56.47 feet to a 9-inch MAG Spike (Set),
4. North 53° 35' 29" West, for a distance of 122.16 feet to a 9-inch MAG Spike (Set), marking the beginning of a curve concave to the northeast having a radius of 300.00 feet and a central angle of 25° 05' 37" and being subtended by a chord which bears North 36° 20' 13" West 130.34 feet,
5. Northwesterly along said curve, subtended by a chord which bears North 36° 20' 13" West 130.34 feet, a distance of 131.39 feet to a 9-inch MAG Spike (Set),
6. North 17° 08' 15" West, for a distance of 214.60 feet to a 9-inch MAG Spike (Set),
7. North 10° 04' 21" West, for a distance of 41.94 feet to a 9-inch MAG Spike (Set),
8. North 1° 05' 47" West, for a distance of 65.85 feet to a 9-inch MAG Spike (Set),
9. North 00° 50' 55" West, for a distance of 114.57 feet to a MAG Nail (Set) with surveyor's i.d. washer stamped Willhoit 3004, in Ribolt-Epworth Road, marking the beginning of a curve concave to the northwest having a radius of 660.00 feet and a central angle of 10° 14' 58" and being subtended by a chord which bears North 35° 58' 00" East 117.91 feet;

Thence, with Ribolt-Epworth Road northeasterly along said curve, subtended by a chord which bears North 35° 58' 00" East 117.91 feet a distance of 118.06 feet to a MAG Nail (Set), marking **the Point of Beginning, said parcel being 7.706 Acres more or less**, all in Lewis County, Kentucky and being subject to easements and rights-of-way of record and in existence and in accordance with a new survey and plat by Ronald F. Willhoit, PLS#3004 in July 2023.

260

Legal Description

Bruner Land Company, Inc. - LOT 8

Lewis County, Kentucky

Page # 3

Ronald F. Willhoit surveyed the above-described lots/parcels of land during May-July 2023. All Rebars set are $\frac{1}{2} \times 18$ " with Surveyor's I.D. Cap - Willhoit 3004 (The reference bearing for this survey has been enhanced using a Hemisphere S631 GNSS Multi-Frequency receiver - GRID Bearing). This is a Rural Class survey by the method of an RTK GPS Survey with sideshots from GPS-established control points and random traverse(s) between GPS-established control. The relative positional accuracy was $\pm 0.10' + 200$ PPM.

RONALD F. WILLHOIT, PLS 3004 DATE

STATE OF KENTUCKY
COUNTY OF LEWIS

I, LESLIE A COLLIER, County Clerk for the County
and State aforesaid, certify that the foregoing
MORTGAGE was on December 15, 2023 2:53 PM
lodged for record, whereupon the same with the foregoing
and this certificate have been duly recorded in my office.

WITNESS my hand this December 15, 2023

LESLIE A COLLIER, CLERK

BY:

San T. Lopez

D.C.

Book 270 Page 254 (7)

Deed Tax: \$0.00



4231406

[3]