

EXHIBIT – 1

**ACCURATE ENGINEERING & SURVEYING, LLC
WILLIAM J. CHAUDOIN, JR., PE-PLS
12480 HERNDON-OAK GROVE ROAD
HERNDON, KENTUCKY 42236**

PROPERTY DESCRIPTION

prepared for

**Helen Young
313 Ellen St., Hopkinsville, KY 42240**

Parcel – 1 (41.786 A.):

A 41.786 (±) Acre parcel being all of the remaining farm property originally conveyed to Robert Harrell, Et. Al., in Deed Book 028, Page 208, (DB 028, P 208) and last described in a conveyance by Linda Childs on 03 January, 1989, in (DB 127, P 104), as recorded in the Todd County Court Clerk's Office, Elkton, Kentucky, and being bounded in a clockwise direction from the Northwest corner of this parcel on Pond River Road (40' wide) as follows: on the North by the properties of Mallory (DB 207, P 382 – Parcel Two) and Straeder (DB 076, P 578), on the East by Straeder (DB 180, P 503), on the South by Martin (DB 208, P 478 – Tract Two), and on the West the right-of-way of Pond River Road; located in Northwest Todd County on the East side of Pond River Road, approximately 1.95 (±) miles North of the Russellville Road (US Hwy. 68) intersection in the community of Elkton, Kentucky and 3.6 (±) miles Northwest of the Todd County Courthouse in Elkton, Kentucky.

Commencing at a 5/8-inch diameter (#5) concrete reinforcing bar, Iron Pin Found (IPF), with no identifying plastic cap (No ID) and recapped (RECAP) this survey by Kentucky Professional Land Surveyor 3660, (KY PLS 3660), in the East right-of-way of the Pond River Road at the Northwest corner of this Parcel, being the Southwest corner of Mallory and the Point of Beginning (P.O.B.); thence with Mallory

S82°22'40"E, 1,319.058' to an IPF (NoID), recapped (3660) this survey, at a point along the Northern boundary of this parcel, the Southeast corner of Mallory, and being a common corner with and the Southwest corner of Straeder (DB 076, P 578); thence continuing with Straeder

S81°26'37"E, 478.764' to an IPF (Bent) and recapped (RECAP) this survey, at the base of a T-Post style Steel Fence Post, being a common corner to said Straeder and the Northwest corner of another Straeder (DB 180, P 503) farm property ; thence

S07°33'50"W, 1,035.505' to an IPF (2810) with Steel T-Post in the Northern boundary of Martin, being the Southwest corner of Straeder and the Southeast corner of this Parcel; thence with continuing with Martin's Northern boundary the following three (3) calls:

N65°58'44"W, 129.371' to a #5 IPF (2499) in a wood lot; thence

N78°33'37"W, 312.488' to a #5 IPF (2499) in same wood lot; thence

Property Description

Young, Et.Al. – 41.786 (±) Acres

(Continued)

N81°37'16"W, 1,487.353' to a #5 IPF with no identifying cap (RECAP) at the Northwest corner of Martin located along a curve in the East right-of-way (40-Wide) of Pond River Road, being the Southwest corner of this parcel; thence with said right-of-way the following three (3) calls:

N16°17'05"E, 108.915 along a Curve (Curve – 1) to the RIGHT with a Radius of 3,022.173' and a Length of 108.921' to a Point, being a Point of Tangency (P.T.); thence

N15°58'10"E, 536.016' to a Point, being a Point of Curvature (P.C.); thence

N12°51'34"E, 329.701 along a Curve (Curve – 2) to the LEFT with a Radius of 3,038.684' and a Length of 329.863' to a Point on Curve (P.O.C.), being the POB, further described in the attached survey notes and containing 41.786 (±) Acres.

Survey Notes:

Note No. 1: Source of Title ⇒ This 41.786 (±) Acre boundary survey constitutes all of the remaining property originally conveyed to Robert Harrell, Et. Al., in Deed Book 028, Page 208 (DB 028, P 208) and last described in a conveyance by Linda Diane Childs on 03 January, 1989, recorded in DB 127, P 104).

Note No. 2: Unless otherwise stated, all documents referenced herein are recorded in the Todd County Clerk's Office, Record Department, Todd County Courthouse Annex, 202 McReynolds Street, Elkton, KY 42220.

Note No. 3: One-Hundred Percent (100 %) of this survey was performed by RTK GPS, with a Trimble R10 Model 2 running release 12 firmware. This survey was tied to that of the parent tract and is considered a "Rural" survey in accordance with 201 KAR 18.150 with the largest precision ratio between 21 point pairs being less than 1.00 at 0.264 and the relative positional accuracy exceeding 0.100' + 200 PPM, the minimum standard.

Note No. 4: All data is referenced to the NAD 83, Kentucky South Zone (1602) State Plane Coordinate System. All bearings stated herein are based on grid north for the State Plane Coordinate System as observed, by GPS methods, during the course of this survey.

Note No. 5: The Local Coordinate System for this survey pertaining to all reported distances utilizes a Ground Scale Factor of: 1.0000519234, calculated from the Point of Beginning (POB) located at the Northwest corner of this Parcel and Southwest corner of the Mallory (DB 207, P 382, Parcel Two) property, and being projected from the origin (0,0) of the aforementioned coordinate system.

Note No. 6: This property is subject to all recorded and otherwise existing easements, rights-of-way, covenants and/or restrictions. The existence of Telecommunication, Electric, and/or Water utilities is evident along and within the right-of-way of Pond River Road.

Property Description
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Survey Notes (Cont.):

Note No. 7: This property is subject to any and all facts or findings that may be disclosed by a full and accurate title search and is not intended to indicate the non-existence of easements.

Note No. 8: Unless otherwise stated, all monuments referred to herein as an "Iron Pin Set" (IPS) or a "Recapped" Iron Pin Found (IPF) are ½ inch diameter, #4 steel reinforcing bars, 18 inches long with a red plastic cap stamped "WJC, JR., PLS #3660" set or found and recapped during this survey at the location indicated. Witness caps are orange plastic and stamped "WITNESS, PLS #3660".

Note No. 9: The FEMA Flood Insurance Rate Map(s) for this property is (are) Number 21219C0185C dated July 22, 2010. No part of this property lies within a FEMA flood hazard area.

Note No. 10: This property description, prepared on June 18, 2025 is based on a physical survey beginning on February 28, 2025, by William J. Chaudoin, Jr, KY PLS #3660.

