

**Ellen R. Becker,
Jerry C. Morrison &
Timothy Shane Morrison
D.B. 274 Pg. 429**

Being a **36.334** acre parcel of that larger tract of land conveyed to Ellen R. Becker, Jerry C. Morrison & Timothy Shane Morrison, D.B. 274 Pg. 429, located on the southeast side of Merritt Lane, approximately ½ mile east of Creamery Pike, in Lewis County and being more particularly described as follows:

Beginning at an iron pin set at a 36" Hickory in a fence row, said iron pin being S 86°54'45" E a distance of 584.48' from an iron pin found at a 15" Locust stump being the southwest property corner of the Merritt Family Cemetery as recorded in Plat Book 4 Pg. 72 and further being located at approximate Kentucky North Zone State Plane Coordinates (NAD83) of N:395799.93 and E:1821718.44; thence from said iron pin set, with a new division line of Becker, **N 24°03'12" W** a distance of **426.95'** to an iron pin set; thence **N 87°47'25" W** a distance of **139.39'** to an iron pin set; thence **N 36°16'34" E** a distance of **62.40'** to a point; thence **N 10°18'22" E** a distance of **47.57'** to an iron pin set; thence **N 86°15'09" E** a distance of **79.77'** to an iron pin set; thence **N 59°54'23" E** a distance of **270.97'** to an iron pin set at a 15" Hackberry; thence **N 72°12'00" E** a distance of **454.58'** to an iron pin set at a 12" Walnut; thence **N 21°31'36" E** a distance of **278.91'** to an iron pin set at a 12" Hackberry; thence **N 71°31'36" E** a distance of **257.25'** to an iron pin set at a 24" dead Walnut in a fence row; thence continuing with a new division line, down the hill, **N 02°35'45" E** a distance of **205.84'** to an iron pin set at a 36" stump in a fence row; thence **N 01°29'03" E** a distance of **194.17'** to an iron pin set at a 10" tree in a fence row on the south side of a drain; thence **N 12°39'21" E** a distance of **32.19'** to a point in the center of a drain at a water gap; thence **N 82°36'56" E** a distance of **154.84'** to a point in the center of a drain; thence continuing with the new division line, down the drain as it meanders, **N 66°48'09" E** a distance of **44.85'** to a point in the center of a drain; thence **N 80°42'22" E** a distance of **143.31'** to a point in the center of a drain; thence **N 58°47'26" E** a distance of **74.47'** to a point in the center of a drain; thence **N 84°31'48" E** a distance of **22.52'** to a point in the center of a drain; thence **S 15°41'19" E** a distance of **22.95'** to a point in the center of a drain; thence **S 63°10'44" E** a distance of **36.67'** to a point in the center of a drain; thence **N 69°22'57" E** a distance of **27.95'** to a point in the center of a drain; thence **N 89°22'02" E** a distance of **51.44'** to a point in the center of Browns Run Creek, said point being referenced by an iron

pin set at a 13" Hickory with old fence on the west bank of Browns Run Creek, bearing S 69°01'57" W a distance of 22.73' to said iron pin set; thence from the point in Browns Run Creek as it meanders, **S 21°23'13" W** a distance of **148.13'** to a point common to John Sumara, D.B. 264 Pg. 344; thence from the point in Browns Run Creek as it meanders, with the line of Sumara and Becker, **S 08°33'07" W** a distance of **16.00'** to a point; thence **S 01°31'15" W** a distance of **63.82'** to a point; thence **S 11°47'01" E** a distance of **159.95'** to a point; thence **S 06°43'46" E** a distance of **294.06'** to a point; thence **S 16°34'06" W** a distance of **80.58'** to a point; thence **S 25°18'34" W** a distance of **127.32'** to a point; thence **S 10°13'26" E** a distance of **72.87'** to a point in the center of Browns Run Creek, said point being referenced by an iron pin set at a 36" Sycamore in a rock wall on the west bank of Browns Run Creek, bearing S 83°41'09" W a distance of 28.15' to said iron pin set; thence from the point in Browns Run Creek as it meanders, **S 20°52'49" W** a distance of **153.49'** to a point; thence **S 01°27'31" W** a distance of **58.25'** to a point; thence **S 10°06'08" E** a distance of **86.37'** to a point; thence **S 03°11'33" W** a distance of **95.54'** to a point; thence **S 17°52'19" W** a distance of **38.51'** to a point; thence **S 09°59'46" W** a distance of **58.88'** to a point; thence **S 25°24'56" W** a distance of **57.99'** to a point; thence **S 01°58'21" W** a distance of **115.41'** to a point; thence **S 03°36'46" E** a distance of **33.60'** to a point; thence **S 11°47'25" W** a distance of **31.53'** to a point; thence **S 64°13'50" W** a distance of **29.64'** to a point; thence **S 01°02'12" W** a distance of **29.84'** to a point; thence **S 15°56'17" W** a distance of **20.56'** to a point corner to Alida J. Company, LLP, D.B. 240 Pg. 271; thence leaving Sumara and with the line of Alida and Becker, **N 83°50'09" W** a distance of **33.63'** to an iron pin set on the west back of Browns Run Creek; thence up the hill following an old fence, **N 83°50'11" W** a distance of **408.00'** to an iron pin set at a 18" Ash in a fence row; thence **N 86°36'36" W** a distance of **395.73'** to an iron pin set at a 40" Buckeye in a fence row near a drain; thence **N 87°56'40" W** a distance of **361.77'** to the point of beginning containing **36.334** acres as surveyed by Timothy D. Pugh, PLS #4047 in January 2024.

Notes:

Property subject to all legal right-of-ways, easements and conveyances.

Property subject to all utilities, above and below ground, whether shown on plat or not.

Property subject to Merritt Lane 30' wide Access Easement #1 for the benefit of egress and ingress as recorded in D.B. 247 Pg. 457.

Property subject to Merritt Lane 30' wide Access Easement #2 (0.396 acres) for the benefit of egress and ingress as recorded in this survey.

All iron pins set were ½" diameter by 20" in length rebar with plastic identification cap stamped T.D.P. 4047.

Bearings correlated to true north by method of GPS observation using Carlson GPS equipment with dual frequency receiver, Model#: Carlson BRx7.

CORS was used in determining approximate location of the state plane coordinate.

Scale factor of 1 was used for this survey.

Completion date of the field survey was 01/21/2024.

Timothy D. Pugh, PLS #4047

Date

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Merritt Lane
Permanent Access Easement #2

Beginning at a ½" iron pin found at a 15" Locust stump being a corner of the Merritt Family Cemetery as recorded in Plat Book 4 Pg. 72 and corner to Johnie and Tonya Merritt, D.B. 247 Pg. 457 and being the corner to the east right-of-way of the permanent Access Easement #1 for Merritt Lane (30' wide) as recorded in D.B. 247 Pg. 457; thence leaving Johnie Merritt and the Merritt Family Cemetery, **N 86°24'35" W** a distance of **35.09'** to a point; thence **N 35°51'21" E** a distance of **115.73'** to a point; thence **N 38°26'06" E** a distance of **91.65'** to a point; thence **N 33°52'42" E** a distance of **154.09'** to a point; thence **N 39°16'34" E** a distance of **105.18'** to a point; thence **N 36°49'07" E** a distance of **61.02'** to a point; thence **N 10°17'46" E** a distance of **39.90'** to a point; thence **S 81°40'08" E** a distance of **30.15'** to an iron pin set; thence **S 10°18'22" W** a distance of **47.57'** to a point; thence **S 36°16'34" W** a distance of **62.40'** to an iron pin set; thence **S 39°45'02" W** a distance of **108.43'** to a point; thence **S 33°22'14" W** a distance of **155.27'** to a point; thence **S 37°28'48" W** a distance of **114.82'** to a ½" iron pin and cap found (stamped M.D.R. 3487) being a corner of the Merritt Family Cemetery as recorded in Plat Book 4 Pg. 72; thence **S 37°29'10" W** a distance of **75.12'** to the point of beginning containing **0.396** acres.