

LEGAL DESCRIPTION & PLAT OF DEED CALLS, NANCY HAMPTON ESTATE

271 Garrard Road, Tollesboro, Kentucky

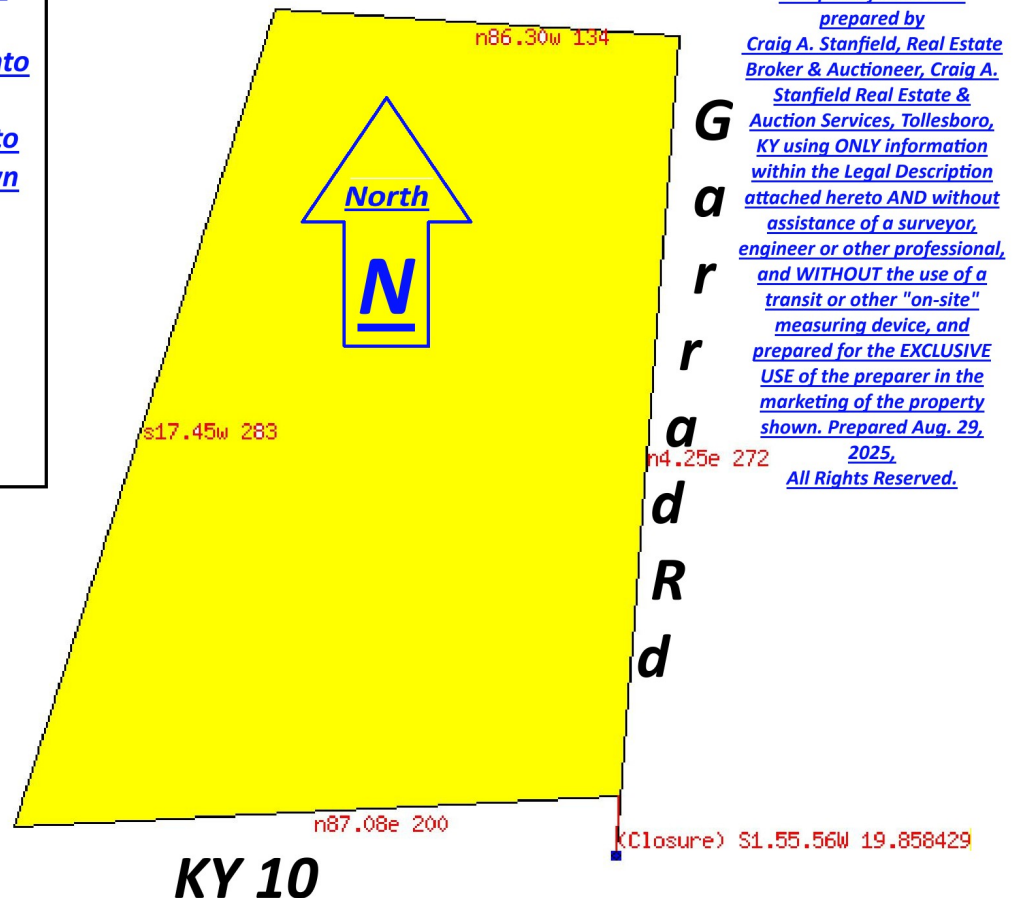
A certain tract or parcel of land lying and being in Lewis County, Kentucky, on State Route #10 (formerly Vanceburg and Tollesboro and Maysville Turnpike Road) and bounded and described as follows, to-wit:

Beginning at an 8" locust at the intersection of the northerly right of way of Kentucky Highway #10 and the westerly right of way of Brown Run Road; thence with the right of way of Brown Run Road N 4° 25' E 272 feet to the line of Joseph Corns and wife; thence with a fence and the line of Corns, N 86° 30' W 134 feet to a 12" apple tree; thence continuing with a fence and the line of Joseph Corns and wife, S 17° 45' W 283 feet to a fence corner in the northerly right of way line of Kentucky Highway #10; thence with the northerly right of way line of Kentucky Highway #10, N 87° 08' E 200 feet to the place of beginning, containing 1.04 acres, more or less.

Being the same property conveyed to Willson E. Hampton and Nancy Irene Hampton, husband and wife, by survivorship deed of Ray C. Osborne and Lillian Osborne, husband and wife, dated 5 August 1957 and recorded in Lewis County Deed Book 85, page 589. Wilson E. Hampton died on 18 September 2021, thereby vesting fee simple title in Nancy Irene Hampton (aka Nancy Hampton).

**Calls taken from the
Legal Description
Above and Entered into
the TractPlotter
Computer Program to
create the Plat shown
to the right are as
follows:**

- 1). n4.25e 272
- 2). n86.30w 134
- 3). s17.45w 283
- 4). n87.08e 200



AREA CALCULATIONS & CLOSURE ERROR FORMED BY TRACTPLOTTER COMPUTER PROGRAM:

43496.316685282 square feet

0.99853803226084 acres (+/- 0.022305 acres) Perimeter: 889 feet

Closure: S1.55.56W 19.858430f (2.2337941313347% or 1:45 perimeter error)

NOTE: Deed calls for area of 1.04 acres. Tractplotter Computer Program indicates an area of .99853 + acres (which would round to 1.00 Acre); HOWEVER this area estimate is formed considering a Closure Error of 19.8584+ feet. This is a relatively minor discrepancy and the shape formed appears consistent with the shape indicated by the Lewis County Property Valuation Administration records.