

SURVEYOR'S CERTIFICATE

I certify that I have made a survey of a portion of the property of **James Maxwell Bell** (Deed Book 165, Page 6 and Deed Book 157, Page 275 recorded in the office of the Metcalfe County Court Clerk) to be designated as Tract #4, located in Metcalfe County, Kentucky and being more particularly described as follows:

Unless otherwise specified, any monument referred to herein as a set or an existing iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are based on geodetic north as observed April 20th 2021.

Tract #4

Beginning at a set iron pin on the r\w of Kentucky Highway #544 (60 ft. r\w) a corner to Larry Decker (Deed Book 75, Page 506 and Deed Book 79, Page 176 and Deed Book 108, Page 836); thence with the line of Decker S 74 deg. 49 min. 59 sec. E 942.67 ft. to a set iron pin at a stone and a cedar; thence S 15 deg. 00 min. 01 sec. W 282.99 ft. to a set iron pin, a corner to Decker in the line of Thomas Beckfield (Deed Book 135, Page 233); thence with the line of Beckfield S 56 deg. 45 min. 39 sec. E 447.59 ft. to a set iron pin at a stone, an original tract corner; thence S 06 deg. 30 min. 24 sec. E 812.89 ft. to a set iron pin at a 12" maple on the north side of the branch, a corner to Beckfield and Kim Wilson Harwood et al (Deed Book 150, Page 696); thence with the center of the branch and the line of Harwood S 52 deg. 53 min. 58 sec. E 49.96 ft.; thence S 53 deg. 25 min. 38 sec. E 97.02 ft.; thence S 87 deg. 22 min. 11 sec. E 69.27 ft. to the intersection of branches; thence N 69 deg. 33 min. 22 sec. E 125.04 ft.; thence S 87 deg. 00 min. 07 sec. E 118.03 ft.; thence N 44 deg. 42 min. 17 sec. E 68.28 ft.; thence N 20 deg. 49 min. 36 sec. E 158.91 ft.; thence N 65 deg. 54 min. 09 sec. E 117.32 ft.; thence N 79

deg. 07 min. 34 sec. E 181.96 ft.; thence N 34 deg. 36 min. 19 sec. E 71.36 ft.; thence N 50 deg. 31 min. 52 sec. E 95.04 ft. to a point in the center of the branch (referenced S 37 deg. 15 min. 27 sec. E 12.36 ft. from a set iron pin, between an elm and a white oak); thence still with the branch N 38 deg. 12 min. 22 sec. E 185.63 ft.; thence N 55 deg. 20 min. 02 sec. E 71.82 ft.; thence N 13 deg. 55 min. 37 sec. E 38.83 ft.; thence N 09 deg. 29 min. 26 sec. W 140.48 ft.; thence N 44 deg. 09 min. 37 sec. E 167.77 ft.; thence N 86 deg. 54 min. 01 sec. E 76.01 ft.; thence S 66 deg. 39 min. 41 sec. E 47.10 ft.; thence S 89 deg. 07 min. 55 sec. E 191.95 ft. to a set iron pin at a stump on the south side of the branch; thence leaving the branch with the line of Harwood S 04 deg. 18 min. 42 sec. E (passing a set iron pin at an old fence corner, a corner to Harwood and Rondal Shirley's 73.42 Acre tract at 1148.97 ft.) 1264.01 ft. to a set iron pin at a small maple; thence with the line of Shirley S 87 deg. 10 min. 28 sec. E 1385.75 ft. to an existing iron pin at a 24" cedar, a corner to Shirley and David Moss (Deed Book 166, Page 240 and a Plat in Slide A 1758); thence with the line of Moss S 87 deg. 10 min. 28 sec. E 881.07 ft. to an existing iron pin at a 20" hickory, a corner to Moss and Rondal Shirley (Deed Book 148, Page 866 and Deed Book 163, Page 37); thence with the line of Shirley N 08 deg. 24 min. 36 sec. E (passing a set iron pin at 588.61 ft.) 648.61 ft. to a point in the center of the East Fork of Little Barren River, a corner to Shirley and Charles Guillot (Deed Book 164, Page 871); thence with the center of the river and the line of Guillot and James Gary Phillips (Deed Book 140, Page 702) N 88 deg. 06 min. 27 sec. W 910.15 ft.; thence N 74 deg. 22 min. 26 sec. W 141.18 ft. to a point in the center of the river (referenced S 26 deg. 16 min. 04 sec. W 50.33 ft. from a set iron pin on the north bank); thence still with the center of the river N 57 deg. 09 min. 08 sec. W 188.95 ft.; thence N 39 deg. 06 min. 06 sec. W 58.47 ft. to a point in the center of the river, a corner to Phillips and Tract #3 of this division; thence leaving the river with the line of Tract #3 S 44 deg. 05 min. 30 sec. W 105.36 ft. to a set iron pin; thence S 44 deg. 05 min. 30 sec. W 92.02 ft. to a set iron pin; thence S 85 deg. 44 min. 24 sec. W 197.78 ft. to a set iron pin; thence S 76

deg. 23 min. 31 sec. W 88.30 ft. to a set iron pin; thence N 15 deg. 55 min. 26 sec. W 138.95 ft. to a set iron pin; thence N 16 deg. 42 min. 37 sec. E 177.01 ft. to a set iron pin; thence N 21 deg. 23 min. 42 sec. W 54.60 ft. to a set iron pin; thence N 40 deg. 43 min. 18 sec. W 72.22 ft. to a set iron pin on a 30 ft. r\w; thence N 40 deg. 43 min. 18 sec. W 15.00 ft. to a point in the center of the 30 ft. r\w; thence with the center of the r\w and the line of Tract #3 N 22 deg. 06 min. 19 sec. E 74.26 ft.; thence N 29 deg. 50 min. 49 sec. E 91.02 ft.; thence N 09 deg. 30 min. 22 sec. W 78.78 ft.; thence N 24 deg. 26 min. 19 sec. W 75.34 ft.; thence N 50 deg. 18 min. 22 sec. W 58.05 ft.; thence N 22 deg. 03 min. 02 sec. W 75.67 ft.; thence N 54 deg. 04 min. 30 sec. W 30.30 ft. to a point in the center of the r\w in the center of the branch, a corner to Tract #3; thence S 59 deg. 50 min. 18 sec. W 15.09 ft. to a point on the west side of the 30 ft. r\w (referenced S 33 deg. 29 min. 34 sec. E 19.73 ft. from a set iron pin); thence with the west side of the r\w N 36 deg. 27 min. 13 sec. W 54.08 ft.; thence N 42 deg. 01 min. 16 sec. W 79.07 ft.; thence N 29 deg. 03 min. 58 sec. W 9.86 ft. to an existing iron pin on the r\w, a corner to Jerry Poland (Deed Book 168, Page 222 and a Plat in Slide A 1778A); thence with the line of Poland S 78 deg. 10 min. 41 sec. W 297.23 ft. to an existing iron pin, 4 feet south of a 12" walnut; thence S 43 deg. 10 min. 30 sec. W 116.47 ft. to an existing iron pin; thence S 74 deg. 39 min. 17 sec. W 111.54 ft. to an existing iron pin; thence N 67 deg. 14 min. 53 sec. W 166.65 ft. to an existing iron pin; thence N 81 deg. 01 min. 54 sec. W 152.08 ft. to an existing iron pin; thence N 85 deg. 00 min. 43 sec. W 276.68 ft. to an existing iron pin; thence S 71 deg. 00 min. 28 sec. W 214.82 ft. to an existing iron pin; thence S 28 deg. 28 min. 19 sec. W 205.96 ft. to an existing iron pin on an original tract corner; thence S 27 deg. 38 min. 20 sec. W 143.06 ft. to a set iron pin; thence S 47 deg. 14 min. 55 sec. W 126.46 ft. to an existing iron pin at a 14" crooked white oak; thence N 34 deg. 25 min. 13 sec. W 78.79 ft. to an existing iron pin at a 4" maple; thence N 24 deg. 41 min. 59 sec. W 489.59 ft. to an existing iron pin at a large cedar; thence crossing a hollow N 50 deg. 51 min. 23 sec. W 683.84 ft. to an existing iron pin on a ridge; thence N 47 deg. 56 min.

29 sec. E 257.87 ft. to an existing iron pin on the northeast side of a branch, a corner to Poland and Johnny Wilson (Deed Book 165, Page 794 and a Plat in Slide A 1751); thence with the line of Wilson N 68 deg. 48 min. 36 sec. W 325.12 ft. to an existing iron pin on the southwest side of the branch; thence N 34 deg. 09 min. 16 sec. W 299.65 ft. to an existing iron pin on the northeast side of the branch; thence N 58 deg. 33 min. 12 sec. W 331.80 ft. to an existing iron pin on the northeast side of the branch; thence N 03 deg. 09 min. 35 sec. E 179.16 ft. to an existing iron pin; thence N 51 deg. 56 min. 13 sec. W 100.59 ft. to an existing iron pin on the r\w of Kentucky Highway #544 (60 ft. r\w) a corner to Wilson; thence with the r\w S 26 deg. 28 min. 55 sec. W 124.63 ft.; thence S 19 deg. 43 min. 55 sec. W 77.98 ft.; thence S 15 deg. 14 min. 10 sec. W 84.29 ft.; thence S 13 deg. 56 min. 43 sec. W 71.06 ft.; thence S 14 deg. 46 min. 25 sec. W 78.35 ft.; thence S 17 deg. 39 min. 18 sec. W 76.41 ft.; thence S 22 deg. 56 min. 41 sec. W 80.52 ft.; thence S 28 deg. 33 min. 00 sec. W 77.35 ft.; thence S 34 deg. 51 min. 06 sec. W 78.21 ft.; thence S 39 deg. 24 min. 47 sec. W 63.42 ft.; thence S 43 deg. 32 min. 07 sec. W 65.83 ft.; thence S 47 deg. 54 min. 06 sec. W 62.36 ft.; thence S 51 deg. 12 min. 57 sec. W 43.87 ft. to the beginning containing **89.39**

Acres more or less. This property is subject to any existing r\ws and easements. Witness my signature this 20th day of April 2021.

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Jeffrey D. Nance K.L.S. #3014 Date