

Joseph Rowe Survey
Tract 1
69.961 Acres

A certain tract of land located 2 miles north of the City of Centertown, Ohio County, Kentucky and described as follows:

Beginning at a point on the south right of way line of Carter Ferry Road, 15' south of center. Said point being the northeast corner to John Adams (DB 375, P 602). Said point also being located N 20° 54' 17" E, a distance of 4.89 feet from and iron pin with cap (LS #2573) (f). (Note: All iron pins (s) and reference pins (s) stated herein, are 1/2 inch rebar (19 inches in length) with blue cap stamped "W.T. Crume PLS 3862". All bearings stated are based on Kentucky State Plane South (NAD 83). Thence from the beginning and with said right of way line in straight line segments: S 84° 41' 21" E, a distance of 44.72 feet; S 89° 32' 04" E, a distance of 60.23 feet; N 85° 24' 02" E, a distance of 58.61 feet; N 79° 51' 09" E, a distance of 46.11 feet; N 72° 17' 32" E, a distance of 58.22 feet; N 65° 49' 49" E, a distance of 268.42 feet; N 66° 57' 53" E, a distance of 164.57 feet; N 65° 58' 12" E, a distance of 296.48 feet; N 61° 06' 22" E, a distance of 78.27 feet; N 54° 46' 13" E, a distance of 68.79 feet; N 45° 53' 40" E, a distance of 68.64 feet; and N 37° 01' 16" E, a distance of 9.44 feet to a point being located S 37° 01' 17" W, a distance of 15.11 feet from a reference pin (f), said point also being a corner to Nicklous Costello (DB 464, P 555); thence with said Costello S 24° 38' 21" E, a distance of 1490.31 feet to a point in the center line of an old roadbed, said point being located S 59° 55' 14" W, a distance of 15.00 feet from a reference pin (f); thence with said Costello and said center line of old roadbed in straight line segments: S 30° 04' 46" E, a distance of 21.09 feet; S 52° 29' 18" E, a distance of 18.51 feet; S 76° 25' 36" E, a distance of 33.13 feet; S 81° 46' 39" E, a distance of 66.12 feet; N 89° 33' 26" E, a distance of 23.33 feet; N 82° 52' 42" E, a distance of 109.88 feet; N 88° 22' 40" E, a distance of 58.04 feet; S 86° 24' 31" E, a distance of 41.86 feet; S 81° 41' 47" E, a distance of 122.76 feet; S 72° 47' 01" E, a distance of 21.86 feet; S 77° 12' 29" E, a distance of 51.40 feet; and S 80° 22' 59" E, a distance of 134.39 feet to a point being located S 26° 01' 30" W, a distance of 15.87 feet from a reference pin (f), said point also being the southwest corner to Michael Austin (DB 467, P 85); then continuing with said Austin and said center line of old roadbed in straight line segments: S 82° 59' 15" E, a distance of 70.25 feet; S 88° 13' 11" E, a distance of 92.37 feet; N 83° 56' 18" E, a distance of 34.14 feet; S 82° 48' 44" E, a distance of 38.87 feet; S 77° 55' 35" E, a distance of 71.22 feet; S 59° 27' 58" E, a distance of 35.12 feet; S 55° 06' 34" E, a distance of 23.84 feet; S 65° 00' 03" E, a distance of 134.52 feet; S 67° 39' 38" E, a distance of 114.69 feet; and S 75° 44' 43" E, a distance of 78.44 feet to a point, said point being located S 0° 11' 37" E, a distance of 15.00 feet from a reference pin (f); thence continuing with said Austin and said center line of old roadbed in straight line segments: N 89° 48' 22" E, a distance of 78.37 feet; N 82° 18' 28" E, a distance of 164.99 feet; N 80° 11' 48" E, a distance of 89.02 feet; N 78° 56' 36" E, a distance of 128.70 feet; N 82° 03' 03" E, a distance of 115.03 feet; and N 75° 23' 46" E, a distance of 54.60 feet to a point being located S 7° 06' 00" W, a distance of 16.14 feet from a reference pin (f), said point also being in the west line of Tract 2 (71.185 Acres); thence with said Tract 2 S 8° 01' 24" W, a distance of 1119.48 feet to an iron pin (s) being a northeast corner to Black Ag (DB 326, P 178); thence with said Black Ag N 82° 54' 00" W, a distance of 851.51 feet to a point in a Lake being located N 82° 56' 39" W, a distance of 35.32 feet from a reference pin (s), said point also being the northeast corner to Terry Creek (DB 421, P 243); thence with said Creek N 60° 06' 36" W, (passing an iron pin (s) at (STA. 0+98.68')) a total distance of 2092.09 feet to a point in a lake being located S 7° 54' 13" W, a distance of 99.03 feet from an iron pin with cap (LS #2573) (f), said point also being in the east line of the aforementioned John Adams; thence with said Adams in straight line segments: N 7° 48' 31" E, a distance of 441.81 feet to an iron pin with cap (LS #2573) (f); N 32° 21' 01" W, a distance of 494.80 feet to an iron pin with cap (LS #2573) (f); N 84° 19' 36" W, a distance of 577.42 feet to an iron pin (s); N 77° 48' 05" W, a distance of 139.23 feet to an iron pin with cap (LS #2573) (f); and N 20° 54' 16" E, a distance of 105.24 feet to the POINT OF BEGINNING; said described tract containing 69.961 acres, more or less, as per survey by William T. Crume, PLS 3862, completed on February 9, 2026, plat signed February 16, 2026, and being

part of that deeded to ROE PROPERTIES,LLC in deed dated November 20, 2024, which is of record in DB 464, P 123, in deed dated November 7, 2022, which is of record in DB 452, P 541, and that deeded to Joseph Michael Roe and Sara Kelly Roe in deed dated October 18, 2022, which is of record in DB 452, P 350 in records of Ohio County, Kentucky.

There is also included with this 69.961 acres tract a 20' wide access easement along and existing old roadbed the centerline of which is described as follows: Beginning at a point of intersection with the center line of and old road and the southeast right of way line of Carter Ferry Road, 15' southeast of center. Said point of intersection being located S 37° 01' 17" W, a distance of 15.11 feet from a reference pin (f). Said point also being a corner to Nicklous Costello (DB 464, P 555). Thence from the beginning and generally with the center line of said old roadbed in straight line segments: S 46° 00' 25" E, a distance of 146.00 feet; S 41° 45' 47" E, a distance of 46.70 feet; S 34° 12' 13" E, a distance of 82.91 feet; S 37° 18' 49" E, a distance of 101.88 feet; S 45° 31' 27" E, a distance of 33.41 feet; S 56° 01' 25" E, a distance of 50.64 feet; S 53° 57' 54" E, a distance of 95.40 feet; S 49° 55' 33" E, a distance of 104.74 feet; S 39° 35' 41" E, a distance of 49.31 feet; S 31° 33' 29" E, a distance of 53.40 feet; S 23° 27' 32" E, a distance of 54.11 feet; S 19° 14' 18" E, a distance of 94.91 feet; S 10° 04' 54" E, a distance of 117.60 feet; S 8° 13' 09" E, a distance of 84.78 feet; S 10° 55' 40" E, a distance of 94.99 feet; S 14° 23' 02" E, a distance of 38.01 feet; S 1° 30' 47" E, a distance of 40.74 feet; S 3° 19' 19" W, a distance of 90.25 feet; S 6° 38' 06" W, a distance of 170.39 feet; S 3° 25' 29" E, a distance of 21.47 feet; S 11° 18' 43" E, a distance of 19.88 feet; S 30° 04' 46" E, a distance of 21.09 feet; S 52° 29' 18" E, a distance of 18.51 feet; S 76° 25' 36" E, a distance of 33.13 feet; S 81° 46' 39" E, a distance of 66.12 feet; N 89° 33' 26" E, a distance of 23.33 feet; N 82° 52' 42" E, a distance of 109.88 feet; N 88° 22' 40" E, a distance of 58.04 feet; S 86° 24' 31" E, a distance of 41.86 feet; S 81° 41' 47" E, a distance of 122.76 feet; S 72° 47' 01" E, a distance of 21.86 feet; S 77° 12' 29" E, a distance of 51.40 feet; S 80° 22' 59" E, a distance of 134.39 feet; S 82° 59' 15" E, a distance of 70.25 feet; S 88° 13' 11" E, a distance of 92.37 feet; N 83° 56' 18" E, a distance of 34.14 feet; S 82° 48' 44" E, a distance of 38.87 feet; S 77° 55' 35" E, a distance of 71.22 feet; S 59° 27' 58" E, a distance of 35.12 feet; S 55° 06' 34" E, a distance of 23.84 feet; S 65° 00' 03" E, a distance of 134.52 feet; S 67° 39' 38" E, a distance of 114.69 feet; S 75° 44' 43" E, a distance of 78.44 feet; N 89° 48' 22" E, a distance of 78.37 feet; N 82° 18' 28" E, a distance of 164.99 feet; N 80° 11' 48" E, a distance of 89.02 feet; N 78° 56' 36" E, a distance of 128.70 feet; N 82° 03' 03" E, a distance of 115.03 feet and N 75° 23' 46" E, a distance of 54.60 feet to the POINT OF ENDING. Said Ending Point being located S 7° 06' 00" W, a distance of 16.14 feet from a reference pin (f).



William T. Crume
Professional Land Surveyor #3862
BWC Surveying, LLC
February 16, 2026
C849

