

DETERS COMPANY, INC **EXHIBIT "A" LEGAL DESCRIPTION**

FROM TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20241776CKY, DATED AUGUST 6, 2024 AT 08:00 AM.

THE LAND IS DESCRIBED AS FOLLOWS:
GROUP NO. 2040 A/BOONE

SITUATED IN BOONE COUNTY AND LYING ON THE NORTHSIDE OF U.S. 42 AND ON THE EASTSIDE OF HOPEFUL ROAD AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING 25' RIGHT OF WAY OF HOPEFUL ROAD AND IN THE 44' RIGHT OF WAY OF THE NEW PROPOSED U.S. 42, LEFT OF STATION 474 + 90.53, THENCE ALONG THE EXISTING RIGHT OF WAY OF HOPEFUL ROAD, N. 61 DEGREES 17' W. 300.0' TO A POINT IN SAID RIGHT OF WAY,
THENCE N. 60 DEGREES 02' 44" E. 245.64' TO A POINT,
THENCE S. 53 DEGREES 7' E. 300.0' TO THE PROPOSED 44' RIGHT OF WAY OF U.S. 42 AND A CORNER WITH KELLEY MARINE INC.,
THENCE ALONG SAID RIGHT OF WAY S. 66 DEGREES 04' W. 97.27' AND S. 64 DEGREES 52' W. 111.32' TO THE POINT OF BEGINNING
CONTAINING 1.3417 ACRES.

THERE HAS BEEN EXCEPTED OUT OF THIS TRACT 0.0092 ACRES WHICH WAS CONVEYED TO THE KY. DEPT OF HIGHWAYS AS A PARCEL OF RIGHT OF WAY ON THE PROPOSED HOPEFUL PROJECT BY DEED RECORDED IN DEED BOOK 14, PAGE 298 OF THE BOONE COUNTY CLERK'S RECORDS AT BURLINGTON, KENTUCKY.

DESCRIPTION PREPARED BY A.J. WILLIAMSON R.L.S. NO. 1008.

LESS AND EXCEPT THAT PROPERTY CONVEYANCE RECORDED IN DEED BOOK 14, PAGE 298, IN THE OFFICE OF THE CLERK OF BOONE COUNTY, KENTUCKY.

LESS AND EXCEPT THAT PROPERTY CONVEYANCE RECORDED IN DEED BOOK 18, PAGE 53, IN THE OFFICE OF THE CLERK OF BOONE COUNTY, KENTUCKY.

BEING THE SAME PROPERTY CONVEYED TO DETERS COMPANY, INC., A KENTUCKY CORPORATION BY DEED FROM CHARLES H. DETERS AND MARY S. DETERS, HUSBAND AND WIFE OF RECORD IN DEED BOOK 418, PAGE 152, CLERK'S OFFICE FOR BOONE COUNTY, KENTUCKY, DATED OCTOBER 27, 1989 AND RECORDED ON NOVEMBER 08, 1989.

NGUYEN PROPERTY EXHIBIT "A" LEGAL DESCRIPTION

FROM TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20241775CKY, DATED AUGUST 6, 2024 AT 08:00 AM.

THE LAND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED REAL ESTATE, IN THE CITY OF FLORENCE, COUNTY OF BOONE, AND COMMONWEALTH OF KENTUCKY, TO-WIT:
BEGINNING AT THE SOUTHEAST CORNER OF LOT NO. 7 OF SECTION NO. 4 OF WILLIAMSBURG EAST SUBDIVISION AS SHOWN IN THE RECORDS OF THE BOONE COUNTY CLERK IN BURLINGTON, KENTUCKY;
THENCE S 64°- 51'-01" W 374.85 FEET ALONG THE SOUTHEAST LINES OF LOTS NO. 1 THROUGH NO. 7, A DISTANCE OF 374.85 FEET TO A POINT IN THE NORTHEAST RIGHT OF WAY LINE OF HOPEFUL CHURCH ROAD;
THENCE ALONG THE NORTHEAST RIGHT OF WAY LINE OF HOPEFUL CHURCH ROAD S 60°-52'-54" E 101.64 FEET TO A POINT;
THENCE ALONG THE NORTHEAST RIGHT OF WAY LINE OF HOPEFUL CHURCH ROAD AS IT CURVES TO THE RIGHT WITH A RADIUS OF 795.96 FEET, AN ARC DISTANCE OF 271.05 FEET TO A CROSS NOTCH CUT IN THE CONCRETE AT THE WEST CORNER OF THE DETERS CO. INC. PROPERTY AS RECORDED IN DEED BOOK 418 AT PAGE 152 OF THE BOONE COUNTY CLERK'S RECORDS AT BURLINGTON, KENTUCKY;
THENCE N 60°-02'-44" E ALONG THE NORTHWEST LINE OF THE DETERS CO. INC. PROPERTY 214.35 FEET TO AN IRON PIN (SET) AT DETERS' NORTH CORNER;
THENCE N 66°-46'- 32" E ALONG THE NORTHWEST LINE OF ROSEMARY H. WEBER TRUST PROPERTY, AS DESCRIBED IN DEED BOOK 967 AT PAGE 120 OF SAID BOONE COUNTY CLERK'S RECORDS, A DISTANCE OF 150.00 FEET TO AN IRON PIN (SET) IN THE SOUTHWEST LINE OF LOT NO. 5 OF SECTION NO. VII OF WILLIAMSBURG EAST SUBDIVISION;
THENCE N 53°-11'-00" W ALONG THE REAR LINES OF LOTS 5, 6, AND 7 OF THE RESUBDIVISION OF LOT 8A OF WILLIAMSBURG EAST SUBDIVISION 353.58 FEET TO THE PLACE OF BEGINNING.
CONTAINING 2.5812 ACRES

LESS AND EXCEPT THE OUT CONVEYANCE BETWEEN JACKSON FLORISTS, INC. AND THE COMMONWEALTH OF KENTUCKY, DATED MAY 27, 1987, OF RECORD IN HIGHWAY DEED BOOK 14, PAGE 298, IN THE OFFICE OF THE CLERK OF BOONE COUNTY, KENTUCKY.

BEING THE SAME PROPERTY CONVEYED TO VUONG XUAN NGUYEN AND XUAN LUONG NGUYEN, HUSBAND AND WIFE BY GENERAL WARRANTY DEED FROM BROOKS MANAGEMENT, LLC, A KENTUCKY LIMITED LIABILITY COMPANY OF RECORD IN DEED BOOK 1127, PAGE 470, CLERK'S OFFICE FOR BOONE COUNTY, KENTUCKY, DATED MAY 31, 2019 AND RECORDED ON JUNE 12, 2019.