

Phoenix Mt. Sterling Fairground, LLC
Deed Book 323, Page 825
Plot Cabinet A, Slide 244
Plot Cabinet C, Slide 95
Parcel 4

David Morgan Swartz, Buddy Chertis,
and Ernest Woods Trustees of the Mt.
Sterling, Kentucky Congregation of
Deed Book 222, Page 140
Plot Cabinet C, Slide 1
Parcel 2

Exhibit A - Legal Description

A certain tract of land located in Montgomery County, Kentucky, 2.75 miles northeast of Mt. Sterling, on the north side of US Highway 60, being more particularly described as follows:

The basis of bearing herein is North American Datum of 1983, Kentucky State Plane Coordinate System, Single Zone, Grid North as recorded via redundant GNSS RTK observations. Relative positional accuracy of this survey is 0.020 + 0.020 (sqrt(2)) = 0.028 feet. The survey was conducted in accordance with standards of governing authorities for this survey. All iron pins found (IPF) during this survey are five eighths inch diameter rebar and marked as noted.

Beginning at an iron pin found (IPF) GSLC #2241, in the north-south line of the Right-of-Way (ROW) of US Highway 60, being the southeasterly corner of Parcel 3-A, of the Revised Gager Colwell Farms, Inc. Subdivision and common center to Scott Interests, L.P., Deed Book 273, Page 61, Parcel 3-B; thence S 13°12'00" E 128.55' to the intersection of the ROW of US Highway 60, to David Morgan Swartz, Buddy Chertis, and Ernest Woods, Trustees of the Mt. Sterling, Kentucky Congregation of Deed Book 222, Page 140, Parcel 2; thence leaving the ROW with the line of the Mt. Sterling, Kentucky Congregation of Deed Book 222, Page 140, Parcel 2; thence with the line Phoenix Mt. Sterling Fairground, LLC, NS132°00'E, 128.55' to an IPF, GSLC #2241, being a common center to Scott Interests, L.P., Deed Book 273, Page 61, Parcel 3-B; thence S 13°12'00" E 128.55' to an IPF, GSLC #2241, being the point of beginning and containing 0.942 acres or 41,018 square feet; as surveyed by D. Kelly Carr, Jr., KY PLS #3812, of OK4, Inc. on December 30, 2023.

Said property being all that which was conveyed to Spaulding Physical Therapy, LLC of record in Deed Book 320, Page 736 in the Montgomery County Clerk's office.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was made by me or under my direct supervision and complies with 201 KAR 18.150 standards of practice as set forth by the Kentucky State Board of Licensure for Professional Engineers and Land Surveyors

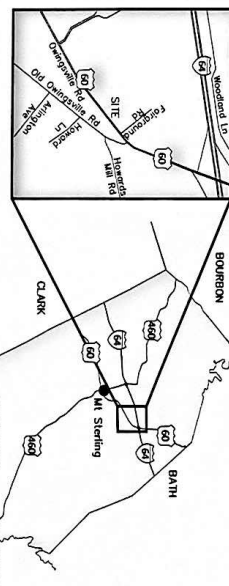
D. Kelly Carr, Jr.
KY Licensed Professional Land Surveyor 3812

01/03/2024
Date



FILED FOR RECORD

The 5th day of March, 2024
at 3:33 o'clock P.M.
D. Kelly Carr, Jr.
CHRIS ROCKWELL, CLERK
OK4, D.C.



PURPOSE OF PLAT

Boundary resectionment survey of the subject property as shown and location of existing improvements.

Source Notes

- The source of title for this property is Deed Book 320, Page 736, recorded in the Montgomery County Clerk's Office as shown.
- Fieldwork was completed December 20, 2023. Plat prepared January 30, 2024.
- This survey classification is Urban. Relative positional accuracy is Urban. The 95% confidence interval, which meets or exceeds the minimum standards of the governing authorities for a survey.
- Dual frequency Trimble R12i receivers used in this survey.
- The basis of bearings for this survey is KY State Plane Single Zone Grid North. Distances referenced to KY State Plane Single Zone Grid.
- All distances and directions shown herein are based on the best available data and are not subject to resectionment GNSS and observations.
- This survey was prepared without the benefit of a title opinion.
- Property shown on this survey is subject to all easements of record or apparent.
- Deed information as noted from adjoining owners used to locate boundary.
- No monuments were set as part of this survey. Monuments found during survey shown as noted.
- No visible above ground evidence of cemeteries, burial grounds, foundations or graves observed during this survey. Any professional opinion and is not qualified to assess cultural or archaeological sensitive areas.
- Substantial features observed in the process of conducting fieldwork for this survey are shown herein.

1 Story Metal Building

Source of Title
Spaulding Physical Therapy, LLC
Deed Book 320, Page 736
Plot Cabinet C, Slide 1
Parcel 3-A

Total Area
0.942 Acres
41,018 Sq.Ft.

Asphalt Driveway
and Parking Area

David Morgan Swartz, Buddy Chertis,
and Ernest Woods Trustees of the Mt.
Sterling, Kentucky Congregation of
Deed Book 222, Page 140
Plot Cabinet C, Slide 1
Parcel 2

LEGEND

- Property Boundary
- Aspaving Property
- Asphalt
- Building
- Utility Easement
- Overhead Electric
- Utility Pole
- Iron Pin Found (IPF)



BOUNDARY SURVEY PLAT

Client:

Commonwealth of Kentucky
Finance and Administration Cabinet

Department for Facilities and Support Services Division of Real Properties
for
Kentucky Community and Technical College System

Owner:

Spaulding Physical Therapy, LLC
Property Location:
3041 Owingsville Rd, Mt Sterling, KY 40353
Deed Book 320, Page 736

PROJECT NUMBER:
23500.005

DRAWN BY: EPEL
CHECKED BY: DKC

SCALE: 1" = 20'

DATE: January 03, 2024

SHEET NUMBER:
Sheet 1 of 1



Engineering
Planning
Surveying
2225 Lawrenceburg Rd.
Building B
Frankfort, KY 40601
Phone: (502) 352-2197
Fax: (502) 581-0406
Web: www.ok4.com



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Ph. 502-352-2197
www.qk4.com

EXHIBIT A
LEGAL DESCRIPTION
SPAULDING PHYSICAL THERAPY, LLC PROPERTY
Parcel 3-A
(0.942 ACRES)

A certain tract of land located in Montgomery County, Kentucky, 2.75 miles northeast of Mt. Sterling, on the north side of US Highway 60, being more particularly described as follows:

The basis of bearing hereon is North American Datum of 1983, Kentucky State Plane Coordinate System Single Zone, Grid North as recorded via redundant GNSS RTK observations. Relative positional accuracy of this survey is 0.020' + 100 ppm at the 95% confidence interval, which exceeds the minimum standards of governing authorities for this survey. All iron pins found (IPF) during this survey are five eighths inch diameter rebar and marked as noted.

Beginning at an iron pin found (IPF), GSLLC #2241, in the north Right-of-Way (ROW) of US Highway 60, being the southeasternmost corner of Parcel 3-A of the Revised Gager Gatewood Farms, Inc. Subdivision and common corner to Scott Interests, L.P., Deed Book 279, Page 61, Parcel 3-B; Thence with the north ROW of US HYW 60, S51°25'27"W, 159.50' to an IPF, GSLLC #2241, being a common corner to David Morgan Swartz, Buddy Charles, and Ernest Woods, Trustees of the Mt. Sterling, Kentucky Congregation of Jehovah's Witnesses, Deed Book 222, Page 140, Parcel 2; thence leaving the ROW, with the line of the Mt. Sterling, Kentucky Congregation of Jehovah's Witnesses, N39°17'09"W, 284.96' to an IPF, R.D. Jones #2241, being a common corner to Phoenix Mt. Sterling Fairground, LLC, Deed Book 323, Page 825, Parcel 4; thence with the line Phoenix Mt. Sterling Fairground, LLC, N51°32'00"E, 128.55' to an IPF, GSLLC #2241, being a common corner to Scott Interests, L.P.; thence with the line of Scott Interests, L.P., S45°28'56"E, 286.78' to an IPF, GSLLC #2241; being the point of beginning and containing 0.942 acres or 41,018 square feet; as surveyed by D. Kelly Carr, Jr., KY PLS #3812, of Qk4, Inc. on December 30, 2023 and shown on a plat of record, Cabinet D Slide 219, in the Montgomery County Clerk's office.

Said property being all that which was conveyed to Spaulding Physical Therapy, LLC of record in Deed Book 320, Page 736, in the Montgomery County Clerk's office.

A handwritten signature in blue ink, appearing to read 'D. Kelly Carr Jr.', is located in the bottom left area of the document.

D. Kelly Carr Jr., KY PLS #3812

01/05/2024
Date

