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**Description of a Part of the Property of
Griffin Brothers Investments, LLC.
44.43 Acre Tract**

Bearings are referenced to GRID NORTH- Kentucky State Plane (Single Zone) as obtained from GPS observations on April 10, 2025. "IP" herein described being a 5/8" diameter X 18" long rebar with a blue plastic cap stamped "TITAN SURVEYING, PS 4138" (set this survey). All adjoiners herein are "now or formerly".

Lying in Laurel County, Kentucky, approximately 0.69 miles southeast of the junction of Upper Raccoon Creek Road and Kentucky Highway 472 (Johnson Road) and approximately 5.38 miles northeast of the City of London.

Being a part of the property conveyed to Griffin Brothers Investments, LLC. by Deed Dated May 09, 2025 and recorded in Deed Book 826 on Page 052 in the Laurel County Clerk's Office.

COMMENCING at a 10"x 12" set stone (found this survey) on the southwest side of Upper Raccoon Creek Road (30' wide- no record source of title found), being near Kentucky State Plane (Single Zone) Coordinates of (N: 3585823.71, E:5432402.73), a corner to Scott Owens and Carla Owens (Deed Book 799, Page 369) referenced by a 5/8" diameter rebar with yellow plastic cap stamped "REFERENCE MONUMENT, PS 4138" (set this survey) lying S 68°50'50" W, 1.37' away;

THENCE leaving the line of Owens and continuing with the southwest side of Upper Raccoon Creek Road the following 4 calls:

- 1) S 64°37'45" E, 82.70' to a point (no monument set);
- 2) A curve to the right having a radius of 449.19', a chord bearing of S 58°43'30" E and a chord length of 92.41' to a point (no monument set);

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3) A curve to the left having a radius of 466.74', a chord bearing of S 64°30'34" E and a chord length of 189.12' to a point (no monument set);

4) S 76°11'54" E, 105.12' to an IP set on the southwest side of Upper Racoon Creek Road, a new corner to the tract of Griffin Brothers Investments, LLC. and being the POINT OF BEGINNING of the 44.43 acre tract described hereon;

THENCE with the southwest side of Upper Racoon Creek Road the following 4 calls:

1) S 76°32'43" E, 155.52' to a point (no monument set);

2) S 76°22'29" E, 283.85' to a point (no monument set);

3) A curve to the left having a radius of 305.68', a chord bearing of S 88°19'53" E and a chord length of 126.65' to a point (no monument set);

4) A curve to the right having a radius of 107.08', a chord bearing of S 88°10'37" E and a chord length of 44.93' to an IP;

THENCE leaving the southwest side of Upper Racoon Creek Road and severing the parent tract S 05°48'03" E, 299.91' to an IP set at the bottom of a spur;

THENCE continuing to sever the parent tract and up the spur the following 13 calls:

1) S 37°51'08" E, 191.36' to a point (no monument set);

2) S 29°31'48" E, 230.29' to an IP;

3) S 29°33'30" E, 115.70' to a point (no monument set);

4) S 39°36'40" E, 90.30' to a point (no monument set);

5) S 22°35'37" E, 114.46' to an IP;

6) S 26°10'30" E, 61.77' to a point (no monument set);

7) S 02°43'57" E, 119.60' to an IP;

9) S 37°30'29" W, 114.00' to a point (no monument set);

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- 9) S 29°16'50" W, 285.45' to an IP;
- 10) S 08°25'03" W, 99.91' to a point (no monument set);
- 11) S 29°58'20" W, 113.21' to a point (no monument set);
- 12) S 60°57'08" W, 100.35' to an IP;
- 13) S 22°16'40" W, 120.22' to a 5/8" diameter rebar with yellow plastic cap stamped "RSP, 2776" (found this survey) in the line of David Chestnut (Deed Book 669, Page 396);

THENCE leaving the spur and with the line of Chestnut the following 2 calls;

- 1) N 75°19'41" W, 62.11' to a 5/8" diameter rebar with yellow plastic cap stamped "RSP, 2776" (found this survey);
- 2) S 70°20'54" W, 118.94' to a 5/8" diameter rebar with yellow plastic cap stamped "RSP, 2776" (found this survey) on the north side Raccoon Mountain Road (Deed Book 172, Page 427);

THENCE leaving the line of Chestnut and with the north side of the roadway the following 7 calls:

- 1) S 82°36'20" W, 120.88' to a point (no monument set);
- 2) A curve to the right having a radius of 427.46', a chord bearing of N 83°11'05" W and a chord length of 86.47' to a point (no monument set);
- 3) N 78°27'24" W, 222.89' to a point (no monument set);
- 4) A curve to the right having a radius of 50.52', a chord bearing of N 57°17'24" W and a chord length of 36.48' to a point (no monument set);
- 5) N 36°07'24" W, 19.06' to a point (no monument set);
- 6) A curve to the left having a radius of 432.84', a chord bearing of N 44°28'30" W and a chord length of 127.49' to a point (no monument set);
- 7) A curve to the left having a radius of 300.05', a chord bearing of N 71°52'18" W and a chord length of 111.76' to an IP set at the top of a spur;

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THENCE leaving the north side of Raccoon Mountain Road and with the spur the following 9 calls:

- 1) N 03°47'27" W, 253.25' to a point (no monument set);
- 2) N 04°58'14" E, 85.68' to an IP;
- 3) N 43°35'13" W, 162.53' to a point (no monument set);
- 4) N 31°48'45" W, 132.42' to an IP;
- 5) N 02°02'52" W, 240.05' to an IP;
- 6) N 21°17'52" E, 138.96' to a point (no monument set);
- 7) N 08°57'33" E, 103.31' to a point (no monument set);
- 8) N 39°53'14" E, 104.93' to an IP;
- 9) N 30°59'12" E, 86.99' to a point (no monument set) at the bottom of the spur;

THENCE leaving the spur and continuing to sever the parent tract the following 2 calls:

- 1) N 22°10'14" E, 248.68' to an IP;
- 2) N 22°01'35" E, 328.04' to the POINT OF BEGINNING, containing 44.43 acres as surveyed by and/or under the direct supervision of Neil A. Grande, PLS 4138, all field work completed as of April 23, 2025.



06/12/2025

Neil A. Grande, PLS 4138

Date

