

Deed Description
for
Wayne Jones Estate

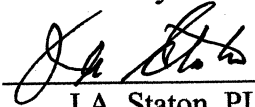
Being a certain tract or parcel of land lying and being in the Piney Woods community of Clinton County, Albany, Kentucky and being more particularly described as follows:

Beginning on an iron pin found (Staton) at the eastern right-of-way of Kentucky Highway 558, said right-of-way being based on 35 feet left and right of center as described in deed book 18 page 423, being a corner to Emma Jones Guffey, deed book 124 page 159, thence leaving said right-of-way with the line of Guffey North 57°19'04" East, a distance of 104.91 feet to an iron pin found (Staton) in the line of Jones, and being a corner to James McDaniel, deed book 74 page 89, thence leaving Jones and running with the line of McDaniel North 23°52'43" West, a distance of 180.00 feet to an iron pin found (Staton), thence South 50°54'29" West, a distance of 156.55 feet to an iron pin found (Staton) at the aforesaid right-of-way of Kentucky Highway 558, being a corner to McDaniel, thence with said right-of-way South 45°31'17" East, a distance of 27.51 feet to a point; thence South 43°22'43" East, a distance of 27.52 feet to a point; thence South 41°30'21" East, a distance of 29.45 feet to a point; thence South 40°32'37" East, a distance of 28.78 feet to a point; thence South 38°33'30" East, a distance of 22.19 feet to a point; thence South 35°09'46" East, a distance of 26.87 feet to the beginning and containing **0.51** acre by survey.

Actual field survey performed under the direction of J.A. Staton, P.L.S. #2603 on 07/23/24. The basis for the bearing being from a magnetic observation taken in the field. This survey being subject to any easement, right-of-ways, or other conveyances which may affect the same. All iron pins called for as being set are ½ inch in diameter and a minimum of 18 inches in length and have a plastic identification cap on them with "JA Staton KY PLS 2603/TN RLS 1545" engraved on the top.

Source of Title: Being all of the same lands as described in deed book 130 page 374 of the Clinton County Clerk's Office. Being identified on local PVA maps as PN # 040-00-00-006.04.

I do hereby certify that the survey described hereon was performed under my direction by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1:36134 and was not adjusted. The survey shown hereon is an urban survey and the accuracy and precision of said survey meets all the specifications of this class and complies with 201 KAR 18.150.

 7/31/24

J.A. Staton, PLS #2603 Date

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