**Property Description**

**Tract 1**

**22.055 Acres**

**A certain tract of land lying and being in Meade County, Ky. on the north and south sides of John Swink Road, approx. 968’ northwest along said road from its intersection with Rhodelia Road and being more particularly bounded and described as follows:**

**All references to a rebar (set) are ½” X 18” steel rebars set with ID cap #3383.**

**All references to a reference rebar (set) are ½” X 18” steel rebars set with reference ID cap #3383.**

**Beginning at an unmarked point in the center of a drain, said point being a corner to the Mark A. Knott property (D.B. 403 pg. 143) and at a northwest corner of another tract of Mark A. Knott (D.B. 403 pg. 171),**

**THENCE leaving the center of the drain, following the Knott line for the following calls;**

**S 33°38'40" E a distance of 20.00' to a steel rebar (found) with I.D. cap #2373,**

**S 33°38'40" E a distance of 88.46' to a reference rebar (set) on the south side of John Swink Road (15’ from center)**

**S 33°38'40" E a distance of 646.69' to a steel rebar (found) with I.D. cap #2373, said rebar being a corner to another tract of Knott (D.B.303, Pg.91).**

**THENCE with that Knott line as follows: S 31°26'02" E a distance of 644.23' to a steel rebar (found) with I.D. cap #2373,**

**THENCE S 07°32'29" W a distance of 331.69' to a steel rebar (found) with I.D. cap #2373 on the north side of a branch and in the west line of Knott and in the north line of Madonna L. & Fred Wells (D.B. 469 Pg. 124),**

**THENCE following the Wells line and the general meanders of the center of the branch for the following calls,**

**N 71°25'01" W a distance of 42.40' to an unmarked point,**

**S 55°44'33" W a distance of 91.26' to an unmarked point,**

**S 66°46'33" W a distance of 31.51' to an unmarked point,**

**S 87°43'12" W a distance of 41.96' to an unmarked point,**

**N 62°30'51" W a distance of 48.80' to an unmarked point,**

**N 30°07'11" W a distance of 21.57' to an unmarked point,**

**N 18°26'59" W a distance of 49.85' to an unmarked point,**

**N 60°09'58" W a distance of 82.72' to an unmarked point,**

**N 57°59'03" W a distance of 28.99' to an unmarked point,**

**S 63°51'52" W a distance of 46.94' to an unmarked point,**

**S 57°14'14" W a distance of 101.45' to an unmarked point in the branch, said point being the southeast corner to tract 2 of the Greenwell farm divisions.**

**Thence with the line of tract 2 as follows: N 32°39'47" W a distance of 14.20' to a reference rebar (set);**

**Thence N 32°39'47" W a distance of 1339.79' to a reference rebar (set) on the south side of John Swink Road;**

**Thence N 32°39'47" W a distance of 40.70' to a reference rebar (set) on the north side of John Swink Road;**

**Thence N 32°39'47" W a distance of 51.77' to an unmarked meander point in the center of another branch, said point being in the line of the aforementioned Knott tract (D.B.403, pg.143).**

**THENCE following the Knott line and center of the branch for the following calls,**

**N 35°07'29" E a distance of 65.97' to an unmarked point,**

**N 40°33'00" E a distance of 46.88' to an unmarked point,**

**N 80°17'27" E a distance of 19.37' to an unmarked point,**

**S 88°50'37" E a distance of 39.78' to an unmarked point,**

**S 87°50'56" E a distance of 38.08' to an unmarked point,**

**N 54°35'13" E a distance of 16.16' to an unmarked point,**

**N 24°30'27" E a distance of 66.86' to an unmarked point,**

**N 40°18'42" E a distance of 16.54' to an unmarked point,**

**N 87°41'27" E a distance of 17.59' to an unmarked point,**

**S 80°50'33" E a distance of 49.49' to an unmarked point,**

**S 89°08'22" E a distance of 42.66' to an unmarked point,**

**N 75°49'14" E a distance of 41.40' to an unmarked point,**

**N 74°45'19" E a distance of 87.60' to an unmarked point,**

**N 53°49'49" E a distance of 28.71' to an unmarked point,**

**N 53°32'40" E a distance of 94.66' to the POINT OF BEGINNING.**

**CONTAINING: 22.055 acres more or less according to a survey made by Clemons Land Surveying on the 10th day of October, 2022. Bearings based on Ky. State Plane Single Zone. Darren Clemons Ky. P.L.S. 3383. Subject to any and all rights-of-way, appurtenances, restrictions, and/or easements in effect to date.**

**ABOVE DESCRIBED PROPERTY is subject to the statute of limitations right-of-way of the John Swink Road.**

**SOURCE OF TITLE: D.B. 533 Pg. 387**