



BASIS OF BEARING
US STATE PLANE 1983
KENTUCKY SINGLE ZONE
NAD 1983 (CONUS)
GEOID 12A

LINE	BEARING	HORIZ DIST
L1	S30°22'20"E	29.37'
L2	S41°41'41"E	98.90'
L3	S34°25'54"E	41.78'
L4	S24°22'12"E	53.42'
L5	S20°34'18"E	54.11'
L6	S14°09'22"E	52.67'
L7	S8°55'50"E	78.22'
L8	S20°43'43"E	35.07'
L9	S43°48'12"E	31.36'
L10	S69°52'55"E	29.82'
L11	N87°51'04"E	30.83'
L12	N69°33'06"E	38.31'
L13	N75°21'20"E	35.48'
L14	S82°08'50"E	28.49'
L15	S88°55'15"E	29.73'
L16	S52°26'28"E	45.44'
L17	S63°48'48"E	32.85'
L18	N8°14'07"E	10.08'
L19	S8°13'54"W	81.72'
L20	S67°10'12"W	53.15'
L21	S6°31'51"E	92.78'
L22	N83°42'20"W	94.07'
L23	S69°32'51"W	42.10'
L24	S85°30'44"W	21.70'
L25	N85°30'37"E	51.00'

LICKING RIVER

LICKING RIVER

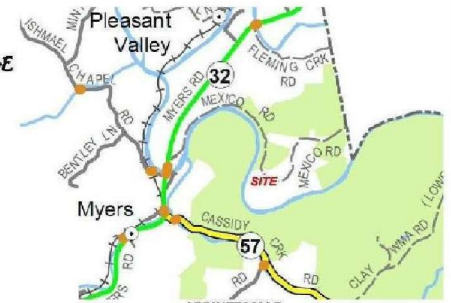
16.7363 ACRES
A PART OF
DB. 153, PG. 175

KY DEPARTMENT OF FISH & WILDLIFE
DB. 124, PG. 85

I, PATRICK A. McLAFFERTY, A REGISTERED LAND SURVEYOR IN THE STATE OF KENTUCKY, HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN HEREON WAS PERFORMED BY ME, USING CARLSON BRX-7 GPS EQUIPMENT WITH A RELATIVE POSITIONAL ACCURACY OF $\pm 0.10'$ ± 200 PPM OR GREATER. THE DISTANCES AND DIRECTIONS ARE BASED UPON KENTUCKY SINGLE ZONE, GEOID 12A AND HAVE NOT BEEN ADJUSTED. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A RURAL SURVEY AND COMPLIES WITH 201 KAR 16.150.

PATRICK A. McLAFFERTY, PLS 3045

DATE



VICINITY MAP
NOT TO SCALE
PROPERTY LOCATION

ON THE NORTHEAST & SOUTHWEST SIDES OF
MEXICO ROAD, 1.60 MILES EAST OF KY ROUTE 32,
NICHOLAS COUNTY, KENTUCKY.

LEGEND

- POINT IN ROAD
- IRON PIN SET
P.L.S. 3045
- ⊙ IRON PIN FD.
- ⊙ TREE AS NOTED
- POINT ON RIVER BANK
- C/L HOLLOW
- △ RAILROAD SPIKE SET

BOBBY L. FAY
DB. 135, PG. 403

BOBBY L. FAY
DB. 135, PG. 403

100' 0 100' 200'

SCALE - 1" = 100'
PLAT OF SURVEY
THE EDGE EQUITY LLC, PROPERTY

2536 MEXICO ROAD
CARLISLE, KY 40311
NICHOLAS COUNTY
MAY 7, 2025
EDGE-4-18-25

PREPARED BY

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LEGAL DESCRIPTION

PARCEL "B" - 16.7363 ACRES

Lying and being in Nicholas County, Kentucky on the Southwest side of Mexico Road, being 1.60 miles East of Myers Road (Ky Route 32) and more particularly described as follows to-wit:

Unless otherwise stated, and monument referred to as an iron pin set is a 1/2" rebar, 18" in length with a pink stamped P.L.S. 3046. All bearings stated herein are referenced to US State Plane 1983, Kentucky Single Zone, Nad 1983, (Conus) Geoid 12A.

BEGINNING at a railroad spike set in the center of Mexico Road, a common corner to the Grantor and the Kentucky Department of Fish & Wildlife (DB. 124, PG. 85), said point is witnessed by an iron pin set at N 85 degrees 30 minutes 40 seconds E – 21.70 feet; thence with the center of said road for nineteen calls, S 30 degrees 22 minutes 20 seconds E – 29.37 feet; thence S 41 degrees 41 minutes 41 seconds E – 68.90 feet; thence S 34 degrees 25 minutes 54 seconds E – 41.78 feet; thence S 24 degrees 22 minutes 12 seconds E – 53.42 feet; thence S 22 degrees 51 minutes 13 seconds E – 140.11 feet; thence S 20 degrees 34 minutes 18 seconds E – 54.11 feet; thence S 14 degrees 09 minutes 22 seconds E – 52.67 feet; thence S 08 degrees 55 minutes 50 seconds E – 78.22 feet to a railroad spike set in the center of Mexico Road; thence continuing with the center of said road, S 20 degrees 43 minutes 43 seconds E – 35.07 feet; thence S 43 degrees 46 minutes 12 seconds E – 31.36 feet; thence S 69 degrees 52 minutes 56 seconds E – 29.82 feet; thence N 87 degrees 51 minutes 04 seconds E – 30.83 feet; thence N 69 degrees 33 minutes 06 seconds E – 38.31 feet; thence N 60 degrees 44 minutes 04 seconds E – 122.26 feet; thence N 75 degrees 21 minutes 20 seconds E – 35.46 feet; thence S 82 degrees 08 minutes 50 seconds E – 28.49 feet; thence S 58 degrees 55 minutes 16 seconds E – 29.73 feet; thence S 52 degrees 26 minutes 28 seconds E – 45.44 feet; thence S 63 degrees 48 minutes 48 seconds E – 32.85 feet to a railroad spike set in the center of Mexico Road, a corner to Bobby L. Fay (DB. 135, PG. 403); thence leaving the center of said road with the lines of Fay, S 08 degrees 13 minutes 54 seconds W – 81.72 feet to an iron pin set; thence N 82 degrees 01 minutes 06 seconds W – 132.00 feet to a point in a hollow; thence S 87 degrees 10 minutes 12 seconds W – 53.15 feet to a 10" elm in hollow; thence S 63 degrees 54 minutes 54 seconds W – 246.99 feet to a 14" elm in hollow; thence S 83 degrees 48 minutes 30 seconds W – 155.38 feet to a point in hollow; thence S 67 degrees 41 minutes 01 seconds W – 176.25 feet to a 36" sycamore in hollow; thence N 87 degrees 48 minutes 28 seconds W – 265.31 feet to a point in hollow; thence S 38 degrees 56 minutes 37 seconds W – 100.76 feet to a 42" sycamore in hollow; thence S 70 degrees 21 minutes 02 seconds W – 313.53 feet to a point in hollow; thence S 06 degrees 31 minutes 51 seconds E – 82.78 feet to a point in hollow; thence N 83 degrees 42 minutes 20 seconds W – 64.07 feet to a point in hollow; thence S 59 degrees 32 minutes 51 seconds W – 42.10 feet to a 14" twin water maple on North bank of hollow and the East bank of the Licking River; thence with the East bank of said Licking River, N 00 degrees 38 minutes 11 seconds E – 216.89 feet to point on bank; thence N 14 degrees 52 minutes 32 seconds E – 249.25 feet to a 24" twin water maple on the East bank; thence N 23 degrees 42 minutes 01 seconds E – 587.98 feet to a point on the East bank of the Licking River, a corner to the Kentucky Department of Fish & Wildlife (DB. 124, PG. 85); thence leaving the East bank of the Licking River with the line of Fish & Wildlife, passing thru an iron pin set at 51.00 feet, N 85 degrees 30 minutes 40 seconds E – a total distance of 554.35 feet to the place of beginning containing 16.7363 acres more or less and is exclusive of all other right of ways and easements of record.

The above description is in accordance with a new boundary survey made by Patrick A. McLafferty, P.L.S. 3046 on the 7th day of May, 2025.

Patrick A. McLafferty

P.L.S. 3046

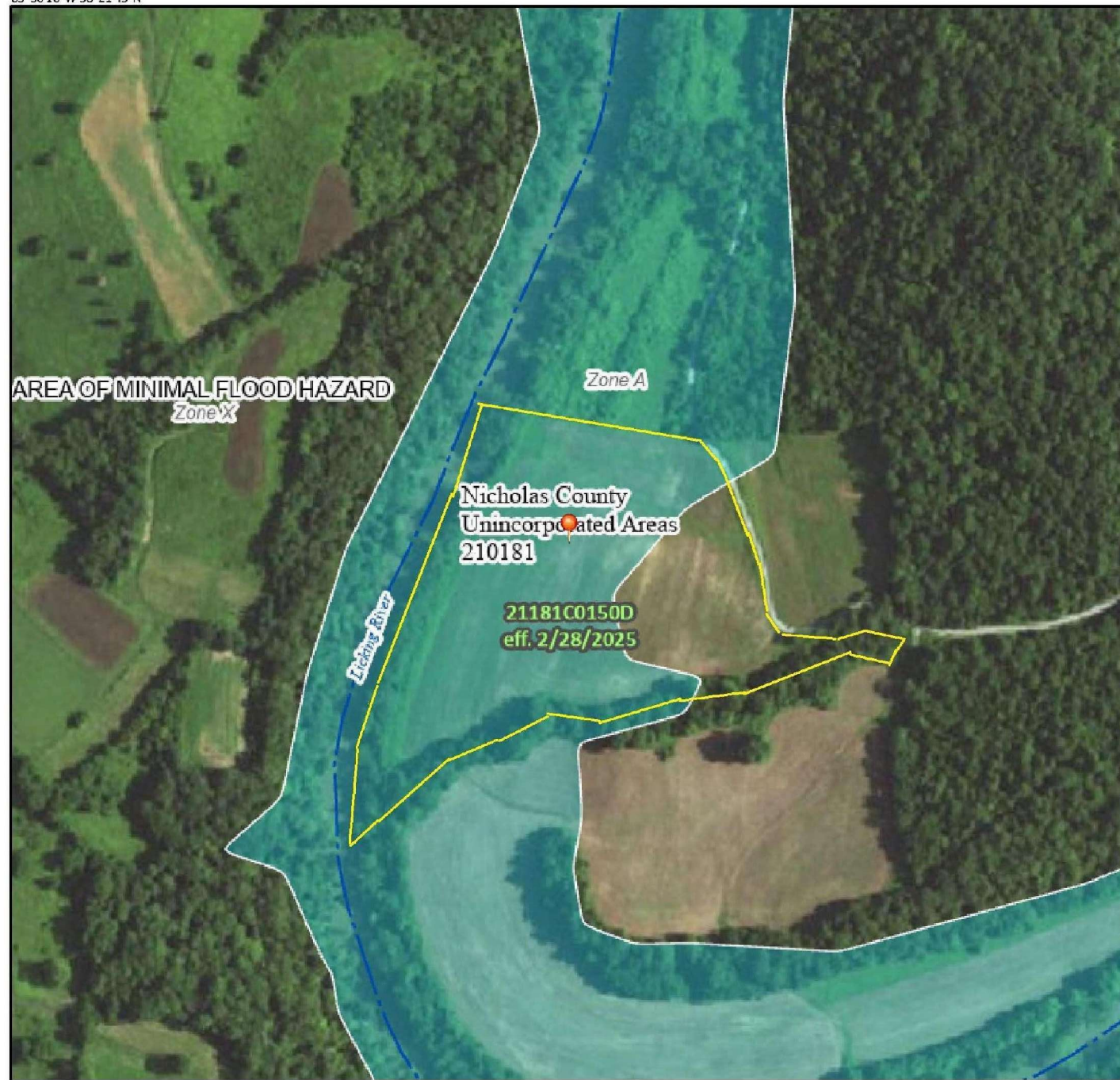
This being a part of the same property as described and recorded in DB. 153, PG. 175 in the office of Nicholas County Court Clerk's Records, Carlisle, Ky.

National Flood Hazard Layer FIRMette



Effective Date 2/28/2025

83°56'16"W 38°21'43"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

83°55'38"W 38°21'15"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/23/2025 at 11:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ABOUT THE CLAY WILDLIFE MANAGEMENT AREA (WMA)

FREQUENTLY ASKED QUESTION:

CAN THE PUBLIC HUNT ON THE CLAY WILDLIFE MANAGEMENT AREA (WMA)?

THE FOLLOWING INFORMATION CAME FROM THE DEPARTMENT OF FISH & WILDLIFE RESOURCES WEBSITE SPECIFIC TO THE CLAY WILDLIFE MANAGEMENT AREA (WMA)

The short answer is "YES!". The website specifically lists Whitetail Deer, Grouse & Quail, Pheasant, Rabbit, and Upland Birds



CLAY WILDLIFE MANAGEMENT AREA (WMA)

Clay WMA
WMA Overview

Size: 8979 acres

Location: Nicholas, Fleming, Bath

Contact: (859) 289-8564

Elevation: minimum 597 feet, maximum 959 feet.

Entrance GPS coordinates: Latitude N 38.3411, Longitude W -83.9195

Area Habitat: open land 10.77%, forest 88.19%, wetland 0.30%, open water 0.15%.

The 2025 Fishing and Hunting Guide may be accessed by entering the following URL into the web-browser on your computer or phone (link follows):

<https://fw.ky.gov/Hunt/Documents/huntingguideentire.pdf>

Regulations

Deer Season Restrictions:

Archery/crossbow: Prohibited on the main tract during the quota fox hunting field trials (September 10 – 13, 2025; September 24-26, 2025; February 25 – 28, 2026)

Modern Gun: Quota Hunt Only

Rabbit: Open November 1 – December 31, 2025, except closed on November 1-2, 2025 for the Deer Quota Hunt and in the Pheasant Quota Hunt Units during Pheasant Quota Hunts December 5-8, 2025.

Grouse and Quail: Open until 3 p.m. (local time) on Tuesdays and Saturdays from November 1 - December 31, 2025, except closed on November 1-2, 2025 for the Deer Quota Hunt and in the Pheasant Quota Hunt Units during Pheasant Quota Hunts December 5-8, 2025. Daily Bag Limit is four quail and two grouse.

Bear: Open Only in Bear Zone.

Other Restrictions:

Pheasant Quota Hunts: either sex, limit two, on December 5, 6 and 7, 2025; Open December 8, 2025 only to drawn pheasant quota hunters, either sex, limit three; Open December 9-31, either sex, daily limit three.

The main tract of the management area is closed to public use September 10-13, September 24-27, 2025; and February 25-28, 2026 except for those registered to participate in quota fox hunting field trials on those days.

During the pheasant quota hunt period, pheasant quota hunt units close to small game hunting for four consecutive days starting the first Friday in December. Rabbit, quail and grouse hunters must check in and check out at a self-service kiosk and clearly display a department-provided vehicle hang-tag in a vehicle. Hang-tags are available in advance through the department's website. Portions of this WMA in Fleming and Bath counties are Zone 3 for bear.

Directions & Description

Located approximately eight miles northeast of Carlisle, KY. From Carlisle take KY 32 north and turn right on KY 57, Cassidy Creek RD. There are two entrances, watch for area signs.

Terrain is steep to rolling. Several boat ramps provide access to the Licking River. Horseback riding trails on main Nicholas County tract only.

Upland Bird and Rabbit Hunters MUST check in/out at Kiosks using Hang Tag (last page of map document)

This WMA is closed to the public during quota fox hunting field trials. Owned by Kentucky Department of Fish and Wildlife Resources, portions purchased with funds from the Heritage Lands Conservation Fund.

The LICKING RIVER (from Wikipedia)

(information about the Licking River is from Wikipedia): The Licking River is a partly navigable 303 mile long (488 km) tributary of the Ohio River in Northeastern Kentucky. The river and its tributaries drain much of the region of northeastern Kentucky between the watersheds of the Kentucky River to the west and the Big Sandy River to the east. The North Fork Licking River, in Pendleton County, Kentucky, is one of its tributaries. The South Fork Licking River, in counties including Harrison County, Kentucky, is another.

The River is considered by ecologists to provide a unique ecosystem in the region. The lower river is considered to be a habitat for the relatively rare native Muskellunge. The River basin supports several other fish species including: reidside dace, mimic shiner, streamline chub, slender madtom, blue sucker, paddlefish and eastern sand darter. There are more than 50 species of freshwater mussels, 11 of which are endangered. The watershed provides wetland stopover habitats for about 250 species of migratory birds, an unusually high number. Several state and federal agencies, as well as private organizations such as The Nature Conservancy work to protect the diversity of this important habitat.