



516 Courthouse Square
P.O. Box 7130, Burkesville, KY 42717
Email: info@candclandsurveying.com
Phone: 270-864-1274
Fax: 270-864-3189

LEGAL DESCRIPTION

Being the property of the Gay Thomas Agee Estate (Deed Book 42 Page 102, Deed Book 55 Page 562, Will Book 6 Page 573, Will Book 8 Page 426 and Will Book 9 Page 599) as recorded in the office of the Clinton County Court Clerk, and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a “set rebar” is 1/2 inch in diameter, eighteen inches in length with plastic cap stamped J. Capps PLS #3970. Bearing used to begin survey taken from Kentucky Single Zone State Plane Coordinates on 8-24-26.

Recorded in Plat Cabinet _____ Slide _____

Being a certain tract of land lying on the East right-of-way of Hwy. #127. Located at 7604 N. Hwy #127 in the Ida community of Clinton County, KY.

Beginning at a 5/8” rebar cap #3914 found at a 14” poplar on the East right-of-way of Hwy. #127 (80’ R/W), being a corner to Eric Dicken (Deed Book 146 Page 305);

Thence leaving said right-of-way with Dicken N **89 deg 13 min 55 sec E 505.30 ft.** to a 5/8" rebar cap #3914 found (Referenced: S 89 deg 13 min 55 sec W 204.32' from a 5/8" rebar cap #3914 found), being in the line of Dicken and being a corner to Steve Young (Deed Book 130 Page 157);

Thence with Young S **25 deg 24 min 17 sec E**, passing a mag spike found in a 20" poplar with two hacks at **49.79 ft.**, a total distance of **234.59 ft.** to a 1/2" rebar cap #2603 found; thence S **22 deg 06 min 42 sec E 151.87 ft.** to a set 1/2" rebar at an iron pipe; thence S **72 deg 24 min 02 sec W 449.27 ft.** to a set 1/2" rebar at a disturbed 1/2" rebar found on the East right-of-way of Hwy. #127 (80' R/W), being a corner to Young;

Thence with the right-of-way of Hwy #127 for two calls:

N 26 deg 06 min 35 sec W 107.03 ft. to a 1/2" rebar found

N 25 deg 57 min 35 sec W 428.83 ft.

to the beginning, containing **4.816 Acres** more or less as surveyed by John Capps, PLS #3970 with C&C Land Surveying Inc. on August 26th, 2024. This survey meets all specifications set forth by 201 KAR 18:150. This property is subject to any existing rights-of-way or easements.

John S. Capps

P.L.S. #3970

Date

