

DESCRIPTION
In Green County, Kentucky

Lying and being in Green County, Kentucky, on the waters of Brush Creek described to-wit:

Unless stated otherwise any monument referred to herein as a "set pin" is a one half inch diameter rebar pin, eighteen inches in length, with yellow plastic cap stamped "J.G. Pettit, PLS. 3327" and any monument referred to herein as a "set witness pin" is a set pin with a red plastic cap stamped "Witness PLS. 3327". All bearings stated herein are referenced to Magnetic North as observed on 7/05/2011.

Subject property being located on the southeast right-of-way of Despain Road approximately 1 mile southwest of its intersection with Ky. Hwy. 61 in Green County, Kentucky and being more particularly bounded and described as follows:

Beginning at a set pin on the southeast right-of-way of Despain Road, a corner to Smith, Deed Book 231 Page 196; Thence with said right-of-way of Despain Road, N44°53'36"E 40.63 feet to a point, N41°56'40"E 44.99 feet to a point, N39°53'35"E 38.10 feet to a point, N35°58'47"E 45.89 feet to a point, N31°58'13"E 69.22 feet to a point, N35°56'53"E 26.15 feet to a point, N43°28'53"E 22.32 feet to a point, N52°58'55"E 26.99 feet to a point, N57°20'20"E 146.69 feet to a point, N61°04'09"E 30.06 feet to a point, N68°09'12"E 25.49 feet to a point, N74°21'24"E 26.21 feet to a point, N79°15'24"E 26.28 feet to a point, N83°30'52"E 25.59 feet to a point, N88°12'27"E 25.89 feet to a point, S86°34'18"E 27.51 feet to a point, S81°22'50"E 27.83 feet to a point, S75°41'44"E 28.32 feet to a point, S70°05'25"E 27.61 feet to a point, S65°33'09"E 30.01 feet to a point, S63°00'20"E 31.95 feet to a point, S71°39'17"E 25.26 feet to a set witness pin, S87°20'04"E 25.36 feet to a point, N76°56'16"E 25.93 feet to a point, N65°52'08"E 24.91 feet to a point, N56°29'50"E 24.76 feet to a point, N46°49'21"E 30.70 feet to a point, and N42°05'11"E 267.83 feet to a set pin in the center of a drain, a new division corner in the parent tract;

Thence with a new division line in the parent tract and with the center of said drain, S42°08'38"E 210.82 feet to a point, and N85°12'45"E 15.32 to a point in the center of a creek; Said point being referenced S69°34'52"E 15.00 feet from a set witness pin; Thence continuing with new division lines in the parent tract and with the center of said creek, N17°34'22"E 28.71 feet to a point, N58°56'58"E 234.40 feet to a point, N51°55'26"E 129.00 feet to a point referenced S12°08'09"E 28.57 feet from a set witness pin, thence N48°50'21"E 97.22 feet to a point, N22°39'54"E 77.16 feet to a point, N30°07'25"E 43.05 feet to a point, and N33°34'57"E 236.17 feet to a point, a corner to Brown, Deed Book 202 Page 467; Thence with the lines of Brown, S58°10'59"E 24.03 feet to a set witness pin and S58°10'59"E 1579.51 feet to a set pin in the center of a stump, a corner to Milby, Deed Book 151 Page 305; Said point being referenced S79°32'29"E 6.08 feet from a set witness pin;

Thence with the line of Milby, S26°28'02"W 1108.66 feet to a set pin, a corner to Johnson, Deed Book 208 Page 204; Thence with the line Johnson, S25°22'49"W 800.11 feet to an existing capped steel rebar pin stamped "Miller PLS. 2282", a corner to Stone, Deed Book 206 Page 358;

Thence with the lines of Stone, N83°11'29"W 20.89 feet to a set pin, S35°25'53"W 59.46 feet to a set pin, and S24°07'37"W 283.23 feet to an existing wood post, a corner to Milby, Deed Book 172 Page 258; Said point being referenced S87°42'13"E 3.22 feet from a set witness pin;

Thence with the line of Milby, N42°25'41"W 690.01 feet to an existing wood post, a corner to Smith, Deed Book 231 Page 196; Said point being referenced N04°48'43"W 5.35 feet from a set witness pin; Thence with the lines of Smith, N50°35'41"W 663.96 feet to a set pin, N48°18'18"W 1120.72 feet to a point in a branch referenced S47°46'54"E 3.84 feet from an existing capped steel rebar witness pin stamped "Billingsley PLS. 3841", thence N48°22'57"W 259.10 feet to an existing wood post referenced S77°18'26"E 1.62 feet from a set witness pin, and thence N48°46'12"W 36.23 feet to the point of beginning.

Subject tract containing 96.9403 acres more or less per survey directed by J.G. Pettit (PLS. 3327) with Pettit Land Surveying on July 5, 2011 and being subject to all easements and right-of-ways of record in the office of the Green County Court Clerk and subject to legal review as to conformance with state and local regulations concerning land divisions and subdivisions.

30 Foot Wide Ingress and Egress Easement

Beginning at a point in the center of an existing gravel access road at its intersection with the southeast right-of-way of Despain Road; Said point being located approximately 0.7 miles southwest of Ky. Hwy. 61; Thence with the center of said access road southeast approximately 360 feet to its intersection with the center of a creek and being a 30 foot wide Ingress and Egress Easement 15 feet wide on each side the centerline of the road extended to the center of the creek.

15 Foot Wide Ingress and Egress Easement

Beginning a point in the center of a creek at its intersection with the centerline of a gravel access road leading from the southeast right-of-way of Despain Road located approximately 0.7 miles southwest of Ky. Hwy. 61; Said point being in the line of Alvin and Nancy Brown, Deed Book 202 Page 467; Thence with the center of the creek and the line of Brown in a southwest direction approximately 320 feet to the northeast corner of a 5.1131 acre tract; Said point being located N30°05'53"E 20.47 feet from an existing steel rebar pin with yellow cap stamped "J.G. Pettit PLS. 3327"; The herein described Ingress and Egress Easement shall be 15 feet wide from the center of the creek and lying on the north side of said creek.

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a "set witness pin" is a set pin with a red plastic cap stamped "Witness PLS. 3327". All bearings stated herein are referenced to Magnetic North as observed on 7/05/2011.

Subject property being located on the southeast right-of-way of Despain Road approximately 0.7 miles southwest of its intersection with Ky. Hwy. 61 in Green County, Kentucky and being more particularly bounded and described as follows:

Beginning at a point in the center of a creek at its intersection with a gravel access road; Said point being a new division corner in the parent tract located approximately 400 feet south of Despain Road;

Thence leaving the center of the creek and running with the center of said gravel access road and being a new division line in the parent tract, S30°05'53"W 20.47 feet to a set pin, S18°45'02"W 16.15 feet to a point, S05°27'39"E 11.76 feet to a point, S19°17'27"E 24.83 feet to a point, S33°30'57"E 25.54 feet to a point, S44°02'59"E 26.70 feet to a point, S16°34'12"E 24.83 feet to a point S05°27'39"E 11.76 feet to a point S19°17'27"E 24.83 feet to a point, S33°30'57"E 25.54 feet to a point, S44°02'59"E 26.70 feet to a point, S29°06'07"E 17.83 feet to a point, S16°34'12"E 27.69 feet to a point, S20°52'43"E 57.59 feet to a point, S22°54'58"E 123.40 feet to a point, S25°36'08"E 30.14 feet to a point, S20°53'03"E 25.94 feet to a point, S42°32'42"E 28.12 feet to a point, S48°46'28"E 42.81 feet to a point, S55°54'06"E 45.74 feet to a point S58°27'21"E 45.59 feet to a point, S61°48'15"E 29.64 feet to a point, S64°51'52"E 133.24 feet to a set pin, S62°18'46"E 55.36 feet to a point, S64°29'44"E 93.10 feet to a point, S60°23'02"E 31.84 feet to a point, S55°32'56"E 36.43 feet to a point, S50°10'21"E 92.84 feet to a point, and S63°42'15"E 20.12 feet to a set pin in the line of Sullivan, Deed Book 189 Page 584; Thence with the line of Sullivan S07°07'35"E 128.54 feet to a set pin in the center of a tree stump, a corner to Skaggs, Deed Book 141 Page 754; Said point being referenced S79°32'29"E 6.08 feet from a set witness pin; Thence with the lines of Skaggs and with the center of said creek N62°05'26"E 53.04 feet to a point, S81°14'43"E 52.44 feet to a point, S60°12'54"E 42.01 feet to a point, S84°57'15"E 55.09 feet to a point, S68°56'36"E 105.85 feet to a point, N83°48'38"E 19.78 feet to a point, N63°27'59"E 111.45 feet to a point, N86°52'14"E 178.08 feet to a point, and S77°31'26"E 56.70 feet to the point of beginning.

Subject tract contains **5.1131 acres** more or less per survey directed by J.G. Pettit (PLS 3327) with Pettit Land Surveying on July 5, 2011 and being subject to all easements and right-of-ways of record in the office of the Green County Court Clerk and subject to all legal review as to conformance with state and local regulations concerning land divisions and subdivisions.