



Wm. Derek Bell, P.L.S. No. 3914  
412 S. MAIN ST \* PO Box 749  
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## **PARCEL DESCRIPTION**

**PREPARED FOR DEVONDA FLOWERS**  
**691 LAKEWOOD ESTATES ROAD**  
**ALBANY, KENTUCKY 42602**

BEING A CERTAIN PARCEL OF REAL PROPERTY SITUATED IN THE COUNTY OF CLINTON, SITUATED APPROXIMATELY FIVE HUNDRED FEET EAST OF OLD HIGHWAY 127 AND FOUR HUNDRED FEET NORTHEAST OF THE INTERSECTION OF OLD HIGHWAY 127 AND THE HIGHWAY 127 BYPASS AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

"ALL REBAR CALLED FOR BEING SET ARE 5/8 INCH x 18 INCH WITH A BLUE IDENTIFICATION CAP, "WM. DEREK BELL PLS NO 3914" (TYPICAL) AND WERE SET THIS SURVEY. A WITNESS REBAR REFERS TO A 5/8 INCH REBAR WITH AN ORANGE IDENTIFICATION CAP " WITNESS MONUMENT WM. DEREK BELL PLS 3914.ALL TREES USED AS CORNERS ARE OF SOUND CONDITION AND MARKED WITH TWO SETS OF THREE HACKS UNLESS OTHERWISE NOTED. THE BASIS OF BEARINGS BEING CORRELATED TO KENTUCKY STATE PLANE SINGLE ZONE GRID NORTH (NAD83-2011) PER RADIAL REAL TIME KINEMATIC GPS OBSERVATIONS TAKEN ON BOUNDARY POINTS FROM A SINGLE BASE STATION ESTABLISHED THROUGH NETWORK DERIVED OBSERVATIONS TAKEN IN THE FIELD ON 4.9.24."

"BEGINNING ON A 5/8 INCH REBAR #3149 IN A DITCH, BEING A CORNER TO GARMON LIVING TRUST (DEED BOOK 176,PAGE 744) AND IN THE LINE OF GARMON LIVING TRUST (DEED BOOK 156,PAGE 529 TRACT FOUR, PARCEL ONE) LOCATED NORTH 18 DEGREES 37 MINUTES 20 SECONDS EAST, 88.35 FEET FROM A MAG NAIL FOUND AND SOUTH 34 DEGREES 27 MINUTES 22 SECONDS EAST, 562.46 FEET FROM A POINT IN AN EXISTING ACCESS ROAD LEADING FROM OLD HIGHWAY 127 TO SUBJECT PARCEL; THENCE, WITH THE GARMON LIVING TRUST NORTH 18 DEGREES 37 MINUTES 20 SECONDS EAST, 1380.79 FEET TO A REBAR SET IN A 24 INCH GUM STUMP (FOUND), BEING A CORNER TO JAMES BRAY (DEED BOOK 160,PAGE 786, KILLIS HUDDLESTON FARM SUBDIVISION,PLAT CABINET 01, SLIDE 123); THENCE, WITH SAME THEREAFTER NORTH 14 DEGREES 28 MINUTES 56 SECONDS EAST, 1848.64 FEET TO A T-POST (FOUND), BEING A CORNER TO JERRY AARON (DEED BOOK 131 PAGE 36, LOT 7 OF TRACT 5 KILLIS HIDDLESTON FARM SUBDIVISION, PLAT CABINET 01, SLIDE 123) AND JERRY AARON (DEED BOOK 89,PAGE 558, LOT 6 OF TRACT 5 OF KILLIS HUDDLESTON FARM SUBDIVISION, PLAT CABINET 01, SLIDE, 123) AND CHAD AND STACEY HICKMAN (DEED BOOK 159,PAGE 845); THENCE, WITH HICKMAN NORTH 14 DEGREES 14 MINUTES 31 SECONDS EAST, PASSING THE A T-POST CORNER TO JANICE AND RURAL PARRIGIN (DEED BOOK 115,PAGE 23 LOT 3 OF TRACT 5 OF THE KILLIS HUDDLESTON FARM SUBDIVISION, PLAT CABIENT 01, SLIDE 123) AT 100.06 FEET FOR A TOTAL DISTANCE OF 248.85 FEET TO A REBAR SET IN THE LINE OF PARRIGIN AND BEING A CORNER TO BOBBY BRIDGEMAN (DEED BOOK 58,PAGE 351); THENCE, WITH BRIDGEMAN SOUTH 56 DEGREES 05 MINUTES 00 SECONDS EAST, 656.32 FEET TO A 22 INCH ELM (FOUND) WITH 3 HACKS, BEING A CORNER TO ROBERT M. GUFFEY, ET AL (DEED BOOK 171,PAGE 590); THENCE, WITH SAME SOUTH 55 DEGREES 45 MINUTES 02 SECONDS EAST, 487.03 FEET TO A 5 INCH X 10 INCH SET STONE (FOUND), BEING A CORNER TO CHAD AND STACEY HICKMAN (DEED BOOK 159,PAGE 845, TRACT 7 OF THE KILLIS

HUDDLESTON FARM SUBDIVISION, PLAT CABINET 01, SLIDE 123); THENCE, WITH SAME SOUTH 16 DEGREES 30 MINUTES 04 SECONDS WEST, 1610.78 FEET TO A 5/8 INCH REBAR (FOUND), BEING A CORNER TO MORRIS SMITH (DEED BOOK 54,PAGE 231, PLAT BOOK 4, PAGE 383); THENCE, WITH SAME SOUTH 21 DEGREES 08 MINUTES 29 SECONDS WEST, 660.18 FEET TO A 5/8 INCH REBAR (FOUND) ON THE SOUTH EDGE OF AN OLD HAUL ROAD; THENCE, WITH SMITH ALONG THE CENTER OF SAID HAUL ROAD SOUTH 76 DEGREES 51 MINUTES 16 SECONDS WEST, 138.31 FEET; THENCE, SOUTH 74 DEGREES 02 MINUTES 07 SECONDS WEST, 48.54 FEET; THENCE, SOUTH 68 DEGREES 26 MINUTES 52 SECONDS WEST, 153.56 FEET; THENCE, SOUTH 59 DEGREES 05 MINUTES 45 SECONDS WEST, 62.82 FEET; THENCE, SOUTH 60 DEGREE 33 MINUTES 29 SECONDS WEST, 62.88 FEET; THENCE, SOUTH 59 DEGREE 46 MINUTES 21 SECONDS WEST, 104.66 FEET; THENCE, SOUTH 67 DEGREES 54 MINUTES 11 SECONDS WEST, 88.22 FEET; THENCE, SOUTH 59 DEGREES 51 MINUTES 51 SECONDS WEST, 9.78 FEET TO A POINT IN SAID ROAD, BEING A CORNER TO THE GARMON LIVING TRUST (DEED BOOK 156,PAGE 529 PARCEL TWO); THENCE, CONTINUING WITH THE CENTER OF SAID HAUL ROAD SOUTH 64 DEGREES 32 MINUTES 00 SECONDS WEST, 200.00 FEET TO A SET STONE (FOUND); THENCE, SOUTH 85 DEGREES 59 MINUTES 48 SECONDS WEST, 98.95 FEET TO A MAG NAIL (FOUND); THENCE, SOUTH 14 DEGREES 29 MINUTES 16 SECONDS WEST, PASSING A REBAR SET ONLINE AT 6.05 FEET FOR A TOTAL DISTANCE OF 215.12 FEET TO A 5/8 INCH REBAR (FOUND) AT A FENCE POST; THENCE, SOUTH 14 DEGREES 31 MINUTES 54 SECONDS WEST, 89.05 FEET TO A 5/8 INCH REBAR (FOUND) AT A FENCE POST, BEING A CORNER TO MORRIS SMITH (DEED BOOK 54,PAGE 231, PLAT BOOK 04, PAGE 383); THENCE, WITH SAME NORTH 85 DEGREES 53 MINUTES 58 SECONDS WEST, 155.69 FEET TO A 5/8 INCH REBAR (FOUND) AT A FENCE POST, BEING A CORNER TO THE GARMON LIVING TRUST (DEED BO OK 176,PAGE 744);THENCE, WITH SAME NORTH 18 DEGREES 37 MINUTES 23 SECONDS EAST, 50.40 FEET TO A 5/8 INCH REBAR #3149 (FOUND); THENCE, NORTH 67 DEGREES 34 MINUTES 06 SECONDS WEST, 116.80 FEET TO THE POINT OF BEGINNING CONTAINING 68.16 ACRES PER SURVEY BY WM.DEREK BELL, PLS 3914, WITH BELL LANDS SURVEYING & MAPPING, 412 S. MAIN STREET, PO BOX 749, BURKESVILLE,KENTUCKY 42717 ON THE 29<sup>TH</sup> DAY OF , 2024. THIS SURVEY SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS OR OTHER CONVEYANCES THAT A SUBSEQUENT TITLE SEARCH MAY DISCLOSE.

**ACCESS NOTE:**

**PRIMARY ACCESS:**

APPURTENANT TO THIS PARCEL IS AN EXISTING ACCESS ROAD 16 FEET IN TOTAL WIDTH LEADING FROM OLD HIGHWAY 127 THROUGH THE LANDS OF THE GARMON LIVING TRUST (DEED BOOK 156,PAGE 529) AND CAN BE FOUND OF RECORD IN DEED BOOK 176,PAGE 752.

**ADDITIONAL DEEDED ACCESS:**

APPURTENANT TO THIS PARCEL IS AN EXISTING UNIMPROVED ACCESS ROAD LEADING FROM CLIFTON PARRIGIN ROAD THROUGH THE LANDS OF CHAD AND STACEY HICKMAN (DEED BOOK 159,PAGE 845) AND CAN BE FOUND OF RECORD IN DEED BOOK 55,PAGE 558

**ACCESS ROAD SUBJECT TO SURVEY (HICKMAN)**

SUBJECT TO THIS SURVEY IS AN EXISTING DEEDED UNIMPROVED ACCESS ROAD LEADING THROUGH THE SUBJECT PARCEL FROM THE LANDS OF CHAD AND STACEY HICKMAN (DEED BOOK 159,PAGE 845) TO AN ADDITIONAL TRACT OF CHAD AND STACEY HICKMAN (DEED BOOK 159,PAGE 845, TRACT 7 OF THE KILLS HUDDLESTON FARM SUBDIVISION, PLAT CABINET 01,SLIDE 123) OF WHICH CAN BE FOUND OF RECORD IN DEED BOOK 55,PAGE 558.

**ACCESS ROAD SUBJECT TO SURVEY ( GARMON)**

SUBJECT TO THIS SURVEY IS AN EXISTING DEEDED UNIMPROVED ACCESS ROAD 16 FEET IN WIDTH LEADING FROM THE LANDS OF THE GARMON LIVING TRUST (DEED BOOK 176,PAGE 744) THROUGH THE SUBJECT PARCEL NEAR THE SOUTHEAST CORNER AS CAN BE FOUND OF RECORD IN DEED BOOK 176,PAGE 748.

RECORD TITLE SOURCE:

CLINTON COUNTY KENTUCKY PVA ID#035-00-00-04.00

BEING THE SAME LANDS AS SAMUEL R FLOWERS BY V.L. McDONALD BY DEED OF RECORD DATED, MAY 29th, 1958 OF RECORD IN DEED BOOK 42, PAGE 446. SAMUEL R. FLOWERS DIED INESTATE AND HIS AFFIDAVIT OF DESCENT IS OF RECORD IN DEED BOOK 123, PAGE 127. BEING THE SAME PROPERTY AS CONVEYED TO DEVONA FLOWERS, ET AL TO ODENE P. FLOWERS, OF RECORD IN DEED BOOK 123, PAGE 486, TRACT 3. DEVONDA FLOWERS AND MARILYN LOGSDON ACQUIRED THE INTEREST OF ODENE FLOWERS BY VIRTUE OF THE LAST WILL AND TESTAMENT OF ODENE FLOWERS, WILL BOOK 11 PAGE 35. ODENE FLOWERS ACQUIRED INTEREST IN THE SUBJECT PROPERTY BY DEEDS FROM DAVID FLOWERS, ET UX, OF RECORD IN DEED BOOK 123, PAGE 490 AND DEVONDA FLOWERS, ET AL DEED BOOK 123, PAGE 486. ALL OF WHICH ARE OF RECORD IN THE OFFICE OF THE CLINTON COUNTY COURT CLERK.

I, WILLIAM DEREK BELL DO HEREBY CERTIFY THAT THE BOUNDARY SURVEY DEPICTED BY THIS DESCRIPTION REPRESENTS A SURVEY PERFORMED BY ME OR PERSONNEL UNDER MY DIRECT SUPERVISION BY METHOD REAL TIME KINEMATIC GPS OBSERVATIONS. REDUNDANT OBSERVATIONS WERE OBTAINED ON BOUNDARY POINTS FOR QUALITY CONTROL AND RELATIVE POSITIONAL ACCURACY OF THE SURVEY DATA. THE BEARINGS AND DISTANCES HAVE NOT BEEN NOT ADJUSTED. THIS IS A RURAL CLASS SURVEY AND MEETS OR EXCEEDS ALL SPECIFICATIONS OF THIS CLASS PER 201 KAR 18;150 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF KENTUCKY  
WILLIAM DEREK  
BELL  
3914  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

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WM. DEREK BELL , PLS NO. 3914

DATE:

