

DUNNING LAND SURVEYING

1212 NEOSHEO ROAD
FRANKLIN, KENTUCKY 42134
PHONE: (270) 586-8286 * garyleedunning4@gmail.com

Invoice Statement

Signed proposal received YES

Preliminary quote or estimate

\$4000± PER SIGNED PROPOSAL - COMPLETE BY CHRISTMAS 2023

50 ACRE PARCEL BETWEEN SHARON GROVE AND CLIFTY
PARTIALLY WOODED; OLDER DESCRIPTION
CAROLYN WHITE FARM (SHE IS NOW IN A NURSING HOME)
TODD COUNTY EXISTING PARCEL OF RECORD

JOB# 23-183

Date DECEMBER 16, 2023

Client KELVIN DEBERRY/BOLINGER REAL ESTATE
CAROLYN WHITE FARM AT 4690 MOUNT SHARON ROAD

Ordered by KELVIN AND BEN

LOCATION OF SUBJECT WORK AREA TODD COUNTY, KENTUCKY

4690 MOUNT SHARON ROAD

KENTUCKY

WHITE PROPERTY

DESCRIPTION OF SERVICES PROVIDED:

RESEARCH DEEDS AND PRIOR SURVEYS IN AREA OF SUBJECT PROPERTY

PERSONALLY CONTACT AVAILABLE LANDOWNERS IN AREA OF SITE; MEET WITH JULIAN JOHNSON

RECOVER, MARK AND FIELD LOCATE OLD FENCES AND EXISTING CORNERS AT SUBJECT PROPERTY

SET IRON PINS AT ALL UNMARKED CORNERS; PORTIONS OF PROPERTY OVERGROWN, WOODED AND TREES BLOWN DOWN

49.62 ACRES REMAINING LAND WITH FARM

PROVIDE LARGE FORMAT SURVEY PLAT DRAWING WITH COPIES

PREPARE NEW LEGAL DESCRIPTION

HAND DELIVER TO ELKTON

PROVIDE ELECTRONIC COPIES AS NEEDED

Amount Due **\$4000.00**

Paid in full - 12-16-23

Thank You

GLD

All accounts payable within 30 days of invoice date unless specified otherwise.

Dunning Land Surveying

Description of a 49.62 acre tract

The following paragraph describes a tract of land in Todd County Kentucky at 4690 Mount Sharon Road; a portion of the same property as previously conveyed to Carolyn A. White and her brother Roy M. White (now deceased) in Deed Book 152 Page 555 of the public records of the Todd County Clerk's Office; said premises being more particularly described as follows:

Beginning at an iron pin set at the beginning of the northeasterly right of way of Mount Sharon Road (approximately 20 feet from centerline) with the easterly right of way of Cliff Hill Road just east of the intersection of said roads with Coal Bank Road, a corner to the subject owner, Carolyn White and the heirs of Roy White (now deceased) as originally appears in Deed Book 152 Page 555; thence along said right of way intersection, North 33 degrees 13 minutes 47 seconds West a distance of 66.76 feet to an iron pin set in the easterly right of way of Cliff Hill Road (20 feet from traveled centerline); thence along the meanders of the easterly right of way of Cliff Hill Road as presently traveled the following five calls; North 01 degree 51 minutes 16 seconds West a distance of 218.39 feet; thence North 02 degrees 03 minutes 08 seconds West a distance of 226.88 feet; thence North 01 degree 32 minutes 58 seconds West a distance of 346.93 feet to a witness iron pin set; thence North 01 degree 00 minutes 31 seconds West a distance of 305.13 feet to a point of curvature in said road; thence along the arc of a curve to the left, having a field radius of 112.84 feet, a chord bearing of North 17 degrees 39 minutes 19 seconds West a chord distance of 81.91 feet (arc distance = 83.82 feet) along an irregular maintained portion of said road to an iron pin set in the original westerly line of the White farm; thence leaving said roadway on the original westerly line of the White property, North 02 degrees 10 minutes 14 seconds West a distance of 21.68 feet to a spike set in the base of a 10 inch maple at a found disturbed stone in the line of Barry Gant (Deed Book 153 Page 509); thence along the long established and accepted line of the subject property with Barry Gant generally following an old fence line and fragments thereof the following two calls; South 79 degrees 28 minutes 35 seconds East a distance of 328.04 feet to an iron pin set near a walnut; thence South 82 degrees 14 minutes 21 seconds East generally with said fragmented fence and remaining old posts a distance of 1372.51 feet to an iron pin set at the base of a disturbed planted stone in the line of the Milner Sawmill, Inc. property as described in Deed Book 151 Page 88; thence along the line of the White farm with Milner Sawmill, Inc. South 11 degrees 44 minutes 08 seconds East a distance of 1043.21 feet to an iron pin found #2189 with a cracked cap at a long established corner with the Sara Bednell property as described in Deed Book 196 Page 565) thence along the monumented lines of the White farm with Sara Bednell the following two calls; South 71 degrees 03 minutes 38 seconds West, crossing an overhead electric line a distance of 222.14 feet to a found 5/8" rebar (uncapped); thence South 00 degrees 00 minutes 00 seconds East a distance of 126.00 feet to a found 5/8" rebar at the base of a metal fence post corner in the line of the Milton Moore and Elizabeth Moore property as described in Deed Book 162 Page 661; thence along the line of the White farm with the Moore farm, generally with a meandering old farm lane. North 83 degrees 58 minutes 29 seconds West a distance of 773.43 feet to an iron pin set on the southerly side of said lane; thence continuing with said Moore farm as pointed out by long time area residents, North 85 degrees 07 minutes 47 seconds West a distance of 624.67 feet to an iron pin set in the northeasterly right of way of Mount Sharon Road; thence along the meanders of the northeasterly right of way of Mount Sharon Road as presently traveled the following two calls; along the arc of a curve to the left, having a field radius of 523.54 feet, a chord bearing of North 65 degrees 21 minutes 25 seconds West a chord distance

of 155.92 feet and an arc length of 156.50 feet to an iron pin set in a ditch at the end of said curve; thence North 77 degrees 31 minutes 04 seconds West a distance of 60.47 feet to the point of beginning. Surveyed parcel contains 49.62 acres more or less, subject to all legal conditions and easements of record. This description is based on an actual field survey performed by Gary Lee Dunning, Kentucky Professional Land Surveyor #3290 in December of 2023. Basis of bearing for this description is grid North, Kentucky South Zone per Lambert projection. Unless stated otherwise all iron pins set this survey are 5/8" x 18" rebar with a yellow plastic identification cap stamped "Dunning 3290".

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REVEY PLAT OF THE CAROLYN WHITE PROPERTY; 49.62 ACRES
 690 MOUNT SHARON ROAD IN TODD COUNTY, KENTUCKY

150 PAGE 555
 CITY CLERK RECORDS
 DEL. 10
 TAX MAP RECORDS
 ME AND ROY WHITE HEIRS

SURVEY NOTES.

1. ACCORDING TO PRESENTED AND SUBJECT PROPERTY DOES NOT GOSE AND BARELY WITHIN AS NOTED IN SOURCE DEED.
2. ADJACENT LANDOWNERS AND HEIRS, THE AGED RESPECT JULIAN GARDNER WIFE CONNIE, AND THE AGED RESPECT JIMMY GARDNER WIFE CONNIE, LOCAL RESIDENTS OF LONG STANDING REPUTATION AND USE OF LAND.
3. ESTABLISHING OLD FENCE REMAINING ALONG BARRY GANT PROPERTY LINE WAS CONSIDERED BY THE SURVEYOR TO BE A GOOD INDICATION OF OLD FENCE LINE.
4. LANDOWNERS ALONG GOOD NIGHT ROAD WERE NOT AT HOUSES.
5. PROPERTY OF ALVIN WHITE AS SHOWN ON TODD COUNTY P.M.A. MAPS AND AS SHOWN ON THE MAP WAS CONSIDERED BY ALVIN WHITE AND WILL NOT AFFECT THIS SURVEY.

ALL ROAD CORNER MARKERS
 THE SURVEY ARE APPROXIMATELY 20 FEET
 FROM PROPERTY BOUNDARY CORNER

BRYAN K. CARTER
 DEED BOOK 198
 PAGE 90

BRYAN K. CARTER
 DEED BOOK 203
 PAGE 127

BARRY L. GANT
 DEED BOOK 153
 PAGE 509

BARRY L. GANT
 DEED BOOK 153
 PAGE 509

BARRY L. GANT
 DEED BOOK 153
 PAGE 509

MILNER SAWMILL, INC.
 DEED BOOK 151
 PAGE 88

MILNER SAWMILL, INC.
 DEED BOOK 151
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MILNER SAWMILL, INC.
 DEED BOOK 151
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MILTON MOORE
 DEED BOOK 162
 PAGE 661

MILTON MOORE
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MILTON MOORE
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MILTON MOORE
 DEED BOOK 162
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BASE OF BEARING
 GRID NORTH
 KENTUCKY SOUTH ZONE
 LAMBERT PROJECTION

