

LEGAL DESCRIPTION

Donnie & Rose Tumey Home, Lewisburg, Mason Co., KY

Tract 1

Being a 0.5480 acre parcel of land [portions of Lots 28, 29 & 30 as shown on the Plat of Lewisburg, Kentucky, (D.B. 81, page 231)] and being the residence property of Mary M. Owens, late of Mason County, Kentucky and devised and bequeathed by her in her Last Will and Testament as recorded in Will Book 16, page 647; located in Lewisburg, Mason County, Kentucky, on the south side of Clift Pike and bounded on the north by Clift Pike, on the west by Robert Harding (D.B. 214, page 291), on the south by the abandoned Mill Road and on the east by Lawrence Poe, Jr. (D.B. 160, page 9) and being more particularly described as follows:

Beginning at the northwest property corner in the south right-of-way line of Clift Pike, also being a corner to Harding; thence with the right-of-way line of Clift Pike, S 61 deg. 55' 30" E - 100.50 feet to the northeast corner, also being a corner to Poe; thence leaving the right-of-way line of Clift Pike with the line of Poe, S. 26 deg. 24' 14" W - 170.38 feet to a fence post corner; thence N. 65 deg. 32' 40" W - 76.30 feet to a fence post corner; thence S. 25 deg. 58' 15" W. 88.74 feet to a fence post corner in the north line of the abandoned Mill Road, N. 11 deg. 09' 10" W. 90.68 feet to a fence post at the southwest property corner, also being a corner to Harding; thence with Harding and a division line through Lot No. 30, N. 28 deg. 39' 00" E - 120.00 feet to a fence post corner, thence S 72 deg. 10' 33" E - 15.00 feet to a fence post corner; thence with Harding and the division line through Lot No. 30, N 28 deg. 43' 27" E - 70.90 feet, back to the point of beginning, containing 0.5480 acres, more or less, with the bearings being correlated to the deed of Harding as recorded in Deed Book 214, page 291. For a more complete reference to the exact location of the property involved see survey plat dated October 5, 1989, revised September 25, 1990, attached hereto as Exhibit A.

Being the same property conveyed to Donald E. Tumey and Rose Ann Tumey by deed of Thomas Owens and others by deed dated the 28th day of Sept., 1990, said deed recorded in Deed Book 240 page 17, Mason County Court Clerk Records.

Being a 0.4954 acre portion of that larger tract of land conveyed to Lawrence Poe by deed recorded in Mason County Deed Book 160, page 9, and also being a portion of Lots 28 and Lot 29 as shown on the Plat of Lewisburg, Kentucky, recorded in Mason County Deed Book 81, page 231 and being more particularly described as follows, and also being Lot No. 2 of the Lawrence Poe Minor Subdivision Plat:

Beginning at the southeast property corner in the platted right of way of the Mill Race Road, also being the southwest corner of Emerson Tolle (Lot No. 27, D.B. 188, P. 449); thence with a fence line and the line of Mill Race, the following calls:
N. 41 deg. 55' 31" W - 29.64 feet to a fence post; N 36 deg. 54' 58" W - 23.52 feet to a fence post; N 32 deg. 51' 23" W - 22.34 feet to a fence post; N 27 deg. 41' 32" W - 23.22 feet to a fence post; N 21 deg. 52' 00" W - 24.58 feet to a fence post; N

Continued on Next Page

Legal Description
Donnie & Rose Ann Tumey
Tract 2, Continued from Page 1:

13 deg. 06' 50" W - 24.20 feet to a fence post; N 09 deg. 04' 08" W - 36.93 feet to a 1/2 inch O.D. iron pin, corner to Donald Tumey; thence with the line of Tumey, N 26 deg. 25' 03" E - 89.61 feet to a 1/2 inch O.D. hollow iron rod; thence continuing with Tumey, S 64 deg. 50' 43" E - 77.15 feet to a fence post corner, also being the southwest corner of Lot No. 1 of the Minor Subdivision Plat of Lawrence Poe, dated 9-17-90; thence with the south line of Lot No. 1, S 62 deg. 32' 51" E - 53.40 feet to the northeast property corner in the west line of Elwood Howe (Lot No. 27 as shown on the Plat of Lewisburg, KY); thence with Howe and Lot No. 27, S 23 deg. 15' 00" W - 52.66 feet to a 2 inch O.D. iron rod, corner to Emerson Tolle; thence with Tolle and Lot No. 27, S 23 deg. 13' 25" W - 149.62 feet, back to the point of beginning, containing 0.4954 acre, more or less, with the bearings being correlated to the deed of Lawrence Poe, recorded in D.B. 160, P. 9.

This parcel is Lot No. 2 of the Lawrence Poe Minor Subdivision Plat and is subject to the restriction as found on said plat:
This property may only be transferred to an adjoining property owner.

Tract 2 being the same property conveyed to Donald E. Tumey and Rose Ann Tumey by deed of Lawrence Poe, Jr. and Flora May Lawrence by deed dated the 10th day of October, 1990, said deed recorded in Deed Book 240 page 22, Mason County Court Clerk Records.

MARY OWENS SURVEY

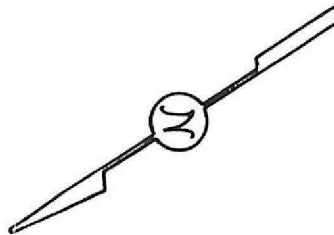
CLIFT PK., LEWISBURG, MASON COUNTY, KENTUCKY.
 10-5-89 SCALE: 1" = 50'



GRAPHIC SCALE IN FEET

LEGEND

- FENCE POST
- FENCE
- - - EDGE OF PAVEMENT
- - - CENTERLINE OF ROAD

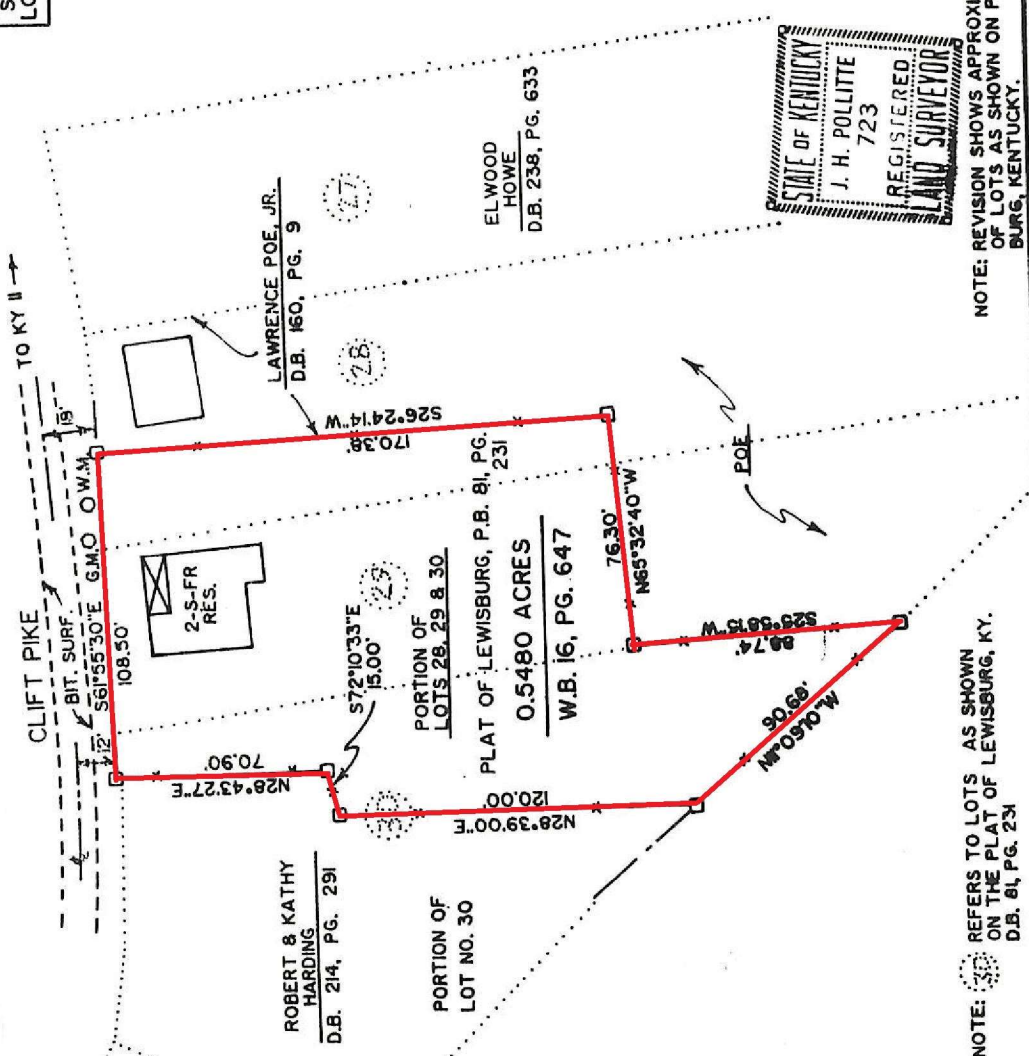


QUITCLAIM DEED OF CORRECTION
 OWENS TO TUMEY
 EXHIBIT A

SURVEY LOCATION



VICINITY MAP
 1" = 2 mi.



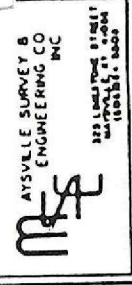
STATE OF KENTUCKY
 J. H. POLLITZ
 723
 REGISTERED
 LAND SURVEYOR

NOTE: REVISION SHOWS APPROXIMATE LOCATION OF LOTS AS SHOWN ON PLAT OF LEWISBURG, KENTUCKY.

NOTE: REFERS TO LOTS AS SHOWN ON THE PLAT OF LEWISBURG, KY. D.B. 81, PG. 231

I hereby certify that this plat depicts a survey, made by me, or under my direction, by the method of random traverse. The bearings and distances shown hereon have been adjusted for closure. This survey and plat meets or exceeds the Minimum Standards of Governing Authorities.

J. H. Pollitz 10/5/89
 REVISED 9/25/90 JHP



896-1

Survey Plat Tract I

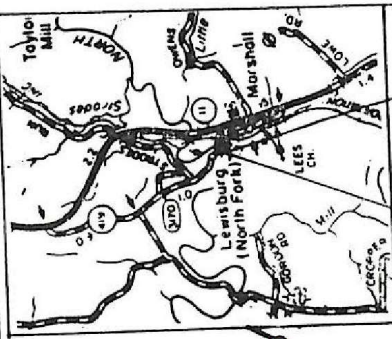
NOR SUBDIVISION PLAT

SURVEY FOR

LAWRENCE POE
 LAWISBURG, MASON COUNTY
 KENTUCKY

- IRON PIN
- ⊕ MONUMENT
- △ P/K NAIL
- FENCE POST

- FENCE
- PROPERTY LINE
- SURVEY LINE



OWNER'S CERTIFICATION

I (WE) do hereby certify that I as (we are) the owner(s) of record of the property shown and described herein which is recorded in Deed Book Page in the County Clerk's Office, do hereby adopt this plan of lots for this property do hereby indicate the streets and any other uses, and do establish and reserve the indicated easements for public utilities and other purposes as indicated.

OWNER: *Lawrence Poe* DATE: *10/10/90*

CERTIFICATION OF THE APPROVAL OF WATER AND SEWAGE SYSTEMS

I hereby certify that the water supply and sewage disposal utility systems (marked, or proposed for installation, in the subdivision plat entitled:

fully meet the requirements of the Kentucky State Health Department and are hereby approved as shown.

COUNTY HEALTH OFFICER: *[Signature]* DATE: *1/25/91*

COUNTY CLERK CERTIFICATION

Accepted for filing in the Office of County Clerk of Mason County at the City of Raytown, Commonwealth of Kentucky, this day of *19* A.D., 19*90*.

COUNTY CLERK: *[Signature]* BOOK & PAGE NO.:

ENGINEER'S (OR SURVEYOR'S) CERTIFICATION

I hereby certify that this plat was prepared by me or under my direction and that all measurements indicated thereon actually exist and their locations, size, and material are correctly indicated. The information shown herein is correct to the best of my knowledge and belief, and all requirements of the subdivision regulations have been fully complied with.

DATE: *9-18-90*

STATE OF KENTUCKY
 J. H. POLLITTE
 723
 REGISTERED
 LAND SURVEYOR

MSE
 AYSVILLE SURVEY & ENGINEERING CO. INC.
 325 Limestone Street
 Aysville, Ky. 40008
 (606) 644-6808

2 MAY ONLY REFERRED TO PLANNING PROPERTY OWNER

Reviewed and Approved by the Mason County Joint Planning Commission for recording as a Minor Sub-Division.

[Signature] 10/10/90