



VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road | 602 Lila Avenue
Erlanger, Kentucky 41018 | Millford, Ohio 45150

Tel: 859.727.3293 | Tel: 513.576.1000
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www.vioxinc.com

March 22, 2022

PARCEL "A"
DESCRIPTION OF 0.012 ACRES

Located in Boone County, Kentucky, lying on the northwest side of Main Street, 120 feet northeast of Shelby Street, and being part of an alley belonging to City of Florence as recorded in Deed Book 21, page 29, in the office of the Boone County Clerk at Burlington, Kentucky and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as an iron pin (set) is a ½ inch diameter rebar eighteen inches in length with a plastic cap stamped "LARISON PLS 3357". All bearings referred to herein are based upon the Kentucky State Plane Coordinate System, North Zone, NAD83 (2011).

BEGINNING at an existing cross notch in the northwest right-of-way line of Main Street, at the most easterly corner of Mary Rose Mission, Inc. (Deed Book 1005, page 156) and in the southeast right-of-way line of said alley;

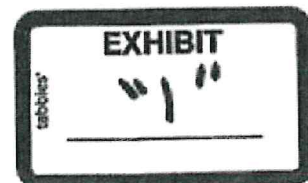
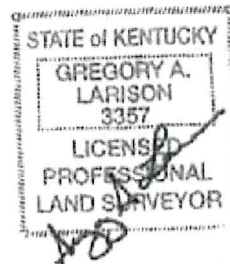
THENCE leaving the right-of-way line of Main Street and with the southwest right-of-way line of said alley and Mary Rose Mission, Inc. N 50°52'27" W a distance of 127.66 feet to an existing Mag nail at the most northerly common corner of said alley and Mary Rose Mission, Inc.;

THENCE with a new division of said alley for the following two (2) courses:

1. N 39°05'51" E a distance of 4.11 feet to a cross notch (set);
2. S 50°52'27" E a distance of 123.83 feet to an iron pin (set) in the southwest right-of-way line of Main Street;

THENCE with said right-of-way line S 03°53'54" E a distance of 5.62 feet to the **POINT OF BEGINNING**, containing 0.012 acres, more or less.

This description was prepared from a new survey made by Gregory A. Larison, PLS 3357, for Viox & Viox, Inc., March 16, 2022.





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PARCEL "B"
DESCRIPTION OF 0.011 ACRES

Located in Boone County, Kentucky, lying on the northwest side of Main Street, 120 feet northeast of Shelby Street, and being part of an alley belonging to City of Florence as recorded in Deed Book 21, page 29, in the office of the Boone County Clerk at Burlington, Kentucky and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as an iron pin (set) is a ½ inch diameter rebar eighteen inches in length with a plastic cap stamped "LARISON PLS 3357". All bearings referred to herein are based upon the Kentucky State Plane Coordinate System, North Zone, NAD83 (2011).

BEGINNING at a point in the northwest right-of-way line of Main Street, at the most southerly corner of Brewer Family Revocable Trust (Deed Book 1159, page 314) and the northeast right-of-way line of said alley, witnessed by an existing Mag nail S 50°52'27" E at a distance of 5.00 feet;

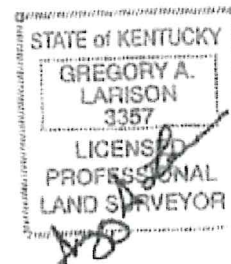
THENCE with the right-of-way line of Main Street S 03°53'54" E a distance of 5.61 feet to an iron pin (set);

THENCE leaving said right-of-way line and with a new division of said alley for the following two (2) courses:

1. N 50°52'27" W a distance of 123.83 feet to a cross notch (set);
2. N 39°07'33" E a distance of 4.10 feet to an existing Mag nail at the most westerly corner of Brewer Family Revocable trust and in the northeast right-of-way line of said alley;

THENCE with the line of Brewer Family Revocable Trust and said right-of-way line S 50°52'27" E a distance of 120.00 feet to the **POINT OF BEGINNING**, containing 0.011 acres, more or less.

This description was prepared from a new survey made by Gregory A. Larison, PLS 3357, for Viox & Viox, Inc., March 16, 2022.





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PARCEL "C"
DESCRIPTION OF 0.005 ACRES

Located in Boone County, Kentucky, lying on the northwest side of Main Street, 120 feet northeast of Shelby Street, and being part of an alley belonging to City of Florence as recorded in Plat Book 21, page 29, in the office of the Boone County Clerk at Burlington, Kentucky and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as an iron pin (set) is a ½ inch diameter rebar eighteen inches in length with a plastic cap stamped "LARISON PLS 3357". All bearings referred to herein are based upon the Kentucky State Plane Coordinate System, North Zone, NAD83 (2011).

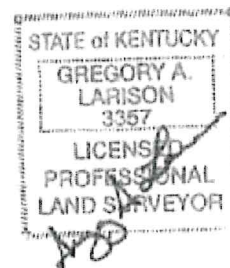
BEGINNING at an existing Mag nail at the most westerly corner of Brewer Family Revocable Trust (Deed Book 1159, page 314) and in the southeast right-of-way line of said alley;

THENCE with a new division of said alley for the following three (3) courses:

1. N 50°52'27" W a distance of 4.00 feet to a cross notch (set);
2. N 39°07'33" E a distance of 50.00 feet to a cross notch (set);
3. S 50°52'27" E a distance of 4.00 feet to an existing ½" iron pin at the most northerly common corner of Family Revocable Trust, and Diana & Brian Niceley (Deed Book 1125, page 80) and in the southeast right-of-way line of said alley;

THENCE with the line of Brewer Family Revocable Trust and said right-of-way line S 39°07'33" W a distance of 50.00 feet to the **POINT OF BEGINNING**, containing 0.005 acres, more or less.

This description was prepared from a new survey made by Gregory A. Larison, PLS 3357, for Viox & Viox, Inc., March 16, 2022.





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PARCEL "D"
DESCRIPTION OF 0.017 ACRES

Located in Boone County, Kentucky, lying on the northwest side of Main Street, 120 feet northeast of Shelby Street, and being part of an alley belonging to City of Florence as recorded in Plat Book 21, page 29, in the office of the Boone County Clerk at Burlington, Kentucky and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as an iron pin (set) is a ½ inch diameter rebar eighteen inches in length with a plastic cap stamped "LARISON PLS 3357". All bearings referred to herein are based upon the Kentucky State Plane Coordinate System, North Zone, NAD83 (2011).

BEGINNING at a cross notch (set) in the southwest right-of-way line of Girard Street, at the corner of Diana & Brian Niceley (Deed Book 1125, page 80) and in the southeast right-of-way line of said alley;

THENCE leaving the right-of-way line of Girard Street and with the line of Niceley and the southeast right-of-way line of said alley S 39°07'33" W a distance of 67.00 feet to an existing iron pin;

THENCE with a new division of the alley for the following three (3) courses:

1. N 50°52'27" W a distance of 4.00 feet to a cross notch (set);
2. S 39°07'33" W a distance of 50.00 feet to a cross notch (set);
3. N 50°52'27" W a distance of 4.00 feet to a cross notch (set) at the corner of Nicely and in the northwest right-of-way line of said alley;

THENCE with the line of Niceley and said right-of-way line N 39°07'33" E a distance of 117.00 feet to a cross notch (set) in the southwest right-of-way line of Girard Street;

THENCE with the southwest right-of-way line of Girard Street S 50°52'54" E a distance of 8.00 feet to the **POINT OF BEGINNING**, containing 0.017 acres, more or less.

This description was prepared from a new survey made by Gregory A. Larison, PLS 3357, for Viox & Viox, Inc., March 16, 2022.

