

Deed Description
for
Ernest Guffey Estate

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

Beginning on an iron pin found (no id cap) in the southern right-of-way of Kentucky Highway 90, deed book 55 page 64 (right-of-way width varies), being a corner to Jackie York, deed book 115 page 129, thence leaving York with said right-of-way South 88°49'07" East, a distance of 120.74 feet to a right of way marker found, thence South 70° 12'21" East, a distance 254.62 feet to a right-of-way marker found, thence South 84° 17'26" East, a distance of 26.16 feet to an iron pin set in said right-of-way, and being a corner to James Dishman, deed book 127 page 708 and deed book 85 page 656, thence leaving said right-of-way with the line of Dishman and generally following a fence South 24°37'55" West, a distance of 617.91 feet passing through a two inch pipe found at 602.45 feet to a point in the northern right of way of York Loop, being a corner to Dishman, said right-of-way being based on twenty feet left and right of center as determined from monuments found, thence leaving Dishman with said right-of-way South 83°35'03" West, a distance of 34.20 feet to point, thence South 84°42'11" West, a distance of 56.05 feet to a point at the intersection of York Loop right- of-way and Davis Chapel Road (old Ky Highway 90) said right-of-way based on forty feet left and right of center, deed book 35 page 445, thence continuing with Davis Chapel Road right-of-way North 74°06'20" West, a distance of 76.59 feet, thence North 76°29'42" West, a distance of 79.84 feet, thence, North 77°13' 02" West, a distance of 70.72 feet, thence North 75°48'34" West, a distance of 43.33 feet to a point in the northern right-of-way of Davis Chapel Road, being a corner to the aforesaid Jackie York, said point being located North 20°32'06" East, a distance of 10.06 feet from an iron pin found as reference, thence leaving said right-of- way with the line of York North 20° 32'06" East, a distance of 646.61 feet to the beginning and containing **5.50** acres by survey.

Actual field survey performed under the direction of J.A. Staton, P.L.S. #2603 on 07/02/24. 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 149 page 86 of the Clinton County Clerk's Office.

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 1:27283 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.

J.A. Staton 2/29/24

J.A. Staton, PLS #2603 Date

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