



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

TRACT #1

Being a portion of the property of Kevin and Kimberly Wilson (Deed Book 157 Page 454 and Deed Book 141 Page 98) as recorded in the office of the Cumberland 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 True North G.P.S. observation on 1-18-21.

Recorded in Plat Cabinet ____ Slide ____

Being a certain tract of land lying on the Northwest right-of-way of KY Hwy #61 (Celina Road), the West right-of-way of Leonard Watson Road and at the terminus of Homer Watson Spur. Located in the Peytonsborg community of Cumberland County, KY.

Beginning at a set 1/2" rebar at a post at the end of Homer Watson Spur (30' R/W) at its terminus, being a corner to Mary Jo Watson (Deed Book 90 Page 132);

Thence leaving Homer Watson Spur with Mary Jo Watson and running generally with a fence line and the Northeast side of a dirt road **N 27 deg 45 min 53 sec W 140.39 ft.** to a 20" beech; thence **N 20 deg 42 min 41 sec W 28.62 ft.** to a 20" oak; thence **N 43 deg 50 min 22 sec W 76.00 ft.** to a set ½" rebar at a post; thence **N 62 deg 02 min 44 sec W 90.99 ft.** to a 24" beech; thence **N 72 deg 25 min 51 sec W 197.97 ft.** to a set ½" rebar at a 14" hickory; thence **N 66 deg 16 min 57 sec W 122.33 ft.** to a set ½" rebar at a stump; thence **N 59 deg 52 min 57 sec W 55.37 ft.** to a set ½" rebar at a corner post, being a corner to Mary Jo Watson and the Homer Watson Estate (Deed Book 70 Page 541, Will Book "P" Page 497 and Will Book "Q" Page 370)

Thence leaving said dirt road and continuing with the Homer Watson Estate and running generally with a fence line **N 21 deg 51 min 54 sec E 187.43 ft.** to a set ½" rebar; thence **N 25 deg 06 min 54 sec E 149.89 ft.** to a set ½" rebar at a 16" sassafras near a pond; thence **N 36 deg 08 min 01 sec E 63.42 ft.** to a set ½" rebar at a 6" cedar; thence **N 44 deg 28 min 55 sec E 236.62 ft.** to an 18" poplar; thence **N 57 deg 43 min 11 sec E 106.43 ft.** to a set ½" rebar at a post; thence **N 63 deg 44 min 12 sec E 38.06 ft.** to a 14" hickory; thence **N 58 deg 25 min 19 sec E 115.24 ft.** to a 20" poplar; thence **N 55 deg 32 min 40 sec E 126.90 ft.** to a set ½" rebar at a corner post; thence **N 05 deg 44 min 56 sec W 224.13 ft.** to a set ½" rebar at a corner post; thence **N 62 deg 59 min 36 sec W 101.60 ft.** to a 14" hickory; thence **N 67 deg 13 min 40 sec W 233.46 ft.** to a set ½" rebar at a corner post; thence **N 25 deg 45 min 31 sec E 552.46 ft.** to a set ½" rebar at a corner post; thence **N 04 deg 54 min 36 sec W 94.80 ft.** to a set ½" rebar at a corner post, being a corner to the Homer Watson Estate and the John Jones Estate (Deed Book 68 Page 203);

Thence with the John Jones Estate and running partially with the remnants of an old fence line **S 71 deg 47 min 54 sec E 422.35 ft.** to a set ½" rebar at a stump; thence **S 79 deg 09 min 56 sec E 242.30 ft.** to a set ½" rebar at a five prong sycamore found on the East bank of a branch, being a corner to the John Jones Estate and Rachel Blakley (Deed Book 78 Page 440);

Thence with Blakley **S 73 deg 02 min 36 sec E 393.96 ft.** to a set ½" rebar on the West right-of-way of Leonard Watson Road (30' R/W), being a corner to Blakley;

Thence with the right-of-way of Leonard Watson Road for eight calls:

A curve to the right, having a radius of 183.81 ft., a central angle of 11 deg 46 min 47 sec, a chord distance of 37.72 ft. and a chord bearing of S 05 deg 30 min 20 sec E, South along said curve 37.79 ft.

S 04 deg 54 min 54 sec W 39.22 ft.

A curve to the left, having a radius of 238.35 ft., a central angle of 21 deg 06 min 21 sec, a chord distance of 87.30 ft. and a chord bearing of S 03 deg 44 min 10 sec E, South along said curve 87.80 ft.

S 21 deg 54 min 39 sec E 31.55 ft.

A curve to the left, having a radius of 174.40 ft., a central angle of 28 deg 00 min 05 sec, a chord distance of 84.39 ft. and a chord bearing of S 44 deg 02 min 29 sec E, Southeast along said curve 85.23 ft.

S 59 deg 15 min 43 sec E 66.79 ft.

A curve to the right, having a radius of 238.75 ft., a central angle of 28 deg 44 min 31 sec, a chord distance of 118.52 ft. and a chord bearing of S 43 deg 23 min 56 sec E, Southeast along said curve 119.77 ft.

S 30 deg 39 min 28 sec E 117.85 ft. to a set ½" rebar on the West side of Leonard Watson Road (30' R/W) at KY Hwy. #61 (Celina Road) approach;

Thence with said approach for three calls:

S 60 deg 48 min 08 sec W 20.00 ft. to a point 35.00 ft. from centerline

S 29 deg 49 min 24 sec E 184.30 ft. to a point 39.61 ft. from centerline

S 49 deg 44 min 48 sec E 95.23 ft. to a point 35.00 ft. from centerline and on the North right-of-way of KY Hwy. #61 (Celina Road) – R/W varies, said point being located 153.27 ft. from centerline;

Thence with the right-of-way of KY Hwy. #61 (Celina Road) for four calls:

S 31 deg 37 min 50 sec W 208.54 ft. to a set ½" rebar 122.00 ft. from centerline

S 41 deg 35 min 28 sec W 343.09 ft. to a set ½" rebar 130.00 ft. from centerline

S 43 deg 13 min 36 sec W 458.05 ft. to a concrete right-of-way monument found 153.75 ft. from centerline

S 37 deg 22 min 14 sec W 24.86 ft. to a set ½" rebar 152.50 ft. from centerline (Referenced: N 37 deg 22 min 14 sec E 474.12' from a concrete right-of-way monument found 128.64' from centerline), being a corner to Nicholas Watson E Al. (Deed Book 173 Page 525);

Thence leaving said right-of-way with Watson Et. Al. and running generally with a fence line **N 64 deg 46 min 19 sec W 653.24 ft.** to a set 1/2" rebar at a fence corner; thence **S 18 deg 44 min 49 sec W 587.36 ft.** to a set 1/2" rebar on the Northeast right-of-way of Homer Watson Spur (30' R/W) at its terminus;

Thence with the end of Homer Watson Spur **S 18 deg 44 min 49 sec W 8.40 ft.**

to the beginning, containing **49.488 Acres** more or less as surveyed by John Capps, PLS #3970 with C&C Land Surveying Inc. on January 18th, 2021. This survey meets all specifications set forth by 201 KAR 18:150. This property is subject to any existing rights-of-way or easements.


----- 2-17-21
John S. Capps P.L.S. #3970 Date





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

TRACT #2

Being a portion of the property of Kevin and Kimberly Wilson (Deed Book 157 Page 454 and Deed Book 141 Page 98) as recorded in the office of the Cumberland 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 True North G.P.S. observation on 1-18-21.

Recorded in Plat Cabinet ____ Slide ____

Being a certain tract of land lying on the Northwest right-of-way of KY Hwy #61 (Celina Road) and the Southeast right-of-way of Peytonsburg Road. Located in the Peytonsburg community of Cumberland County, KY.

Beginning at a set 1/2" rebar on the Southeast right-of-way of Peytonsburg Road (60' R/W), being a corner to Joe David Jones (Deed Book 156 Page 591, Deed Book 116 Page 640 and Deed Book 110 Page 402);

Thence leaving said right-of-way with Jones **S 65 deg 27 min 42 sec E 56.03 ft.** to a set 1/2" rebar on the Northwest right-of-way of KY Hwy. #61 (Celina Road) – R/W varies (Referenced: S 49 deg 27 min 55 sec W 382.22' from a concrete right-of-way monument found), said rebar being located 146.32 ft. from centerline and being a corner to Jones;

Thence with the right-of-way of KY Hwy. #61 (Celina Road) for three calls:

S 49 deg 27 min 55 sec W 23.00 ft. to a set 1/2" rebar 150.00 ft. from centerline

S 32 deg 39 min 37 sec W 378.32 ft. to a set 1/2" rebar 100.00 ft. from centerline

N 48 deg 44 min 25 sec W 26.41 ft. to a set 1/2" rebar on the Southeast right-of-way of Peytonsborg Road (60' R/W);

Thence with the right-of-way of Peytonsborg Road for two calls:

N 27 deg 46 min 04 sec E 65.42 ft. to a set 1/2" rebar

N 29 deg 37 min 41 sec E 323.75 ft.

to the beginning, containing **0.349 Acres** more or less as surveyed by John Capps, PLS #3970 with C&C Land Surveying Inc. on January 18th, 2021. This survey meets all specifications set forth by 201 KAR 18:150. This property is subject to any existing rights-of-way or easements.



[Signature] 2-17-21

John S. Capps P.L.S. #3970 Date

C&C
LAND SURVEYING

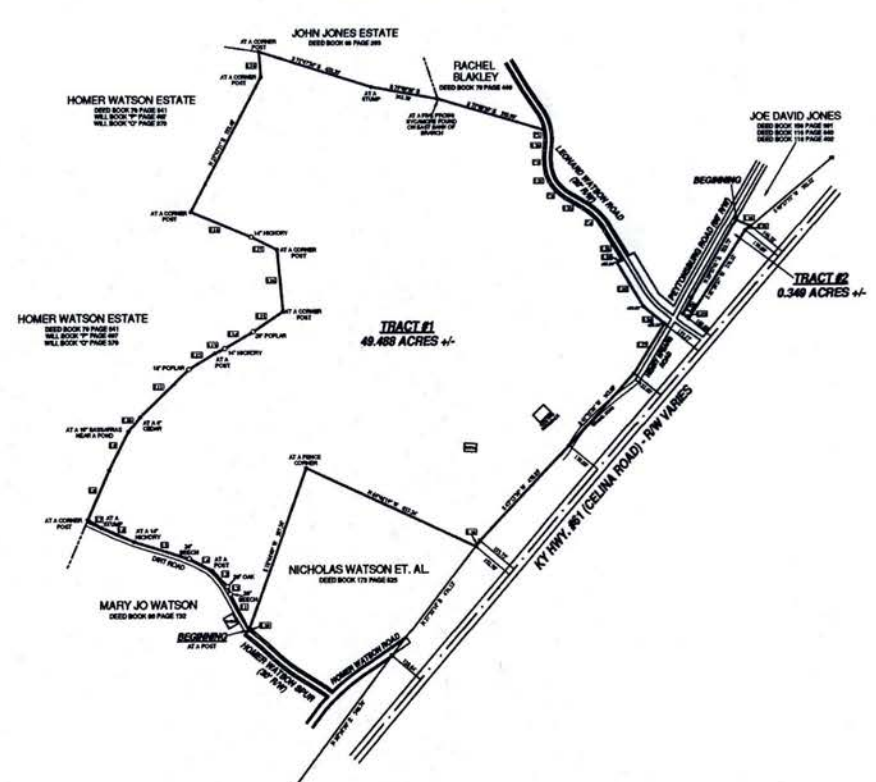
2000 GARDEN DRIVE
P.O. BOX 100
COLUMBIANA, KY 40306
PHONE: 502-726-1100
FAX: 502-726-1101
WWW.C&CLANDSURV.COM

COMPUTED AREA			
TRACT	ACRES	SQ. FT.	PERCENT
TRACT #1	49.488	2,144,832	99.99%
TRACT #2	0.349	15,112	0.01%
TOTAL	49.837	2,159,944	100.00%



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TOTAL AREA:
49.837 ACRES +/-

BOUNDARY SURVEY OF THE PROPERTY OF
KEVIN AND KIMBERLY WILSON
DEED BOOK 167 PAGE 464
DEED BOOK 161 PAGE 68
LOCATED IN THE PEYTONSBURG COMMUNITY OF
CLINTON COUNTY, KY

SUBJECT TO ANY HEREBY
NOTICED OR
RIGHT-OF-WAY SOURCE TAKEN FROM
DEED BOOK IN PAGE 384
REMARKS USED TO SHOW SURVEY
TAKEN FROM TRAIL ACROSS A/D 2 OBSERVATION ON 1-18-21
NOT SET UP BY INSTRUMENT
COURTESY PLANNING DEPT. OF A.S. DEPT.
ALL CORNER MARKERS SHOWN NOTED
THIS IS NOT INTENDED IN ANY WAY TO NEGATE
THE NON-EXISTENCE OF ANY EASEMENT WHATSOEVER
THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY
BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

