

7 Brew Coffee

8111 US Hwy 42

DB 1202, Pg 755

Group Number 2048B

Legal Description

Beginning at found iron pin in the south right-of-way line of US 42 Highway, said iron pin marking the northwest corner of Lott 11 of the V. Parr Subdivision as shown in Plat Book 2, Page 26, of the Boone County Clerk's Records in Burlington, Kentucky, and marking the northwest corner of the Rawlings property as described in Deed Book 1116, Page 212, of the Boone County Clerk's Records in Burlington, Kentucky; thence S 14°14'43" E along the west lines of said Lot 11 and said Rawlings property 188.13 feet to a set iron pin marking the southwest corner of said Lot 11 and said Rawlings property; then N 75°45'29" E along the south line of said Lot 11 and said Rawlings property 50.00 feet to found iron pin marking the southeast corner of Said Lot 11 and said Rawlings property, said iron pin being in the west line of the Rawling Company LLC property as described in Deed Book 768, Page 92, of the Boone County Clerk's Records in Burlington, Kentucky; then S 13°47'56" E along the west line of The Rawlings Company LLC property 99.98 feet to a found iron pin marking the southwest corner of said the Rawlings Company LLC property; thence along the south line of said The Rawlings Company LLC property, the south line of The Rawlings Company LLC property as described in Deed Book 768, Page 88, (Parcel 2) of the Boone County Clerk's Records in Burlington, Kentucky and the south line of the Rawlings property as described in Deed Book 958, Page 196 (Parcel I, Tracts II and I) N 75°58'09" E a distance of 277.93 feet to a set iron pin; thence N 52°12'11" E along the south line of said Rawlings property (Parcel I, Tracts II and I) 153.33 feet to a set iron in the west right-of-way line of LaCresta Drive marking the southeast corner of the Rawlings property (Parcel II); thence N 28°51'30" W along said right-of-way line and east line of said Rawlings property (Parcel II) 56.70 feet to a set iron pin marking the northeast corner of said Rawlings property (Parcel II); thence leaving said right-of-way line S 51°24'29" W along the north line of Rawlings property (Parcel II) 50.18 feet to a set iron pin marking the northwest corner of the Rawlings property (Parcel II) and in the east line of the Rawlings property (Parcel I, Tract III); thence N 28°51'30" W along said east line 44.00 feet to a set iron pin marking the northeast corner of said Rawlings property (Parcel I, Tract III) and the southeast corner Lot 5 of said V. Parr Subdivision; thence along the north line of said Rawlings property (Parcel I, Tract III) and the south line of said Lot 5 and Lot 6 of said V. Parr Subdivision S 51°24'29" W a distance of 89.82 feet to a set iron pin; thence along the north line of said Rawlings property (Parcel I, Tracts III, I, and II) and the south line of said Lot 6 and Lot 7 and Lot 8 of said V. Parr Subdivision S 75°45'29" W a distance of 164.75 feet to a set iron pin marking the northwest corner of the Rawlings property (Parcel I, Tract II), the southeast corner of Lot 9 of said V. Parr Subdivision, and the southeast corner of said The Rawlings Company LLC property (Parcel I); thence N 14°14'31" W along the east lines of said The Rawlings Company LLC property (Parcel I) and said Lot 9 a distance of 191.09 feet to a set iron pin in the said south right-of-way line of US 42 Highway marking the northeast corner of said The Rawlings Company LLC property (Parcel I) and said Lot 9; thence along said south right-of-way line for the next three courses, S 73°17'19" W along the north lines of said Rawlings property (Parcel I), Deed Book 768, Page 88 and said Lot 9 a distance of 50.08 feet to a point; thence S 74°50'20" W along the north lines of said Rawlings property, Deed Book 768, Page 92 and Lot 10 of said V. Parr Subdivision 49.97 feet to a point; thence S 75°45'29" W along the north lines of said Rawlings property, Deed Book 1116, Page 212 and said Lot 11 a distance of 50.00 feet to the Place of Beginning, containing 1.5575 acres of land.

See Consolidation Boundary Survey Plat of George & Beverly Rawlings Property of record in Plat Cabinet 6, Slide 439, in the Boone County Clerk's Office.

Being the same property conveyed to George Rawlings and Beverly Rawlings, husband and wife, by Deed of Consolidation from George Rawlings and Beverly Rawlings, husband and wife of record in Deed Book 1202, Page 755, Clerk's Office for Boone County, Kentucky, dated March 1, 2023 and recorded March 23, 2023.