

### **Property Description**

*A certain tract or parcel of land lying and being in Clinton County, Kentucky and more particularly described as follows:*

*Beginning on an iron pin (found) at the common corner of the lands of (lot 29) Mona Oloffson Revocable Trust, deed book 158, page 694 and the United States of America, thence leaving the lands of Oloffson and along the boundary of the United States of America N 54 30' 14" W 202.60' to a P-K nail (found), said nail being a new corner of the lands of Joyce Ann Groce, deed book 122, page 400, thence leaving the lands of the United States of America and severing the lands of Groce as follows: N 27 02' 53" E 332.28' to a ½" rebar (set); S 66 06' 25" E 161.51' to a 5/8" rebar (found) at the western right-of-way of Bradley Road, 50' R/W and the common corner of the lands of Kevin Groce Heirs, deed book 123, Page 359, and Hunter Enterprises of Albany, LLC, deed book 171, page 51, (lot 5), thence leaving the lands of Hunter Enterprises of Albany, LLC and the Groce Heirs along the said right-of-way S 19 38' 45" W 70.76' to a steel post (found) at the aforesaid lands of Mona Oloffson, thence leaving the said right-of-way and along the lands of Oloffson S 21 18' 44" W 302.31' to the beginning and containing 1.46 acres by survey.*

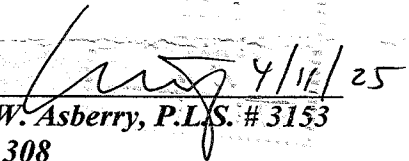
*Actual field survey performed by Michael W. Asberry, P.L.S. 3 3153 on the 7<sup>th</sup> day of April, 2025.*

*The basis of the bearings described hereon was from a magnetic reading taken on the property on the 7<sup>th</sup> day of April, 2025.*

*Being a portion of the same lands as described in deed book 122, page 400 as of record in the Clinton County Clerk's Office Albany, Kentucky.*

*This survey is subject to any easements, right-of-way, restrictions and or exceptions which may affect said survey.*

*I do hereby certify that this survey was performed under my direct supervision by the method of random traverse with side shots. The unadjusted precision ratio of the traverse was 1:10323' plus and was not adjusted. This survey as shown hereon represents a rural boundary survey and complies with 201-KAR-18:150.*

 4/11/25  
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