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PROPERTY DESCRIPTION

Being a portion of the property of Newell Lowhorn Estate (Deed Book 48 Page 277, Deed Book 177 Page 514) as recorded in the office of the Clinton County Court Clerk, and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a “set rebar” is 1/2 inch in diameter, eighteen inches in length with plastic cap stamped J. Cooksey PLS #3947. All bearings stated herein are referred to Grid North based on KY Single Zone State Plane Coordinate System taken from G.P.S. Observation on: 03-25-25.

Recorded in Plat Cabinet _____ Slide _____

Being a certain tract of land lying on the South right-of-way of Speck Road. Located at 1282 Speck Road in the Spring Creek Community of Clinton County, Ky.

Beginning at a set 1/2” rebar on the South right-of-way of Speck Road (50 ft. R/W) (Referenced: S 74 deg 40 min 12 sec E 1201.60 ft from the intersection of

Olympus Drive and S 88 deg 58 min 54 sec E 88.82 ft from a set ½” rebar), being a new corner to The Newell Lowhorn Estate (Deed Book 48 Page 277, Deed Book 177 Page 517);

Thence with said right-of-way for three calls:

with a curve turning to the left with a radius of **592.46 ft.**, with a delta angle of **13 deg 35 min 16 sec**, with a chord bearing of **N 80 deg 05 min 50 sec E**, with a chord length of **140.17 ft.**, with an arc length of **140.50 ft.**;

thence with a compound curve turning to the left with a radius of **296.76 ft.**, with a delta angle of **22 deg 40 min 47 sec**, with a chord bearing of **N 57 deg 39 min 10 sec E**, with a chord length of **116.71 ft.**, with an arc length of **117.47 ft.**;

N 47 deg 00 min 49 sec E 119.35 ft.

to a set ½” rebar on the South right-of-way of Speck Road (50 ft. R/W), being a new corner to The Newell Lowhorn Estate;

Thence leaving said right-of-way and severing the lands of The Newell Lowhorn Estate: **S 16 deg 48 min 41 sec E 47.27 ft.** to a set ½” rebar at a post; thence **S 31 deg 19 min 13 sec E 346.72 ft.** to a set ½” rebar at a post; thence **S 49 deg 40 min 40 sec W 84.72 ft.** to a set ½” rebar; thence **N 36 deg 42 min 37 sec W 34.65 ft.** to a set ½” rebar; thence **S 54 deg 11 min 42 sec W 149.44 ft.** to a set ½” rebar at a post; thence **N 34 deg 09 min 01 sec W 160.60 ft.** to a set ½” rebar at a post
thence **N 54 deg 58 min 10 sec W 270.17 ft.** to the beginning containing **2.271 Acres**. more or less, as surveyed by Jeremiah Cooksey, PLS #3947 with C&C Land Surveying Inc. on March 25th, 2025. This survey meets all specifications set

forth by 201KAR 18:150. This property is subject to any existing r/w's or easements.



04-04-25

JEREMIAH COOKSEY P.L.S. #3947 DATE

