

Joseph Rowe Survey  
Tract 2  
71.185 Acres

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

Beginning at an iron pin with cap (LS #3862) (f). said iron pin being the southeast corner to Thomas Lee (DB 467, P 80) and in the west line of ROE PROPERTIES, LLC (DB 399, P 627 ). (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 ROE PROPERTIES, LLC S 4° 54' 05" W, a distance of 1709.32 feet to an iron pin with cap (LS #2136) (f) being the northwest corner to Thoroughbred Land Holdings (DB 465, P 231); thence with said Thoroughbred Land Holdings S 7° 18' 24" W, a distance of 212.93 feet to an iron pin with cap (LS #2018) (f) being the northeast corner to John Howard (DB 292, P 29); thence with said Howard N 82° 27' 36" W, a distance of 588.19 feet to an iron pin (s); thence with said Howard S 3° 46' 20" W, a distance of 442.01 feet to an iron pin with cap (LS #2018) (f) in the north line of Kristopher Fleener (DB 449, P 148); thence with said Fleener N 84° 33' 27" W, a distance of 243.94 feet to a 4 inch x 8 inch stone (f) being located N 85° 47' 10" W, a distance of 1.01 feet from a reference pin (s); thence with said Fleener N 82° 54' 00" W, a distance of 623.71 feet to an iron pin (s) being the southeast corner to Black Ag (DB 326, P 178) (Tract 7); thence with said Black Ag in straight line segments: N 3° 38' 30" E, a distance of 229.16 feet to a 5 inch x 24 inch stone (f) being located S 89° 59' 16" E, a distance of 1.86 feet from a reference pin (s); N 89° 07' 24" W, a distance of 27.61 feet to an iron pin (s); N 10° 16' 50" E, a distance of 281.07 feet to a 4 inch x 10 inch stone (f) being located N 5° 39' 26" E, a distance of 1.40 feet from a reference pin (s); N 84° 02' 42" W, a distance of 173.42 feet to an iron pin (s); and N 8° 07' 04" E, a distance of 106.82 feet to an iron pin (s) being the southeast corner to Tract 1 (69.961 Acres); thence with said Tract 1 N 8° 01' 24" E, a distance of 1119.48 feet to a point in the center line of an old roadbed being located S 7° 06' 00" W, a distance of 16.14 feet from a reference pin (f), said point also being the southeast corner to Michael Austin (DB 467, P 85); thence with said Austin N 7° 06' 00" E, a distance of 214.69 feet to an iron pin with cap (LS #3862) (f) being the southwest corner to the aforementioned Thomas Lee; thence with the south line of said Lee N 81° 51' 00" E, a distance of 1600.75 feet to the POINT OF BEGINNING; said described tract containing 71.185 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, 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 71.185 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

