

ROWAN COUNTY
D270 PG726EXHIBIT "A"

A certain tract or parcel of land lying and being in Rowan County, Kentucky located on Pleasant Valley Road and being more particularly described as follows:

Beginning at an iron pin (set this survey) corner to Roy Gastineau (D.B. 84, Pg. 162); thence with Gastineau N 66°18'55" W a distance of 553.10' to an iron pin (set this survey) in center of ridge in low point of said ridge, corner to Jeffery Smedley (D.B. 221, Pg. 306); thence with said Smedley and center of ridge the following ten calls N 10°51'56" E a distance of 226.04' to a meander point of ridge (no monument set); thence N 49°50'09" E a distance of 137.04' to a 14" Chestnut Oak tree, with aluminum washer (set this survey) stamped "Roy A. Wright, PLS 2808"; thence N 00°47'00" W a distance of 174.83' to a 30" Chestnut Oak tree, with aluminum washer (set this survey) stamped "Roy A. Wright, PLS 2808"; thence N 20°00'55" E a distance of 104.53' to an iron pin (set this survey); thence N 24°19'17" W a distance of 282.11' to a 10" Pine tree, with aluminum washer (set this survey) stamped "Roy A. Wright, PLS 2808"; thence N 01°28'27" E a distance of 344.82' to an iron pin (set this survey); thence N 09°28'39" E a distance of 268.14' to a 10" Sugar Maple tree, with aluminum washer (set this survey) stamped "Roy A. Wright, PLS 2808"; thence N 15°22'49" E a distance of 462.87' to an iron pin (set this survey); thence N 23°37'33" W a distance of 125.08' to a 16" Hickory tree, with aluminum washer (set this survey) stamped "Roy A. Wright, PLS 2808"; thence N 48°58'37" W a distance of 372.69' to an iron pin (set this survey), corner to Robert L. Perkins (D.B. 71, PG. 284); thence continuing with said meanders of ridge and said Perkins the following five calls N 41°55'32" E a distance of 610.07' to an iron pin (set this survey); thence N 11°53'34" E a distance of 165.19' to an iron pin (set this survey); thence N 27°07'55" E a distance of 265.97' to an iron pin (set this survey); thence N 40°34'00" E a distance of 281.83' to an iron pin (set this survey); thence N 50°22'26" E a distance of 252.93' to an iron pin (set this survey), corner to Virginia Wheeler (D.B. 71, Pg. 618); thence continuing with said meanders of ridge and said Wheeler the following five calls S 54°21'58" E a distance of 255.16' to an iron pin (set this survey); thence N 85°35'20" E a distance of 396.73' to an iron pin (set this survey); thence S 23°14'32" E a distance of 294.86' to an iron pin (set this survey); thence S 34°05'30" E a distance of 315.30' to an iron pin (set this survey); thence S 81°03'11" E a distance of 495.11' to an iron pin (set this survey), corner to Nihad Bayatti (D.B. 116, Pg. 319); thence with said meanders of ridge and said Bayatti the following four calls S 35°11'37" E a distance of 148.17' to an iron pin (set this survey); thence S 04°06'57" E a distance of 217.29' to an iron pin (set this survey); thence S 36°38'19" E a distance of 179.28' to an iron pin (set this survey); thence S 44°37'46" E a distance of 234.23' to an iron pin (set this survey), corner to Alice Mae McClain (D.B. 143, Pg. 655); thence continuing with said meanders of ridge and said McClain the following three calls S 01°05'34" W a distance of 227.46' to an iron pin (set this survey); thence S 53°15'23" W a distance of 152.58' to an iron pin (set this survey); thence S 29°44'08" W a distance of 414.17' to an iron pin (set this survey), corner to Neal Davenport (D.B. 255, Pg. 185); thence continuing with said meanders of ridge and said Davenport the following eight calls S 78°20'01" W a distance of 279.23' to an iron pin

(set this survey); thence S 24°16'55" W a distance of 276.40' to an iron pin (set this survey);
thence S 38°59'18" W a distance of 106.35' to an iron pin (set this survey); thence S 55°21'50" W a distance of 151.61' to an iron pin (set this survey); thence S 20°26'36" W a distance of 220.64' to an iron pin (set this survey); thence S 40°38'29" E a distance of 467.70' to a triple Chestnut Oak tree, with aluminum washer (set this survey) stamped "Roy A. Wright, PLS 2808"; thence S 06°08'26" W a distance of 174.67' to an iron pin (set this survey); thence S 04°46'03" E a distance of 209.53' to an iron pin (set this survey), corner to Tim Chapman (D.B. 210, Pg. 42) at high point of ridge; thence leaving said ridge with said Chapman following old fence line and metal post the following nine calls
S 82°40'39" W a distance of 126.64' to an iron pin (set this survey);
thence S 82°42'02" W a distance of 103.79' to an iron pin (set this survey); thence N 86°42'27" W a distance of 159.02' to an iron pin (set this survey); thence S 86°01'09" W a distance of 162.64' to an iron pin (set this survey); thence S 79°52'34" W a distance of 146.70' to a steel rebar (found this survey) with plastic cap stamped "G.E. Stephens, PLS 2321"; thence S 59°28'22" W a distance of 159.37' to a steel rebar (found this survey) with plastic cap stamped "G.E. Stephens, PLS 2321"; thence S 53°13'31" W a distance of 166.11' to a steel rebar (found this survey) with plastic cap stamped "G.E. Stephens, PLS 2321"; thence S 49°09'52" W a distance of 94.31' to an iron pin (set this survey); thence N 15°29'52" E a distance of 34.60' to an iron pin (set this survey), corner to Big Valley Subdivision, Phase I (Cabinet 1, Slide 583); thence with said Big Valley Subdivision the following six calls
N 38°13'30" E a distance of 61.04' to an iron pin (set this survey);
thence N 66°57'25" E a distance of 33.43' to an iron pin (set this survey); thence N 14°39'00" E a distance of 351.37' to an iron pin (set this survey); thence N 02°15'20" W a distance of 280.19' to an iron pin (set this survey), corner to Lot 16A (this survey); thence with said Lot 16A and a new division line N 08°34'46" E a distance of 187.33' to an iron pin (set this survey), corner to Lot 17; thence N 11°29'37" E a distance of 270.49' to an iron pin (set this survey); thence
N 80°01'49" W a distance of 200.00' to a 1/2" steel rebar (found this survey) with plastic cap stamped "M. Johnson, P.L.S. 3303", in said West right of way line of Pleasant Valley Road; thence with said right of way line the following four calls N 31°24'05" E a distance of 135.85' to an iron pin (set this survey); thence N 32°39'22" E a distance of 122.47' to an iron pin (set this survey); thence N 26°56'59" E a distance of 104.33' to an iron pin (set this survey); thence N 63°26'25" W a distance of 40.00' to an iron pin (set this survey), corner to Timmy Adams (D.B. 229, Pg. 129); thence with said Adams the following two calls N 63°26'25" W a distance of 200.56' to an iron pin (set this survey); thence
S 25°57'44" W a distance of 100.01' to an iron pin (set this survey), corner to Lot 25 of said Big Valley Subdivision; thence with said Subdivision the following seven calls S 33°40'59" W a distance of 110.98' to an iron pin (set this survey); thence S 57°10'52" W a distance of 122.33' to a 1/2" steel rebar (found this survey) with plastic cap stamped "M. Johnson, P.L.S. 3303"; thence S 35°13'34" W a distance of 211.91' to a 1/2" steel rebar (found this survey); thence S 72°54'26" E a distance of 114.31' to a 1/2" steel rebar (found this survey) with plastic cap stamped "M. Johnson, P.L.S. 3303"; thence S 11°29'24" W a distance of 225.16' to an iron pin (set this survey), corner to Lot 8A

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(of February 19, 2019 survey); thence with said Lot 8A and a new division line S 07°04'29" W a distance of 129.86' to an iron pin (set this survey), corner to said Big Valley Subdivision, Phase I (Cabinet 1, Slide 583); thence with said Big Valley Subdivision the following five calls S 10°06'23" W a distance of 90.13' to an iron pin (set this survey); thence S 13°31'59" E a distance of 100.57' to an iron pin (set this survey); thence S 11°41'22" W a distance of 90.00' to an iron pin (set this survey); thence S 11°41'22" W a distance of 450.00' to an iron pin (set this survey); thence S 76°49'28" E a distance of 89.55' to a 5/8" steel rebar (found this survey) with plastic cap stamped "M. Johnson, P.L.S. 3303"; thence S 76°49'28" E a distance of 110.45' to a 5/8" steel rebar (found this survey) with plastic cap stamped "M. Johnson, P.L.S. 3303", in said West right of way line of Pleasant Valley Road; thence with said right of way S 14°33'32" W a distance of 30.01' to an iron pin (set this survey), corner to said Gastineau; thence with said Gastineau N 76°49'28" W a distance of 199.28' to the point of beginning.

The above described parcel contains 134.35 acres as surveyed by Roy A. Wright Surveying, LLC, P.L.S. #2808, January 31, 2017 and revised February 19, 2019. All iron pins set this survey are 1/2" x 18" steel rebar with a red plastic cap stamped "Roy A. Wright, P.L.S. #2808". All Bearings stated herein are oriented to a prior survey of lots 17 and 26 of the Big Valley Subdivision (Cabinet 1, Slide 760), performed by Mark Johnson, PLS 3303, using iron pins as shown on plat of this survey.

The above described tract is a portion of the same property conveyed to The Citizens Bank of Morehead, September 30, 2016, by Robert Stamper and Ruth Stamper, by and through Robert Stamper, her Attorney-In-Fact, husband and wife, and recorded in Deed Book 261, Page 425 of the Rowan County Clerk's Office.

The above described tract is subject to any easements and or right of ways, if any, recorded or unrecorded.

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TRACT NO. 1 A certain tract or parcel of land lying and being in Rowan County, Kentucky bounded as follows:

BEGINNING at a post near the edge of the Morehead and Flemingsburg Road, State Highway No. 32 at or near the mouth of the Manning Branch; thence running a Westerly course with the right of way of State Highway No. 32 to a white oak George Jordan now Gux Leyle corner; thence a Southerly course with the wire fence to the top of a point; thence leaving the fence and running up the dividing ridge and around with the dividing ridge running around the right hand fork of the Manning Branch to a set stone on top of the ridge between the Right Hand Branch and the Middle Branch of the Manning Branch so as to include all the shew waters of the right hand fork of the Manning Branch; thence down the Middle point a Northerly course with the dividing ridge to the corner of William T. Hall, now Venton Cooper; wire fence; thence same course with the wire fence to the BEGINNING corner, containing 50 acres more or less.

Excepting from the foregoing described land a certain portion thereof consisting of ten acres more or less and the excluded and excepted portion now being described as follows: BEGINNING at a bridge in the William T. Hall line at the lot said leading across Manning Branch; thence in a general Northwest course a straight line to the Venton Cooper lot and continuing in same direction to a chestnut oak; marked with red paint, in line of Gus Leyerle property thence with the Gus Leyerle property in a general Northeast course to Kentucky Highway No. 32; thence in a general Southeast direction and with the right of way line of Kentucky Highway No. 32 to Manning branch; thence in a general Northwest direction and with the meanders of Manning Branch to the point of BEGINNING and there being located on said approximately 10 acres reserved three houses. 10

Further excepted that certain lot or parcel of land which has been heretofore conveyed by William Curtis to Augustine DeBord and which land is now owned by Venton Cooper.

TRACT NO. II A certain tract or parcel of land in Rowan County, Kentucky, near Kentucky Highway No. 32, and particularly described as follows: BEGINNING at a point, which point is approximately 10 feet 7 inches West of the Southwest corner of the City of Morehead water pump station site and said point being approximately 126 feet from right of way of Kentucky Highway No. 32; thence a general southerly direction a distance of approximately 275 feet to intersecting corners of Venton Cooper lot and lands of Crayton Jackson; thence in a general West direction with Jackson's line to top of hill to line of Gus Leyerle; thence with Gus Leyerle line in a general North course down the hill to the West corner of said City pump station site; thence with rear lot line of said City lot to a general East direction to the point of BEGINNING.

There is included with this conveyance all rights conveyed to the Granters in Deed of Easement from the City of Morehead dated September 1, 1970, and recorded in Deed Book 92, at Page 472 and 473, Rowan County Records.

This Deed covers Plot Plan made of 42.23 Acres by H.H. Roark dated 12-2-77 Registered Land Surveyor # 1931 and recorded in Plat Book# 4 Page 30 of Rowan County records.

THERE IS ALSO EXCEPTED AND NOT INCLUDED in this conveyance that certain tract of land consisting of 4.696 acres and the right of ingress and egress that was conveyed by Nihad Bayatti, and wife, Patricia Bayatti by Deed of Conveyance to Ronnie Keeys, a single man, dated the 8th day of January 1992, and recorded in Deed Book 156, Page 472. Reference is made to said Deed of Conveyance for a more particular description.

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