

I certify I am duly qualified City Clerk of the City of Williamstown, Kentucky, and the following 22 pages of Ordinance No. 2021-01 is a true, correct, and complete copy duly adopted by the City Council at a duly convened meeting held on February 1, 2021, all as appears in the official records of the City of Williamstown.

WITNESS, my hand and Seal of the City of Williamstown, this 25th day of February, 2021.

Vivian Link

Vivian Link, City Clerk/Treasurer
City of Williamstown, Kentucky

(Seal)

RECEIVED AND FILED
DATE March 9, 2021

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandis Adkinson

ORDINANCE NO. 2021-01

AN ORDINANCE OF THE CITY OF WILLIAMSTOWN, KENTUCKY, ANNEXING INTO THE CITY OF WILLIAMSTOWN, KENTUCKY, CERTAIN TERRITORIES OWNED BY DAVIS PARKWAY, LLC. THE FIRST TERRITORY CONTAINING 40.63 ACRES, MORE OR LESS, AND THE SECOND TERRITORY CONTAINING 50.83 ACRES, MORE OR LESS. BOTH TERRITORIES SHALL RECEIVE A CITY OF WILLIAMSTOWN ZONING CLASSIFICATION OF RESIDENTIAL-FOUR (R-4).

WHEREAS, on January 4, 2021, Davis Parkway, LLC, requested and consented to the City of Williamstown, Kentucky, a fourth-class city, to annex their land/territory located on Conrad Lane of 40.63 acres, more or less, and 50.83 acres, more or less, into the city limits; and

WHEREAS, the City of Williamstown, by and through its City Council, having reviewed Davis Parkway, LLC's, request and consent to annexation at its regular scheduled Council Meeting, and having determined that the land/territory meets the criteria as set forth in K.R.S. 81A.410; and

WHEREAS, after debate, the City of Williamstown, by and through its City Council, passed its Motion to annex both properties containing 40.63 acres, more or less, and 50.83 acres, more or less, owned by Davis Parkway, LLC, into the corporate limits of the City of Williamstown, Kentucky; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLIAMSTOWN, KENTUCKY, AS FOLLOWS:

SECTION I.

By and through this Ordinance, the City of Williamstown, Kentucky, annexes into the corporate city limits both properties owned by Davis Parkway, LLC, containing 40.63 acres, more or less, and 50.83 acres, more or less, with a City of Williamstown Zoning Classification of Residential-Four (R-4), and are more particularly described as follows:

SEE DESCRIPTION FOR ANNEXATION, PLAT FOR ANNEXATION, AND DEED OF PROPERTY FOR 40.63 ACRES ATTACHED HERETO AS EXHIBIT "A"

SEE DESCRIPTION FO ANNEXATION, PLAT FOR ANNEXATION, AND DEED OF PROPERTY FOR 50.83 ACRES ATTACHED HERETO AS EXHIBIT "B"

SEE DAVIS PARKWAY, LLC'S, CONSENT ATTACHED HERETO AS EXHIBIT "C"

SECTION II.

There is excluded from here an area already in any incorporated city, including, but not necessarily limited to, the City of Williamstown, Kentucky.

SECTION III.

The provisions of this Ordinance are severable; and the invalidity of any provision of this Ordinance shall not affect the validity of any other provision therefore; and such other provisions shall remain in full force and effect as long as they remain valid in the absence of those provisions determined to be invalid.

SECTION IV.

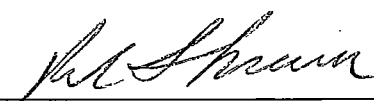
All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION V.

This Ordinance shall be effective as soon as possible according to law.

SECTION VI.

This Ordinance shall be published in summary pursuant to K.R.S. 83 (A).060.(9) and shall be effective as soon as possible according to law.



Rick Skinner, Mayor
City of Williamstown, Kentucky

ATTEST:



Vivian Link, City Clerk/Treasurer

2021-01

1st Reading 01/19/21
2nd Reading 02/01/21
Published 02/25/21

CERTIFICATION

The undersigned, Vivian Link, City Clerk of the City of Williamstown, in Grant County, Kentucky, hereby certifies as follows:

1. The foregoing Ordinance No. 2021-01 was introduced in writing and read to the City Council of the City of Williamstown at regular or special meetings thereof on the 19th _____ day of January _____, 2021, and the 1st _____ day of February _____ 2021 at which quorums were present; and said Ordinance was enacted by the City Council of the City of Williamstown upon the affirmative vote of at least a majority of a quorum thereof, at the meeting thereof on the 1st _____ day of February _____ 2021, with the vote of each member of the City Council entered upon the official record of such meeting; and

2. After passage and adoption of the foregoing Ordinance by the City Council of the City of Williamstown, it was submitted to the Mayor of the City of Williamstown who approved said Ordinance by affixing his signature thereto within ten (10) days after the submission thereof to him; and

3. The foregoing Ordinance was published on the 25th day of February _____ 2021, in the Grant County News, a newspaper qualified thereof, pursuant to the provisions of K.R.S. Chapter 424.



Vivian Link, City Clerk/Treasurer

**LEGAL NOTICE
WILLIAMSTOWN ORDINANCE 2021-01**

TITLE

AN ORDINANCE OF THE CITY OF WILLIAMSTOWN, KENTUCKY, ANNEXING INTO THE CITY OF WILLIAMSTOWN, KENTUCKY, CERTAIN TERRITORIES OWNED BY DAVIS PARKWAY, LLC. THE FIRST TERRITORY CONTAINING 40.63 ACRES, MORE OR LESS, AND THE SECOND TERRITORY CONTAINING 50.83 ACRES, MORE OR LESS. BOTH TERRITORIES SHALL RECEIVE A CITY OF WILLIAMSTOWN ZONING CLASSIFICATION OF RESIDENTIAL-FOUR (R-4).

NARRATIVE

AN ORDINANCE OF THE CITY OF WILLIAMSTOWN, KENTUCKY, ANNEXING INTO THE CITY OF WILLIAMSTOWN, KENTUCKY, CERTAIN TERRITORIES OWNED BY DAVIS PARKWAY, LLC. THE FIRST TERRITORY CONTAINING 40.63 ACRES, MORE OR LESS, AND THE SECOND TERRITORY CONTAINING 50.83 ACRES, MORE OR LESS. BOTH TERRITORIES SHALL RECEIVE A CITY OF WILLIAMSTOWN ZONING CLASSIFICATION OF RESIDENTIAL-FOUR (R-4).

PENALTIES

The full text of each section of the Williamstown Ordinance No. 2021-01 that imposes fine, penalty, forfeiture, tax or fee is as follows:

NONE.

CERTIFICATION

The undersigned, Jeffrey C. Shipp, hereby certifies that he is an attorney licensed to practice law in the Commonwealth of Kentucky; and that he prepared the attached Summary of Williamstown Ordinance No. 2021-01, pursuant to the requirements of K.R.S. 83A.060(9), so that it includes the following:

- (a) The title of the Ordinance;
- (b) A brief narrative setting forth the main points of the Ordinance in a way reasonably calculated to inform the public in a clear and understandable manner of the meaning of the Ordinance; and
- (c) The full text of each section that imposes fines, penalties, forfeitures, taxes or fees.

/s/ Jeffrey C. Shipp
Jeffrey C. Shipp

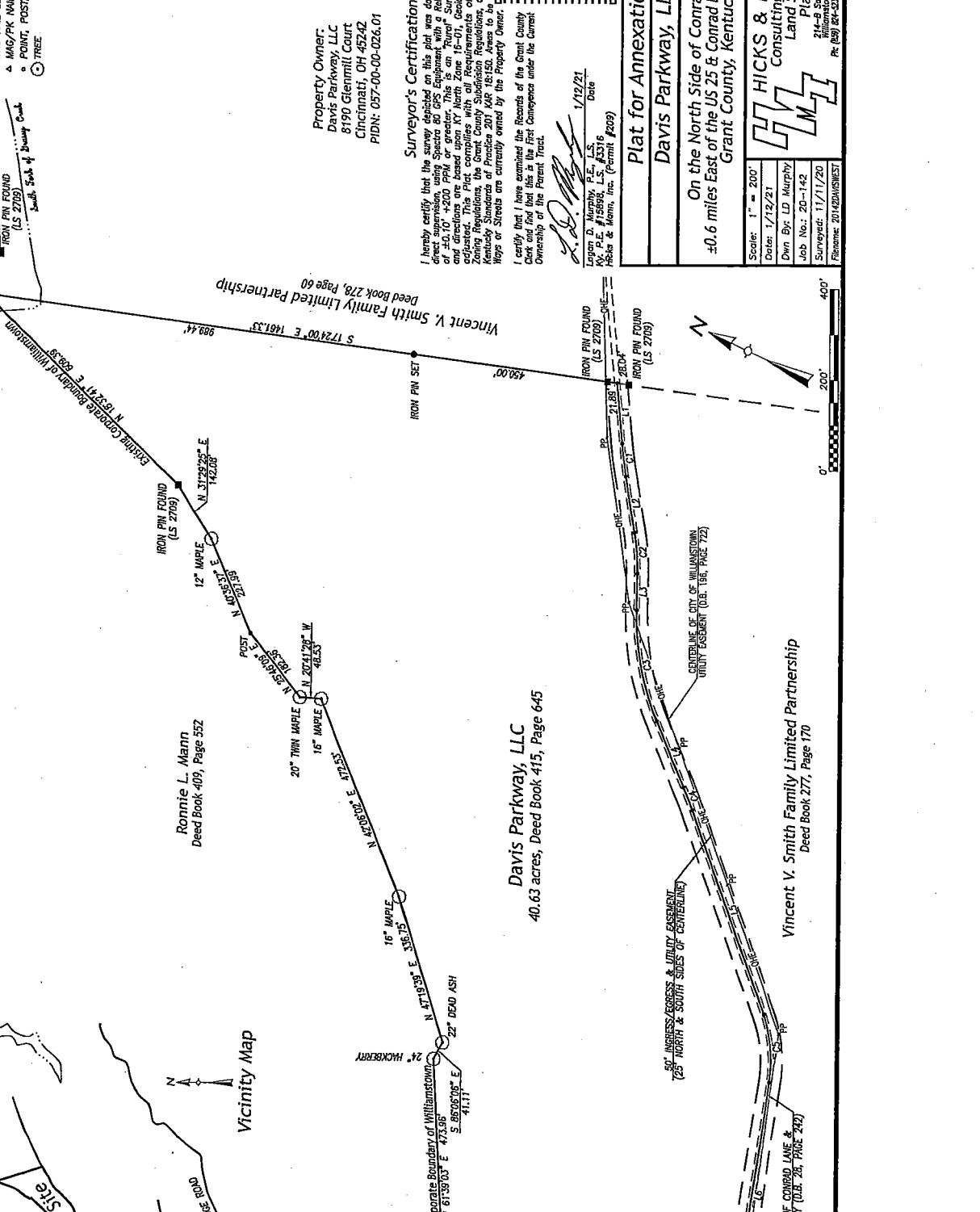
LEGEND

- STANDARD SYMBOLS FOUND ON DRAWING
 (SEE 1/2" X 1/2" REBAR WITH
 "GRADE" OR "NO GRADE")
 ● IRON PIN FOUND (PT) (LSP OR NO CAP)
 ◆ P/V MARKER
 ▲ MAG NAIL SET (1 1/2")
 △ MAG/PIV NAIL FOUND
 ○ POINT, POST, OR PIPE
 ⊙ TREE

LINE	BEARING	DISTANCE
L1	S 59°27'30" W	133.63'
L2	S 55°18'21" W	126.50'
L3	S 65°42'19" W	60.93'
L4	S 47°43'09" W	159.05'
L5	S 44°45'53" W	479.30'
L6	S 73°44'33" W	498.87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1000.00'	72.45'	57.44'	S 57°22'55" W
C2	500.00'	60.25'	46.84'	S 60°30'20" W
C3	600.00'	25.11'	24.28'	S 53°42'44" W
C4	1000.00'	53.15'	51.19'	S 43°14'31" W
C5	300.00'	151.23'	130.12'	S 39°19'13" W

CHORD BEARING	DISTANCE
S 57°22'55" W	57.44'
S 60°30'20" W	46.84'
S 53°42'44" W	24.28'
S 43°14'31" W	51.19'
S 39°19'13" W	130.12'



Workman Family Trust
 Deed Book 380, Page 504

Davis Parkway, LLC
 40.63 acres, Deed Book 415, Page 645

Ronnie L. Mann
 Deed Book 409, Page 552

Vincent V. Smith Family Limited Partnership
 Deed Book 277, Page 170

Property Owner:
 Davis Parkway, LLC
 8190 Glenmill Court
 Cincinnati, OH 45242
 PIDN: 057-00-00-026.01

Surveyor's Certification
 I hereby certify that the survey depicted on this plat was done by persons under my direct supervision, using Spectra 80 GPS Equipment with a Relative Position Accuracy and precision of better than 1:50,000. This is an electronic survey and the distances and directions are based on the NAD 83 datum. The survey was conducted in accordance with the Kentucky Standards of Practice 201 KAR 181.50. Areas to be delineated including Public Highways or Streets are currently owned by the Property Owner or the Commonwealth of Kentucky.

I certify that I have examined the Records of the Grant County Clerk and find that this is the first Conveyance under the Grant Ownership of the Parent Tract.

L.D. MURPHY
 3816
 LICENSED PROFESSIONAL LAND SURVEYOR

Plat for Annexation
 Davis Parkway, LLC

On the North Side of Conrad Lane
 ±0.6 miles East of the US 25 & Conrad Lane Intersection
 Grant County, Kentucky

HICKS & MANN, INC.
 Consulting Engineering
 Land Surveying
 Planning
 214-B South Main Street
 Williamson, KY 40397
 Ph: (606) 684-3371 - Fax: (606) 684-8887

Date: 1/12/21
 Drawn By: LD Murphy
 Job No.: 20-142
 Surveyed: 11/11/20
 Filename: 201201051WEST

Map Check

Davis West

11/12/2020 09:22

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			349	424038.92	1550157.81	CL
349-326	N 18°57'50" W	666.52	326	424669.26	1549941.21	IPS
326-327	N 61°39'03" E	473.96	327	424894.32	1550358.33	24" HACKBERRY
327-328	S 86°06'06" E	41.11	328	424891.52	1550399.34	22" DEAD ASH
328-329	N 47°19'39" E	336.75	329	425119.78	1550646.93	16" MAPLE
329-330	N 42°06'02" E	472.53	330	425470.38	1550963.73	16" MAPLE
330-331	N 20°41'28" W	48.53	331	425515.78	1550946.58	20" TWIN MAPLE
331-332	N 25°46'09" E	182.36	332	425680.00	1551025.86	POST
332-333	N 40°36'37" E	227.99	333	425853.08	1551174.27	12" MAPLE
333-147	N 31°29'25" E	142.08	147	425974.24	1551248.48	ipf 2709,
147-302	N 18°32'41" E	609.39	302	426551.99	1551442.29	24" HACKBERRY
302-321	S 17°24'00" E	1461.33	321	425157.53	1551879.29	CL
321-334	S 59°27'30" W	133.63	334	425089.62	1551764.20	CL
CURVE A=72.48 DELTA=04°09'09" T=36.25 EXT=0.66						
334-336	S 57°22'55" W	72.46	336	425050.56	1551703.17	CL
RADIUS POINT		1000.00	335	424228.36	1552272.36	RP
336-337	S 55°18'21" W	126.50	337	424978.56	1551599.16	CL
CURVE A=90.75 DELTA=10°23'58" T=45.50 EXT=2.07						
337-339	S 60°30'20" W	90.63	339	424933.94	1551520.28	CL
RADIUS POINT		500.00	338	425389.66	1551314.56	RP
339-340	S 65°42'19" W	80.93	340	424900.64	1551446.52	CL
CURVE A=251.18 DELTA=23°59'09" T=127.46 EXT=13.39						
340-342	S 53°42'44" W	249.35	342	424753.07	1551245.53	CL
RADIUS POINT		600.00	341	424353.78	1551693.37	RP
342-343	S 41°43'09" W	159.05	343	424634.35	1551139.68	CL
CURVE A=53.15 DELTA=03°02'43" T=26.58 EXT=0.35						
343-345	S 43°14'31" W	53.15	345	424595.63	1551103.27	CL
RADIUS POINT		1000.00	344	425299.83	1550393.26	RP
345-346	S 44°45'53" W	479.30	346	424255.33	1550765.75	CL
CURVE A=151.73 DELTA=28°58'40" T=77.52 EXT=9.85						
346-348	S 59°15'13" W	150.12	348	424178.58	1550636.73	CL
RADIUS POINT		300.00	347	424466.59	1550552.75	RP
348-349	S 73°44'33" W	498.87	349	424038.92	1550157.81	CL
Closure error distance > 0.00000000 Error Bearing > N 90°00'00" E						
Closure Precision > 1 in 6140823179709.44 Total Distance Traversed > 6140.82						
1769647.7 SQ. FT.						
40.63 ACRES						

76515/Davis Parkway LLC

Return to.

DEED

KENTUCKY LAND TITLE AGENCY
2362 GRANDVIEW DRIVE
FT MITCHELL, KY 41017

KNOW ALL PERSONS BY THESE PRESENTS:

That Vincent V Smith Family Limited Partnership, a Kentucky limited partnership, for and in consideration of Two Hundred Eighty-Four Thousand Four Hundred Ten and 00/100 Dollars (\$284,410.00) paid by the Grantee, herein, the receipt of which is acknowledged, does bargain, sell and convey to Davis Parkway LLC, an Ohio limited liability company, its successors and assigns forever, the following described real estate, County of Grant and Commonwealth of Kentucky, to-wit:

Grantee Mailing Address: X 8190 Glenmill Ct, Cincinnati, OH 45249
Tax Mailing Address: X 8190 Glenmill Ct, Cincinnati, OH 45249
Grantor Mailing Address: 3349 Roanoke Ave, Eugene, OR 97408

Group. Grant

See attached Exhibit "A" for legal description which is incorporated herein by reference

Grantor reserves a 50' easement on, over, under, through and across the above described property for the purpose of establishing and maintaining utility, sewer, water, and telecommunications services for the remainder of Grantor's property which is not a part of this transaction. Said 50' easement shall be centered on the existing 50' Ingress/Egress & Utility Easement as depicted on the plat attached hereto and shall continue in perpetuity and run with the land for the benefit of Grantor and Grantor's successors and assigns

Being part of the same property conveyed to the Grantor herein by deed recorded in Deed Book 277, page 170 of the Grant County Clerk's records at Williamstown, Kentucky

Together with all the privileges and appurtenances to the same belonging. To have and to hold the same to the said Grantee, Davis Parkway LLC, an Ohio limited liability company, its successors and assigns, forever, the Grantor, Vincent V Smith Family Limited Partnership, a Kentucky limited partnership, its successors and assigns, hereby covenanting with the Grantee, Davis Parkway LLC, an Ohio limited liability company, that the title so conveyed is clear, free, and unencumbered and that it will warrant and defend the same against all legal claims whatsoever

EXHIBIT "A"

Lying and being in Grant County, Kentucky, on the North Side of Conrad Lane approximately 0.6 miles East of the intersection of Conrad and US 25 (Dixie Highway) and more particularly described as follows to-wit:

Unless otherwise stated any monument referred to as a set iron pin is a 1/2" iron rebar 18" length with an orange plastic cap stamped Hick & Mann, LDM-3316. All bearings stated herein are based upon KY North Zone 16-01, Geoid 09 and have not been adjusted.

Beginning at a Point in the Center of Conrad Lane, the Center of the Existing 36-foot wide Conrad Lane Right of Way (Plat Cabinet 1, Slide 125), Thence with the Lines of Ronnie L. Mann (Deed Book 409, Page 552), N 18°57'50" W—666.52 feet to an Iron Pin Set (Iron Pin Found, LS 2709 at 25.20 feet), Thence N 61°39'03" E—473.96 feet to a 24" Hackberry, Thence S 86°06'06" E—41.11 feet to a 22" Dead Ash, Thence N 47°19'39" E—336.75 feet to a 16" Maple, Thence N 42°06'02" E—472.53 feet to a 16" Maple, Thence N 20°41'28" W—48.53 feet to a 20" Twin Maple, Thence N 25°46'09" E—182.36 feet to a Post, Thence N 40°36'37" E—227.99 feet to a 12" Maple, Thence N 31°29'25" E—142.08 feet to an Iron Pin Found (LS 2709), Thence N 18°32'41" E—609.39 feet to a 24" Hackberry, a Common Corner to the Workman Family Trust (Deed Book 380, Page 504) and the Vincent V. Smith Family Limited Partnership (Deed Book 278, Page 60), Thence with the Line of Smith, S 17°24'00" E—1461.33 feet to a Point in the Center of Conrad Lane (Iron Pin Set at 989.44 feet and an Iron Pin Found, LS 2709 at 1439.44 feet), Thence with the Center of Conrad Lane and New Made Lines Partitioning the Grantor's Property, S 59°27'30" W—133.63 feet; Thence with a Curve to the left (Arc Length = 72.48 feet, Radius = 1000.00 feet, Chord Bearing = S 57°22'55" W, & Chord Length = 72.46 feet), Thence S 55°18'21" W—126.50 feet; Thence with a Curve to the Right (Arc Length = 90.75 feet, Radius = 500.00 feet, Chord Bearing = S 60°30'20" W, & Chord Length = 90.63 feet); Thence S 65°42'19" W—80.93 feet; Thence with a Curve to the Left (Arc Length = 251.18 feet, Radius = 600.00 feet, Chord Bearing = S 53°42'44" W, & Chord Length = 249.35 feet), Thence S 41°43'09" W—159.03 feet, Thence with a Curve to the Right (Arc Length = 53.15 feet, Radius = 1000.00 feet, Chord Bearing = S 43°14'31" W, & Chord Length = 53.15 feet), Thence S 44°45'53" W—479.30 feet, Thence with a Curve to the Right (Arc Length = 151.73 feet, Radius = 300.00 feet, Chord Bearing = S 59°15'13" W, & Chord Length = 150.12 feet); Thence S 73°44'33" W—498.87 feet to The Point of Beginning, having an area of 40.63 acres more or less exclusive of all right of ways and easements of record and not of record.

The above described property is subject to and/or a beneficiary of a 20 foot wide Passway as described in Deed Book 28, Page 242 and a City of Williamstown Utility Easement as described in Deed Book 196, Page 722.

The above described property is subject to and a beneficiary of a 50 foot wide Ingress/Egress & Utility Easement, said Easement is centered on the Existing Centerline of Conrad Lane as described above.

The above description is in accordance with a Survey made by Hicks & Mann, Inc. on November 11, 2020.

Subject to easements and restrictions of record and/or in existence

IN WITNESS WHEREOF, the said Grantor, Vincent V Smith Family Limited Partnership, a Kentucky limited partnership, hereunto set its hand, this 16th day of December, 2020.

GRANTOR.

Dwayne V Smith *general partner*
Vincent V Smith Family Limited Partnership
By: Dwayne V. Smith
Its General Partner

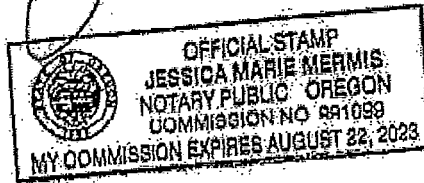
STATE OF Oregon
COUNTY OF Linn

The foregoing instrument was acknowledged before me this 16 day of December, 2020 by the Grantor, Vincent V. Smith Family Limited Partnership, a Kentucky limited partnership, acting by and through Dwayne V. Smith, its General Partner, duly authorized pursuant to its partnership resolution, to be its voluntary act and deed

My commission expires:

Aug 22, 2023

Jessica Marie Mermis
NOTARY PUBLIC



CONSIDERATION CERTIFICATE

We, the undersigned, being the Grantor, Vincent V Smith Family Limited Partnership, a Kentucky limited partnership, and the Grantee, Davis Parkway LLC, an Ohio limited liability company, in a certain deed dated December 16th, 2020, to which this Certificate is attached, or the authorized representatives thereof, do hereby certify, pursuant to K.R.S. Chapter 382, that the consideration reflected in this Deed is either the full consideration paid or the estimated value of the property interest conveyed therein for said property

GRANTEE

GRANTOR

Davis Parkway LLC
By Molly Davis
Its Member

Vincent V Smith *general partner*
Vincent V Smith Family Limited
Partnership
By Dwayne V Smith
Its General Partner

STATE OF _____
COUNTY OF _____

The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this _____ day of December, 2020 by the Grantee, Davis Parkway LLC, an Ohio limited liability company, acting by and through Molly Davis, its Member, duly authorized pursuant to its operating agreement, to be its voluntary act and deed

My commission expires _____

NOTARY PUBLIC

STATE OF Oregon
COUNTY OF Clatsop

The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this 16 day of December, 2020 by the Grantor, Vincent V Smith Family Limited Partnership, a Kentucky limited partnership, acting by and through Dwayne V. Smith, its General Partner, duly authorized pursuant to its partnership resolution, to be its voluntary act and deed

My commission expires X
Aug 22, 2023

Jessica Marie Mermis
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY

Amy J. Arnsperger
AMY J ARNSPERGER, ATTORNEY
2362 Grandview Drive
Fort Mitchell, Kentucky 41017
(859) 344-1919

OFFICIAL STAMP
JESSICA MARIE MERMIS
NOTARY PUBLIC OREGON
COMMISSION NO 981099
MY COMMISSION EXPIRES AUGUST 22, 2023

CONSIDERATION CERTIFICATE

We, the undersigned, being the Grantor, Vincent V Smith Family Limited Partnership, a Kentucky limited partnership, and the Grantee, Davis Parkway LLC, an Ohio limited liability company, in a certain deed dated December 17, 2020, to which this Certificate is attached, or the authorized representatives thereof, do hereby certify, pursuant to K.R.S. Chapter 382, that the consideration reflected in this Deed is either the full consideration paid or the estimated value of the property interest conveyed therein for said property.

GRANTEE

GRANTOR.

Molly Davis
Davis Parkway LLC
By Molly Davis
Its Member

Vincent V Smith Family Limited Partnership
By Dwayne V. Smith
Its General Partner

STATE OF OH
COUNTY OF Hamilton

The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this 17 day of December, 2020 by the Grantee, Davis Parkway LLC, an Ohio limited liability company, acting by and through Molly Davis, its Member, duly authorized pursuant to its operating agreement, to be its voluntary act and deed.

My commission expires X



William Markley
NOTARY PUBLIC
WILLIAM MARKLEY
Notary Public, State of Ohio
My Comm Expires 07/14/2024
Recorded in Hamilton County

STATE OF _____
COUNTY OF _____

The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this _____ day of December, 2020 by the Grantor, Vincent V Smith Family Limited Partnership, a Kentucky limited partnership, acting by and through Dwayne V Smith, its General Partner, duly authorized pursuant to its partnership resolution, to be its voluntary act and deed

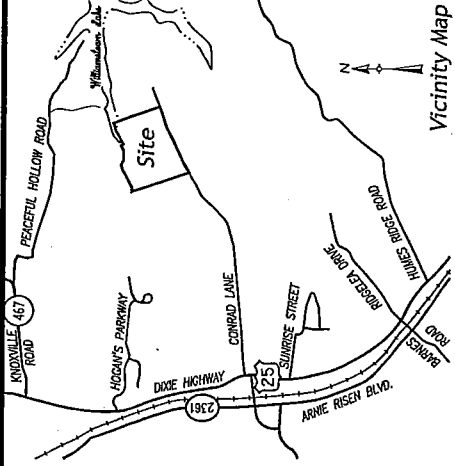
My commission expires _____

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY

Amy J. Abersperger
AMY J. ABERSPERGER, ATTORNEY
2362 Grandview Drive
Fort Mitchell, Kentucky 41017
(859) 344-1919

DOCUMENT NO 177124
RECORDED December 22 2020 10 16 00 AM
TOTAL FEES \$53.00 TRANSFER TAX \$284.50
COUNTY CLERK TABATHA CLEMONS
DEPUTY CLERK MARCELLA BROWN
COUNTY GRANT COUNTY
BOOK D415 PAGES 645 -650



Property Owner:
 Davis Parkway, LLC
 8190 Glenmill Court
 Cincinnati, OH 45242
 PIDN: 057-00-00-023-01

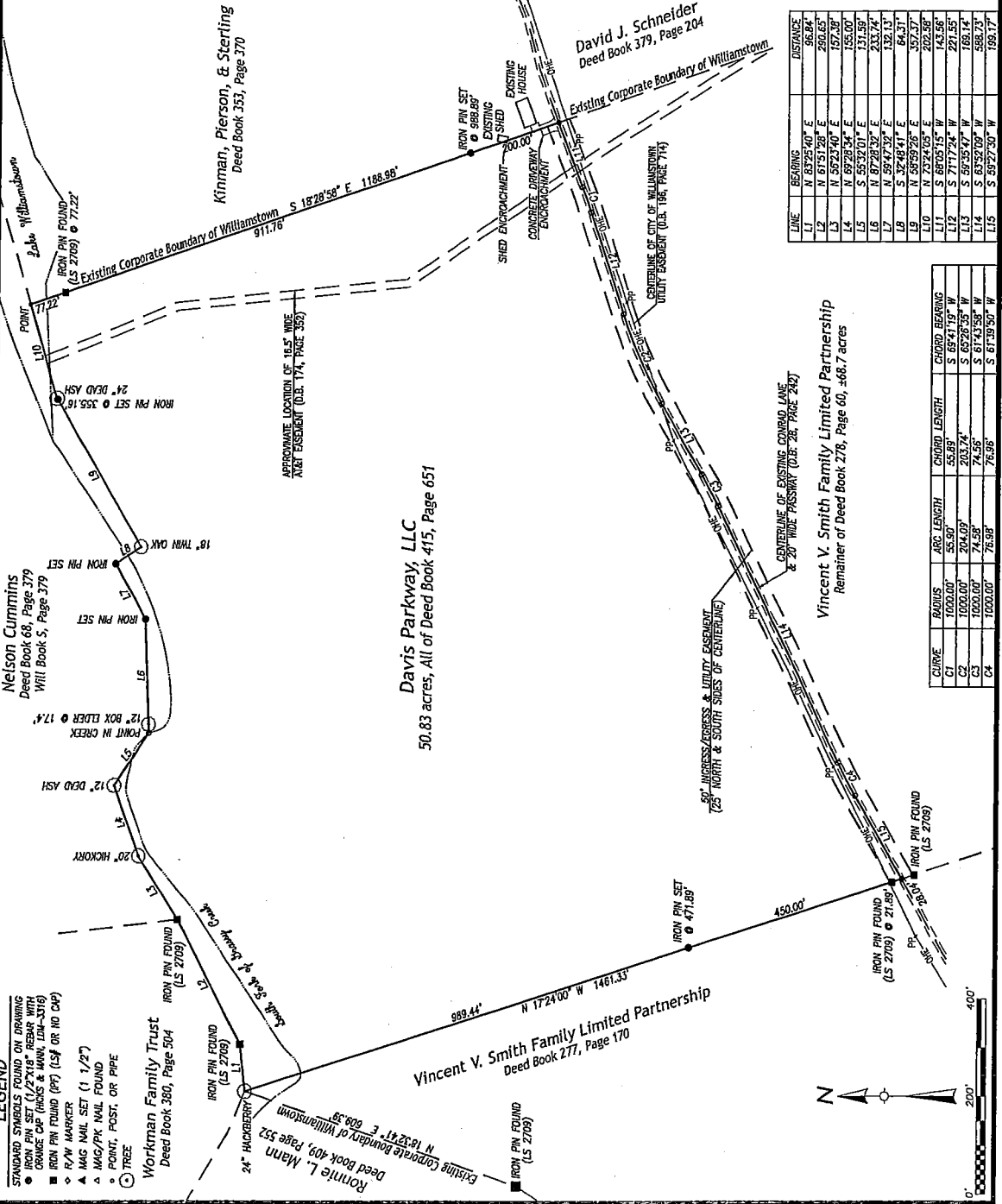
Surveyor's Certification
 I hereby certify that the survey depicted on this plot was done by persons under my direct supervision and with a Realtime Position Accuracy of $\pm 0.10'$ to $\pm 0.20'$ using a Realtime Kinematic (RTK) GPS system. The bearings and distances are based upon NAD 83. All bearings and distances are true and have not been adjusted. This Plot complies with all Requirements of the County of Grant Zoning Regulations, the Grant County Subdivision Regulations, and the Commonwealth of Kentucky Code of Practice 201, Act 181-00. Areas to be surveyed including public Highways and Streets are currently owned by the Property Owner. STATE OF KENTUCKY
 I certify that I have examined the Records of the Grant County Clerk and find that this is the first Conveyance under the Current Ownership of the Parent Tract.
 L.D. MURPHY
 3316
 LICENSED PROFESSIONAL LAND SURVEYOR

Date: 1/19/21
 L.D. Murphy, L.S. #3316
 Hicks & Mann, Inc. (Permit #209)

Plat for Annexation
Davis Parkway, LLC
 On the North Side of Conard Lane
 Grant County, Kentucky
 #1.0 miles East of the US 25 & Conard Lane Intersection

Scale: 1" = 200'
 Date: 1/19/21
 Dwn By: LD Murphy
 Job No.: 20-142
 Surveyed: 11/11/20
 Filename: 2020DMM02501

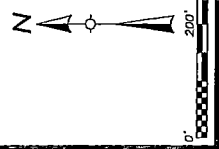
HICKS & MANN, INC.
 Consulting Engineering
 Land Surveying
 Planning
 214-S South Main Street
 Williamson, KY 40391
 PH: (606) 843-3300 • FAX: (606) 843-3881



LINE	BEARINGS	DISTANCE
L1	N 83°25'40" E	96.84'
L2	N 67°51'28" E	299.65'
L3	N 52°23'40" E	157.38'
L4	N 69°28'34" E	155.00'
L5	S 55°32'01" E	131.59'
L6	N 67°28'32" E	233.74'
L7	N 59°47'32" E	132.13'
L8	S 32°48'41" E	64.37'
L9	N 59°59'26" E	357.37'
L10	N 73°24'05" E	202.58'
L11	S 68°05'15" W	143.96'
L12	S 41°16'47" W	221.35'
L13	S 41°16'47" W	488.14'
L14	S 63°52'09" W	488.14'
L15	S 63°27'30" W	183.17'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1020.00'	55.90'	55.89'	S 67°24'15" W
C2	1020.00'	204.09'	203.74'	S 65°29'35" W
C3	1020.00'	74.58'	74.55'	S 61°43'55" W
C4	1020.00'	76.98'	76.95'	S 61°39'50" W

- LEGEND**
- STANDARD SYMBOLS FOUND ON DRAWING
 - IRON PIN SET (1" DIA. 18" DEEP WITH ORANGE CAP (HICKS & MANN, LHM-3316))
 - IRON PIN FOUND (PF) (LS# OR NO CAP)
 - R/W MARKER
 - MAG NAIL SET (1 1/2")
 - MAG/PPK NAIL FOUND
 - POINT, POST, OR PIPE
 - TREE



Map Check
Davis-East

11/09/2020 12:32

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			321	425157.53	1551879.29	CL
321-302	N 17°24'00" W	1461.33	302	426551.99	1551442.29	24" HACKBERRY
302-152	N 83°25'40" E	96.84	152	426563.07	1551538.50	ipf 2709 ,
152-151	N 61°51'28" E	290.65	151	426700.16	1551794.78	ipf 2709 ,
151-303	N 56°23'40" E	157.38	303	426787.27	1551925.86	30" HICKORY
303-304	N 69°28'34" E	155.00	304	426841.61	1552071.03	12" DEAD ASH
304-305	S 55°32'01" E	131.59	305	426767.14	1552179.52	POINT IN CREEK
305-306	N 87°28'32" E	233.74	306	426777.43	1552413.03	IPS
306-307	N 59°47'32" E	132.13	307	426843.91	1552527.22	IPS
307-308	S 32°48'41" E	64.31	308	426789.86	1552562.07	18" TWIN OAK
308-309	N 58°59'26" E	357.37	309	426973.97	1552868.36	24" DEAD ASH
309-310	N 73°24'05" E	202.58	310	427031.84	1553062.50	POINT IN LAKE
310-311	S 18°28'58" E	1188.98	311	425904.19	1553439.43	POINT IN CL
311-313	S 68°05'15" W	143.56	313	425850.61	1553306.24	CL
CURVE	A=55.90 DELTA=03°12'09" T=27.96 EXT=0.39					
313-314	S 69°41'19" W	55.89	314	425831.21	1553253.83	CL
RADIUS POINT		1000.00	322	426778.37	1552933.05	RP
314-315	S 71°17'24" W	221.55	315	425760.14	1553043.98	CL
CURVE	A=204.09 DELTA=11°41'37" T=102.40 EXT=5.23					
315-316	S 65°26'35" W	203.74	316	425675.47	1552858.67	CL
RADIUS POINT		1000.00	323	424812.99	1553364.76	RP
316-317	S 59°35'47" W	169.14	317	425589.87	1552712.79	CL
CURVE	A=74.58 DELTA=04°16'22" T=37.30 EXT=0.70					
317-318	S 61°43'58" W	74.56	318	425554.56	1552647.13	CL
RADIUS POINT		1000.00	324	426452.35	1552206.70	RP
318-319	S 63°52'09" W	588.73	319	425295.27	1552118.57	CL
CURVE	A=76.98 DELTA=04°24'39" T=38.51 EXT=0.74					
319-320	S 61°39'50" W	76.96	320	425258.74	1552050.83	CL
RADIUS POINT		1000.00	325	424397.48	1552558.99	RP
320-321	S 59°27'30" W	199.17	321	425157.53	1551879.29	CL
Closure error distance	> 0.00000000	Error Bearing	> N 90°00'00" E			
Closure Precision	> 1 in 5794060432596.40	Total Distance Traversed	> 5794.06			
	2214170.7 SQ. FT.					
	50.83 ACRES					

76515/Davis Parkway LLC

Return to

DEED

KENTUCKY LAND TITLE AGENCY
2362 GRANDVIEW DRIVE
FT MITCHELL, KY 41017

KNOW ALL PERSONS BY THESE PRESENTS:

That Vincent V Smith Family Limited Partnership, a Kentucky limited partnership, for and in consideration of Three Hundred Fifty-Five Thousand Eight Hundred Ten and 00/100 Dollars (\$355,810.00) paid by the Grantee, herein, the receipt of which is acknowledged, does bargain, sell and convey to Davis Parkway LLC, an Ohio limited liability company, its successors and assigns forever, the following described real estate, County of Grant and Commonwealth of Kentucky, to-wit:

Grantee Mailing Address: X 8190 Glenmill Ct Cincinnati, OH 45249
Tax Mailing Address X 8190 Glenmill Ct Cincinnati, OH 45249
Grantor Mailing Address: 3399 Roanoke Ave, Eugene, OR 97402

Group: Grant

See attached Exhibit "A" for legal description which is incorporated herein by reference

Grantor reserves a 50' easement on, over, under, through and across the above described property for the purpose of establishing and maintaining utility, sewer, water, and telecommunications services for the remainder of Grantor's property which is not a part of this transaction. Said 50' easement shall be centered on the existing 50' Ingress/Egress & Utility Easement as depicted on the plat attached hereto and shall continue in perpetuity and run with the land for the benefit of Grantor and Grantor's successors and assigns

Being part of the same property conveyed to the Grantor herein by deed recorded in Deed Book 278, page 60 of the Grant County Clerk's records at Williamstown, Kentucky

Together with all the privileges and appurtenances to the same belonging. To have and to hold the same to the said Grantee, Davis Parkway LLC, an Ohio limited liability company, its successors and assigns, forever, the Grantor, Vincent V Smith Family Limited Partnership, a Kentucky limited partnership, its successors and assigns, hereby covenanting with the Grantee, Davis Parkway LLC, an Ohio limited liability company, that the title so conveyed is clear, free, and unencumbered and that it will warrant and defend the same against all legal claims whatsoever

EXHIBIT "A"

Lying and being in Grant County, Kentucky, on the North Side of Conrad Lane approximately 1.0 miles East of the Intersection of Conrad and US 25 (Dixie Highway) and more particularly described as follows to-wit:

Unless otherwise stated any monument referred to as a set iron pin is a 1/2" iron rebar 18" length with an orange plastic cap stamped Hick & Mann, LDM-3316. All bearings stated herein are based upon KY North Zone 16-01, Geoid 09 and have not been adjusted.

Beginning at a Point in the Center of Conrad Lane in the East line of the Vincent V Smith Family Limited Partnership (Deed Book 277, Page 170), said Point being N 17°24'00" W—28.04 feet of an Iron Pin Found (LS 2709), Thence with the Line of Smith, N 17°24'00" W—1461.33 feet to a 24" Hackberry (Iron Pin Found, LS 2709 at 21.89 feet and an Iron Pin Set at 471.89 feet), a Common Corner to Ronnie L. Mann (Deed Book 409, Page 352) and the Workman Family Trust (Deed Book 380, Page 504), Thence with the Lines of Workman, N 83°25'40" E—96.84 feet to an Iron Pin Found (LS 2709), Thence N 61°51'28" E—290.65 feet to an Iron Pin Found (LS 2709), a Corner to Nelson Cummins (Deed Book 68, Page 379 & Will Book S, Page 379), Thence with the Lines of Cummins, N 56°23'40" E—157.38 feet to a 30" Hickory, Thence N 69°28'34" E—135.00 feet to a 12" Dead Ash; Thence S 55°32'01" E—131.59 feet to a Point in Creek; Thence N 87°28'32" E—233.74 feet to an Iron Pin Set (12" Box Elder at 17.40 feet), Thence N 59°47'32" E—132.19 feet to an Iron Pin Set; Thence S 32°48'41" E—64.31 feet to a 18" Twin Oak; Thence N 58°59'26" E—357.37 feet to a 24" Dead Ash (Iron Pin Set at 355.16 feet); Thence N 73°24'05" E—202.58 feet to a Point in Lake Williamstown, a Corner to Kinman, Pierson, & Sterling (Deed Book 353, Page 370), Thence with the Line of Kinman, Pierson, & Sterling, S 18°28'58" E—1188.98 feet to a Point in the Center of Conrad Lane (Iron Pin Found, LS 2709 at 77.22 feet and an Iron Pin Set at 988.98 feet), a Corner to David J. Schneider (Deed Book 379, Page 204), Thence with the Center of Conrad Lane and New Made Lines Partitioning the Grantor's Property, S 68°05'15" W—143.36 feet, Thence with a Curve to the Right (Arc Length = 55.90 feet, Radius = 1000.00 feet, Chord Bearing of S 69°41'19" W, & Chord Length = 55.89 feet), Thence S 71°17'24" W—221.55 feet, Thence with a Curve to the Left (Arc Length = 204.09 feet, Radius = 1000.00 feet, Chord Bearing = S 65°26'35" W, & Chord Length = 203.74 feet), Thence S 59°35'47" W—169.14 feet; Thence with a Curve to the Right (Arc Length = 74.58 feet, Radius = 1000.00 feet, Chord Bearing = S 61°43'58" W, & Chord Length = 74.56 feet), Thence S 63°52'09" W—588.73 feet, Thence with a Curve to the Left (Arc Length = 76.98 feet, Radius = 1000.00 feet, Chord Bearing = S 61°39'50" W, & Chord Length = 76.96 feet), Thence S 59°27'30" W—199.17 feet to The Point of Beginning, having an area of 50.83 acres more or less exclusive of all right of ways and easements of record and not of record.

The above described property is subject to and/or a beneficiary of a 20 foot wide Passway as described in Deed Book 28, Page 242, a City of Williamstown Utility Easement as described in Deed Book 196, Page 714, and a 16.5 foot wide American Telephone and Telegraph Company Easement as described in Deed Book 174, Page 352.

The above described property is subject to and a beneficiary of a 50 foot wide Ingress/Egress & Utility Easement, said Easement is centered on the Existing Centerline of Conrad Lane as described above.

The above description is in accordance with a Survey made by Hicks & Mann, Inc. on November 11, 2020.

Subject to easements and restrictions of record and/or in existence

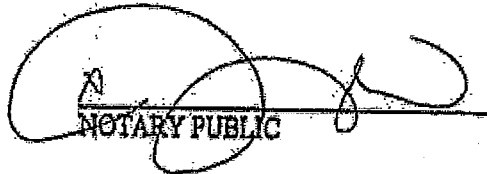
IN WITNESS WHEREOF, the said Grantor, Vincent V Smith Family Limited Partnership, a Kentucky limited partnership, hereunto set its hand, this 16th day of December, 2020

GRANTOR:

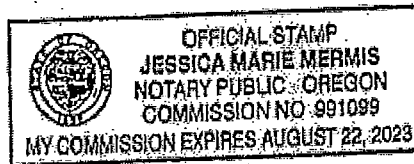
Vincent V Smith, General Partner
Vincent V Smith Family Limited Partnership
By: Dwayne V Smith
Its General Partner

STATE OF Oregon
COUNTY OF Clatsop

The foregoing instrument was acknowledged before me this 16th day of December, 2020 by the Grantor, Vincent V Smith Family Limited Partnership, a Kentucky limited partnership, acting by and through Dwayne V Smith, its General Partner, duly authorized pursuant to its partnership resolution, to be its voluntary act and deed.


NOTARY PUBLIC

My commission expires. Aug 22, 2023



CONSIDERATION CERTIFICATE

We, the undersigned, being the Grantor, Vincent V Smith Family Limited Partnership, a Kentucky limited partnership, and the Grantee, Davis Parkway LLC, an Ohio limited liability company, in a certain deed dated December 16th, 2020, to which this Certificate is attached, or the authorized representatives thereof, do hereby certify, pursuant to K.R.S. Chapter 382, that the consideration reflected in this Deed is either the full consideration paid or the estimated value of the property interest conveyed therein for said property

GRANTEE

GRANTOR

Davis Parkway LLC
By Molly Davis
Its Member

Vincent V Smith Family Limited Partnership
By Dwayne V Smith
Its General Partner

STATE OF _____
COUNTY OF _____

The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this _____ day of December, 2020 by the Grantee, Davis Parkway LLC, an Ohio limited liability company, acting by and through Molly Davis, its Member, duly authorized pursuant to its operating agreement, to be its voluntary act and deed

My commission expires:

NOTARY PUBLIC

STATE OF Oregon
COUNTY OF Clatsop

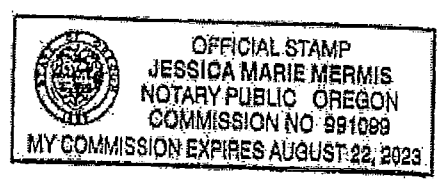
The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this 16th day of December, 2020 by the Grantor, Vincent V Smith Family Limited Partnership, a Kentucky limited partnership, acting by and through Dwayne V Smith, its General Partner, duly authorized pursuant to its partnership resolution, to be its voluntary act and deed

My commission expires: Aug 22 2023

[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY

[Signature]
AMY ARNSPERGER, ATTORNEY
2362 Grandview Drive
Fort Mitchell, Kentucky 41017
(859) 344-1919



CONSIDERATION CERTIFICATE

We, the undersigned, being the Grantor, Vincent V Smith Family Limited Partnership, a Kentucky limited partnership, and the Grantee, Davis Parkway LLC, an Ohio limited liability company, in a certain deed dated December 19, 2020, to which this Certificate is attached, or the authorized representatives thereof, do hereby certify, pursuant to K.R.S. Chapter 382, that the consideration reflected in this Deed is either the full consideration paid or the estimated value of the property interest conveyed therein for said property

GRANTEE

GRANTOR

Molly Davis
Davis Parkway LLC
By: Molly Davis
Its Member

Vincent V Smith Family Limited Partnership
By: Dwayne V Smith
Its General Partner

STATE OF X OH
COUNTY OF HAMILTON

The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this X 17 day of December, 2020 by the Grantee, Davis Parkway LLC, an Ohio limited liability company, acting by and through Molly Davis, its Member, duly authorized pursuant to its operating agreement, to be its voluntary act and deed

My commission expires X

William Mackley
NOTARY PUBLIC
WILLIAM MACKLEY
Notary Public, State of Ohio
My Comm Expires 07/14/2024
Recorded in Hamilton County

STATE OF _____
COUNTY OF _____

The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this _____ day of December, 2020 by the Grantor, Vincent V. Smith Family Limited Partnership, a Kentucky limited partnership, acting by and through Dwayne V. Smith, its General Partner, duly authorized pursuant to its partnership resolution, to be its voluntary act and deed

My commission expires _____

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY

Amy Arneberger
AMY ARNEBERGER, ATTORNEY
2362 Grandview Drive
Fort Mitchell, Kentucky 41017
(859) 344-1919

DOCUMENT NO 177125
RECORDED December 22 2020 10:17:00 AM
TOTAL FEES \$53.00 TRANSFER TAX \$356.00
COUNTY CLERK TABATHIA CLEMONS
DEPUTY CLERK MARCELLA BROWN
COUNTY GRANT COUNTY
BOOK D415 PAGES 651 - 655

EXHIBIT "C"

January 4, 2021

Mayor Rick Skinner
Williamstown City Council
City of Williamstown
400 North Main Street
Williamstown, KY 41097

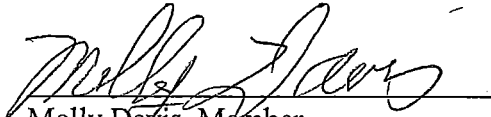
RE: Consensual Annexation of Real Property

Mayor and City Council:

We, Davis Parkway LLC, the owner(s) of real property located at Conrad Lane, Williamstown, Grant County, Kentucky, hereby request and consent to the annexation of our real property as described in Deed Book 415, Page 645 & Deed Book 415, Page 651, Grant County, Kentucky, by the City of Williamstown, Kentucky, pursuant to the Provisions of the Kentucky Revised Statutes and Kentucky Law.

We hereby request that the Zoning Classification for this property be Resort/Residential-Four Classification.

1-4-2021
DATE


Molly Davis, Member
Davis Parkway LLC

Description for Annexation Davis Parkway, LLC

Deed Book 415, Page 645, PIDN: 057-00-00-026.01

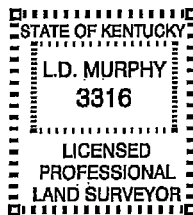
Lying and being in Grant County, Kentucky, on the North Side of Conrad Lane approximately 0.6 miles East of the Intersection of Conrad and US 25 (Dixie Highway) and more particularly described as follows to-wit:

Unless otherwise stated any monument referred to as a set iron pin is a 1/2" iron rebar 18" length with an orange plastic cap stamped Hick & Mann, LDM-3316. All bearings stated herein are based upon KY North Zone 16-01, Geoid 09 and have not been adjusted.

Beginning at a Point in the Center of Conrad Lane, the Center of the Existing 36 foot wide Conrad Lane Right of Way (Plat Cabinet 1, Slide 125), Thence with the Lines of Ronnie L. Mann (Deed Book 409, Page 552), N 18°57'50" W -- 666.52 feet to an Iron Pin Set (Iron Pin Found, LS 2709 at 25.20 feet); Thence N 61°39'03" E -- 473.96 feet to a 24" Hackberry; Thence S 86°06'06" E -- 41.11 feet to a 22" Dead Ash; Thence N 47°19'39" E -- 336.75 feet to a 16" Maple; Thence N 42°06'02" E -- 472.53 feet to a 16" Maple; Thence N 20°41'28" W -- 48.53 feet to a 20" Twin Maple; Thence N 25°46'09" E -- 182.36 feet to a Post; Thence N 40°36'37" E -- 227.99 feet to a 12" Maple; Thence N 31°29'25" E -- 142.08 feet to an Iron Pin Found (LS 2709); Thence N 18°32'41" E -- 609.39 feet to a 24" Hackberry, a Common Corner to the Workman Family Trust (Deed Book 380, Page 504) and the Vincent V. Smith Family Limited Partnership (Deed Book 278, Page 60); Thence with the Line of Smith, S 17°24'00" E -- 1461.33 feet to a Point in the Center of Conrad Lane (Iron Pin Set at 989.44 feet and an Iron Pin Found, LS 2709 at 1439.44 feet); Thence with the Center of Conrad Lane, S 59°27'30" W -- 133.63 feet; Thence with a Curve to the Left (Arc Length = 72.48 feet, Radius = 1000.00 feet, Chord Bearing = S 57°22'55" W, & Chord Length = 72.46 feet); Thence S 55°18'21" W -- 126.50 feet; Thence with a Curve to the Right (Arc Length = 90.75 feet, Radius = 500.00 feet, Chord Bearing = S 60°30'20" W, & Chord Length = 90.63 feet); Thence S 65°42'19" W -- 80.93 feet; Thence with a Curve to the Left (Arc Length = 251.18 feet, Radius = 600.00 feet, Chord Bearing = S 53°42'44" W, & Chord Length = 249.35 feet); Thence S 41°43'09" W -- 159.05 feet; Thence with a Curve to the Right (Arc Length = 53.15 feet, Radius = 1000.00 feet, Chord Bearing = S 43°14'31" W, & Chord Length = 53.15 feet); Thence S 44°45'53" W -- 479.30 feet; Thence with a Curve to the Right (Arc Length = 151.73 feet, Radius = 300.00 feet, Chord Bearing = S 59°15'13" W, & Chord Length = 150.12 feet); Thence S 73°44'33" W -- 498.87 feet to The Point of Beginning, having an area of 40.63 acres more or less exclusive of all right of ways and easements of record and not of record.

The above description is in accordance with a Survey made by Hicks & Mann, Inc. on November 11, 2020.

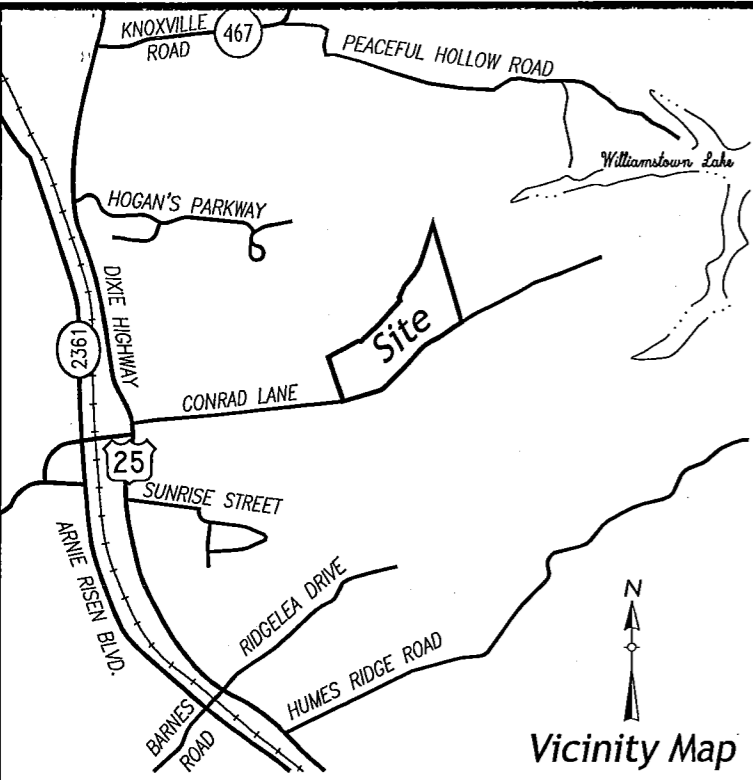
Hicks & Mann, Inc.



A handwritten signature in black ink that reads "L.D. Murphy".

Logan D. Murphy, PE, LS 1/12/20
Professional Land Surveyor #3316

This being All of the Property as described in Deed Book 415, Page 654 of the Grant County Clerk's Office in Williamstown, Kentucky.



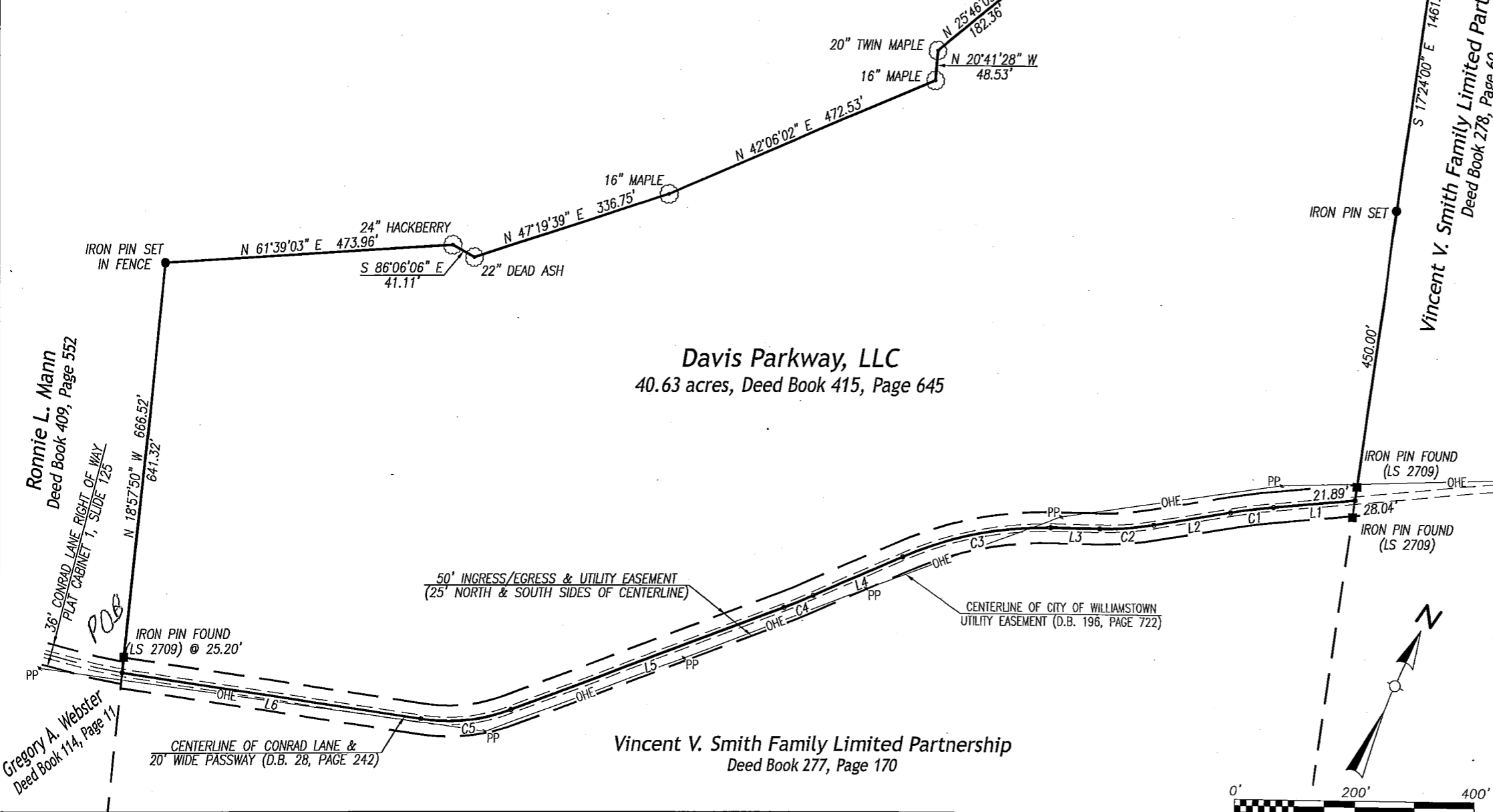
Vicinity Map

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1000.00'	72.48'	72.46'	S 57°22'55" W
C2	500.00'	90.75'	90.63'	S 60°30'20" W
C3	600.00'	251.18'	249.35'	S 53°42'44" W
C4	1000.00'	53.15'	53.15'	S 43°14'31" W
C5	300.00'	151.73'	150.12'	S 59°15'13" W

LINE	BEARING	DISTANCE
L1	S 59°27'30" W	133.63'
L2	S 55°18'21" W	126.50'
L3	S 65°42'19" W	80.93'
L4	S 41°43'09" W	159.05'
L5	S 44°45'53" W	479.30'
L6	S 73°44'33" W	498.87'

LEGEND

- IRON PIN SET (1/2"X18" REBAR WITH ORANGE CAP (HICKS & MANN, LDM-3316))
- IRON PIN FOUND (IPF) (LS# OR NO CAP)
- ◇ R/W MARKER
- ▲ MAG NAIL SET (1 1/2")
- △ MAG/PK NAIL FOUND
- POINT, POST, OR PIPE
- ⊙ TREE



Workman Family Trust
Deed Book 380, Page 504

Ronnie L. Mann
Deed Book 409, Page 552

Davis Parkway, LLC
40.63 acres, Deed Book 415, Page 645

Vincent V. Smith Family Limited Partnership
Deed Book 277, Page 170

Vincent V. Smith Family Limited Partnership
Deed Book 278, Page 60

Property Owner:
Davis Parkway, LLC
8190 Glenmill Court
Cincinnati, OH 45242
PIDN: 057-00-00-026.01

Surveyor's Certification

I hereby certify that the survey depicted on this plat was done by persons under my direct supervision, using Spectra 80 GPS Equipment with a Relative Positional Accuracy of ±0.10' +200 PPM or greater. This is an "Rural" Survey, and the distances and directions are based upon KY North Zone 16-01, Geoid 09 and have not been adjusted. This Plat complies with all Requirements of the County of Grant Zoning Regulations, the Grant County Subdivision Regulations, and the Commonwealth of Kentucky Standards of Practice 201 KAR 18:150. Areas to be dedicated including Public Ways or Streets are currently owned by the Property Owner.

I certify that I have examined the Records of the Grant County Clerk and find that this is the First Conveyance under the Current Ownership of the Parent Tract.

L.D. Murphy 1/12/21
Logan D. Murphy, P.E., L.S. Date
Ky. P.E. #15898, L.S. #3316
Hicks & Mann, Inc. (Permit #209)

STATE OF KENTUCKY
L.D. MURPHY
3316
LICENSED PROFESSIONAL LAND SURVEYOR

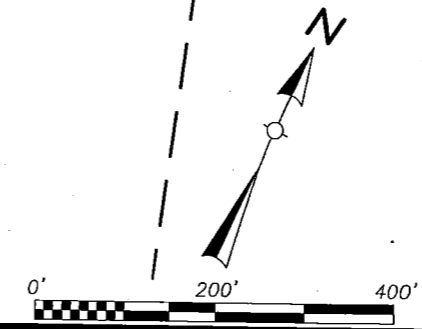
Plat for Annexation

Davis Parkway, LLC

On the North Side of Conrad Lane
±0.6 miles East of the US 25 & Conrad Lane Intersection
Grant County, Kentucky

Scale: 1" = 200'
Date: 1/12/21
Dwn By: LD Murphy
Job No.: 20-142
Surveyed: 11/11/20
Filename: 20142DAVISWEST

HICKS & MANN, INC.
Consulting Engineering
Land Surveying
Planning
214-B South Main Street
Williamstown, Ky. 41097
Ph: (859) 824-5231 - Fax: (859) 824-9881



Description for Annexation Davis Parkway, LLC

Deed Book 415, Page 651, PIDN: 057-00-00-023.01

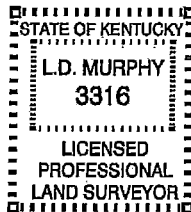
Lying and being in Grant County, Kentucky, on the North Side of Conrad Lane approximately 1.0 miles East of the Intersection of Conrad and US 25 (Dixie Highway) and more particularly described as follows to-wit:

Unless otherwise stated any monument referred to as a set iron pin is a 1/2" iron rebar 18" length with an orange plastic cap stamped Hick & Mann, LDM-3316. All bearings stated herein are based upon KY North Zone 16-01, Geoid 09 and have not been adjusted.

Beginning at a Point in the Center of Conrad Lane in the East Line of the Vincent V. Smith Family Limited Partnership (Deed Book 277, Page 170), said Point being N 17°24'00" W -- 28.04 feet of an Iron Pin Found (LS 2709), Thence with the Line of Smith, N 17°24'00" W -- 1461.33 feet to a 24" Hackberry (Iron Pin Found, LS 2709 at 21.89 feet and an Iron Pin Set at 471.89 feet), a Common Corner to Ronnie L. Mann (Deed Book 409, Page 552) and the Workman Family Trust (Deed Book 380, Page 504); Thence with the Lines of Workman, N 83°25'40" E -- 96.84 feet to an Iron Pin Found (LS 2709); Thence N 61°51'28" E -- 290.65 feet to an Iron Pin Found (LS 2709), a Corner to Nelson Cummins (Deed Book 68, Page 379 & Will Book S, Page 379); Thence with the Lines of Cummins, N 56°23'40" E -- 157.38 feet to a 30" Hickory; Thence N 69°28'34" E -- 155.00 feet to a 12" Dead Ash; Thence S 55°32'01" E -- 131.59 feet to a Point in Creek; Thence N 87°28'32" E -- 233.74 feet to an Iron Pin Set (12" Box Elder at 17.40 feet); Thence N 59°47'32" E - - 132.13 feet to an Iron Pin Set; Thence S 32°48'41" E -- 64.31 feet to a 18" Twin Oak; Thence N 58°59'26" E -- 357.37 feet to a 24" Dead Ash (Iron Pin Set at 355.16 feet); Thence N 73°24'05" E - - 202.58 feet to a Point in Lake Williamstown, a Corner to Kinman, Pierson, & Sterling (Deed Book 353, Page 370); Thence with the Line of Kinman, Pierson, & Sterling, S 18°28'58" E -- 1188.98 feet to a Point in the Center of Conrad Lane (Iron Pin Found, LS 2709 at 77.22 feet and an Iron Pin Set at 988.98 feet), a Corner to David J. Schneider (Deed Book 379, Page 204); Thence with the Center of Conrad Lane, S 68°05'15" W -- 143.56 feet; Thence with a Curve to the Right (Arc Length = 55.90 feet, Radius = 1000.00 feet, Chord Bearing of S 69°41'19" W, & Chord Length = 55.89 feet); Thence S 71°17'24" W -- 221.55 feet; Thence with a Curve to the Left (Arc Length = 204.09 feet, Radius = 1000.00 feet, Chord Bearing = S 65°26'35" W, & Chord Length = 203.74 feet); Thence S 59°35'47" W -- 169.14 feet; Thence with a Curve to the Right (Arc Length = 74.58 feet, Radius = 1000.00 feet, Chord Bearing = S 61°43'58" W, & Chord Length = 74.56 feet); Thence S 63°52'09" W -- 588.73 feet; Thence with a Curve to the Left (Arc Length = 76.98 feet, Radius = 1000.00 feet, Chord Bearing = S 61°39'50" W, & Chord Length = 76.96 feet); Thence S 59°27'30" W -- 199.17 feet to The Point of Beginning, having an area of 50.83 acres more or less exclusive of all right of ways and easements of record and not of record.

The above description is in accordance with a Survey made by Hicks & Mann, Inc. on November 11, 2020.

Hicks & Mann, Inc.



A handwritten signature in black ink that reads "L.D. Murphy".

Logan D. Murphy, PE, LS 1/12/21
Professional Land Surveyor #3316

This being All of the Property as described in Deed Book 415, Page 651 of the Grant County Clerk's Office in Williamstown, Kentucky.

