

PLAT OF DEED CALLS FOR 4005 W. KY 10,
TOLLESBORO, LEWIS CO., KENTUCKY 41189

***Calls for Distance/Direction Entered
Into Tract Plotter Computer Program.***

s12.45.57w 364.75
n81.34.40w 136
n11e 192
s75.48.54e 63
n15.13.24e 184
s77.56.11e 70.66

Area & Closure Indications from Tract Plotter Computer Program

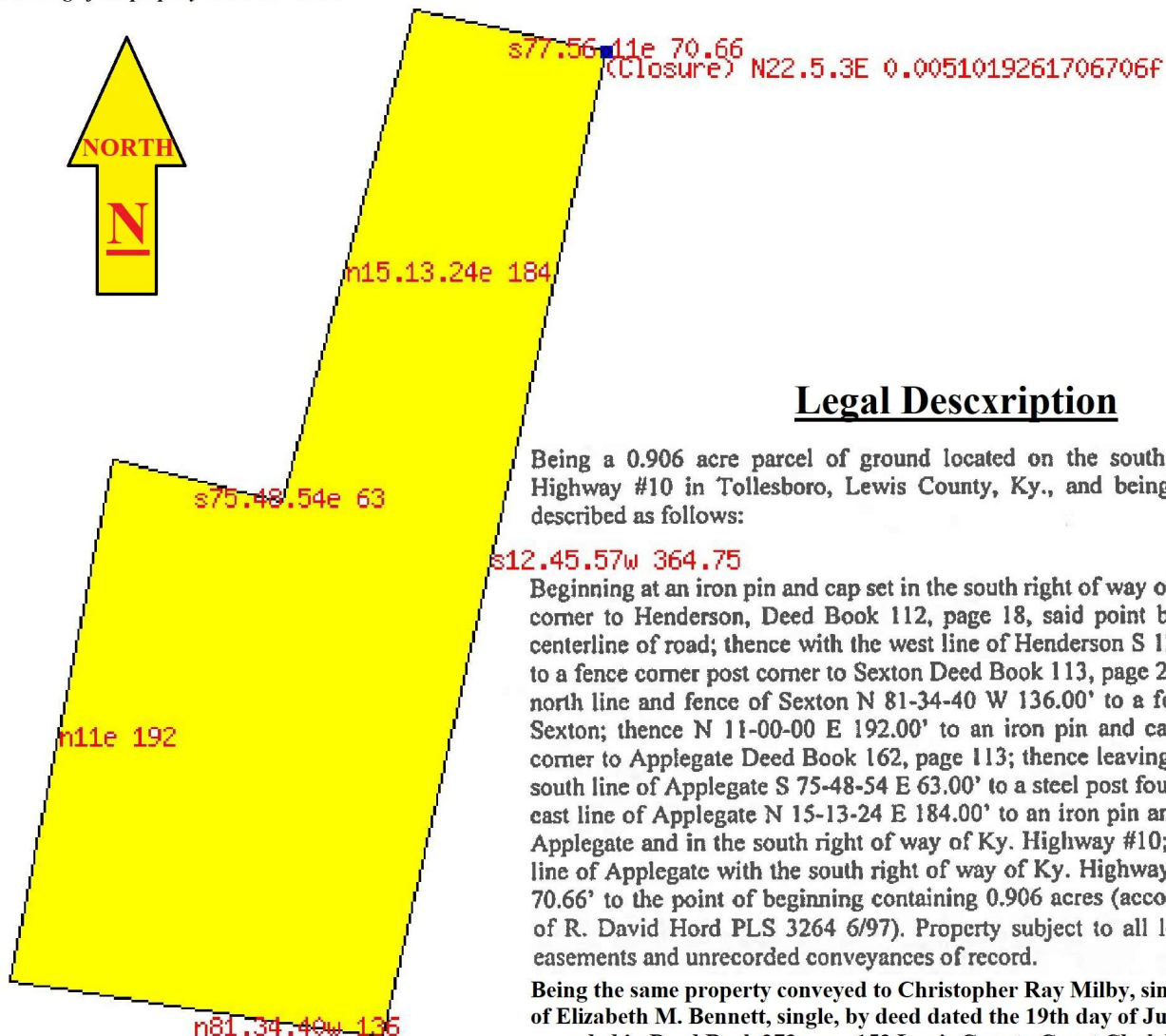
39466.674059955 square feet

0.90603016666564 acres (+/- 0.000005 acres) Perimeter: 1010.41 feet

Closure: N22.5.3E 0.005102f (0.00050493623090336% or 1:198045 perimeter error)

NOTE: Deed reflects .906 acre lot size; the plat indicates a lot size of .906+ acres. Closure error is less than an inch.

Prepared by Craig A. Stanfield, Real Estate Broker & Auctioneer, using calls for distance and direction from the deed/legal description. Not prepared by a surveyor, engineer, or other professional (however the legal description indicates that the legal description was prepared by a licensed surveyor), nor with the use of a transit or other "on-site" measuring device. Plat was prepared for the exclusive use of the preparer in the marketing of the property as shown herein.



Legal Description

Being a 0.906 acre parcel of ground located on the south side of Kentucky Highway #10 in Tollesboro, Lewis County, Ky., and being more particularly described as follows:

Beginning at an iron pin and cap set in the south right of way of Ky. Highway #10 corner to Henderson, Deed Book 112, page 18, said point being 25.00'+ from centerline of road; thence with the west line of Henderson S 12-45-57 W 364.75' to a fence corner post corner to Sexton Deed Book 113, page 232; thence with the north line and fence of Sexton N 81-34-40 W 136.00' to a fence corner post of Sexton; thence N 11-00-00 E 192.00' to an iron pin and cap set in fence line corner to Applegate Deed Book 162, page 113; thence leaving the fence with the south line of Applegate S 75-48-54 E 63.00' to a steel post found; thence with the east line of Applegate N 15-13-24 E 184.00' to an iron pin and cap set corner to Applegate and in the south right of way of Ky. Highway #10; thence leaving the line of Applegate with the south right of way of Ky. Highway #10 S 77-56-11 E 70.66' to the point of beginning containing 0.906 acres (according to the survey of R. David Hord PLS 3264 6/97). Property subject to all legal right of ways, easements and unrecorded conveyances of record.

Being the same property conveyed to Christopher Ray Milby, single, by quit claim deed of Elizabeth M. Bennett, single, by deed dated the 19th day of July, 2021, said deed recorded in Deed Book 273 page 153 Lewis County Court Clerk Records, and being the same property originally conveyed to Christopher Ray Milby and Elizabeth M. Milby (now Bennett) by of Penny Alexander and Larry W. Alexander, by deed dated the 18th day of June, 2020, said deed recorded in Deed Book 268 page 380, Lewis County Court Clerk Records.