



VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

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

Tel: 859.727.3293 | Tel: 513.576.1000
Fax: 859.727.8452

www.vioxinc.com

EXHIBIT "A"

December 14, 2023

PARCEL "A"
DESCRIPTION OF 1.194 ACRES

Located in Boone County, Kentucky, lying approximately 315 feet northwest of the northerly terminus of Mallard Drive and being the same property conveyed to The Boone County Pee Wee Football Boosters' Club, Inc. by deed recorded in Deed Book 991, page 988, in the office of the Boone County Clerk, in Burlington, Kentucky and is more particularly described as follows:

BEGINNING at a point at the most southerly common corner of The Boone County Pee Wee Football Boosters' Club, Inc. and The Boone County Pee Wee Football, Inc. (Deed Book 358, page 186), said point also being the east line of Lot 43 of the Pheasant Run Subdivision, Section 5 (Plat Book 16, page 21) and in the existing corporate boundary of Florence, Kentucky;

THENCE with the common line of The Boone County Pee Wee Football Boosters' Club, Inc., Lot 43 and the existing corporate boundary of Florence, Kentucky N 20°29'29" W a distance of 113.69 feet to a point at the common corner of The Boone County Pee Wee Football Boosters' Club, Inc. and The Shield of Faith Pentecostal Church of Newport, Inc. (Deed Book 1048, page 845);

THENCE leaving said corporate boundary and with the common line of The Boone County Pee Wee Football Boosters' Club, Inc. and The Shield of Faith Pentecostal Church of Newport, Inc. N 60°47'57" E a distance of 420.20 feet to a point at the common corner of The Boone County Pee Wee Football Boosters' Club, Inc. and Gary & Neda Jo Wilmhoff (Deed Book 664, page 271);

THENCE with the common line of The Boone County Pee Wee Football Boosters' Club, Inc. and Gary & Neda Jo Wilmhoff S 19°24'37" E a distance of 137.86 feet to a point at the common corner of The Boone County Pee Wee Football Boosters' Club, Inc. and The Boone County Pee Wee Football, Inc. and in the existing corporate boundary of Florence, Kentucky;

THENCE with the common line of The Boone County Pee Wee Football Boosters' Club, Inc. & The Boone County Pee Wee Football, Inc. and said corporate boundary S 64°02'38" W a distance of 414.64 feet to the ***POINT OF BEGINNING*** containing 1.194 acres, more or less.

PARCEL "B"
DESCRIPTION OF 4.127 ACRES

Located in Boone County, Kentucky, lying at the easterly terminus of Mallard Drive and being the same property conveyed to The Boone County Pee Wee Football Boosters' Club, Inc. by deeds recorded in Deed Book 653, page 284, and Deed Book 827, page 301, in the office of the Boone County Clerk, in Burlington, Kentucky and is more particularly described as follows:

BEGINNING at a point at the most northeasterly right-of-way terminus of Mallard Drive at the common corner of The Boone County Pee Wee Football Boosters' Club, Inc. and The Boone County Pee Wee Football, Inc. (Deed Book 358, page 186) and in the existing corporate boundary of Florence, Kentucky;

THENCE with the common line of the above referenced parcels and the existing corporate boundary of Florence, Kentucky N 60°36'50" E a distance of 446.02 feet to a point at the common corner of The Boone County Pee Wee Football, Inc. and Cayton Development, LLC (Deed Book 627, page 123);

THENCE with the common line of The Boone County Pee Wee Football, Inc. and Cayton Development, LLC for the following 2 (two) courses:

1. S 06°28'14" E a distance of 413.09 feet to a point;
2. S 20°17'59" E a distance of 55.10 feet to a point at the common corner of The Boone County Pee Wee Football Boosters' Club, Inc. and Lot 20 of the Pheasant Run Subdivision (Plat Book 17, page 28);

THENCE with the common line of The Boone County Pee Wee Football Boosters' Club, Inc. and Pheasant Run Subdivision, Section 2, Section 3 (Plat Book 17, page 29) and Section 4 (Plat Book 16, page 20) for the following 2 (two) courses:

1. S 50°31'21" W a distance of 358.72 feet to a point;
2. N 20°37'34" W a distance of 503.63 feet to the **POINT OF BEGINNING** containing 4.127 acres, more or less.

