

MAYSVILLE COMMERCIAL POTENTIAL



FOR SALE

Craig A. STANFIELD
REAL ESTATE BROKER
AUCTIONEER

Equal Housing (606) 798-2009
Opportunity (606) 301-3350
Be sure to check out my website:
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EQUAL HOUSING OPPORTUNITY

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LEXINGTON STREET, MAYSVILLE - Lot fronting on Lexington Street just off KY 11 and extending to Limestone Terrace offering good highway visibility with a pole barn, lot extends to Limestone Terrace and further improved with a doublewide and attached garage (poor condition, price reflects condition; however the doublewide is rented and producing income), PRICED TO SELL \$35,000!

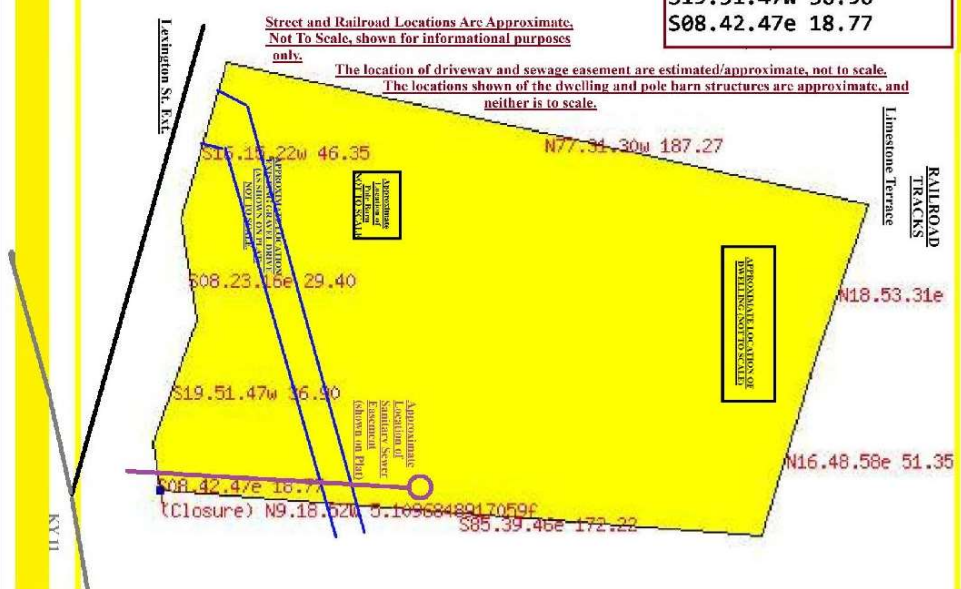
PLAT OF SURVEY CALLS
DAVID RAIVELY/BRAD PRITCHARD PROERTY
LEXINGTON ST. EXT. & LIMESTONE TERRACE,
MAYSVILLE, MASON COUNTY, KY

AREA AND CLOSURE ERROR INDICATIONS (formed by TRACTPLOTTER COMPUTER PROGRAM).
20005.398441405 square feet
0.45926075393492 acres (+/- 0.003977 acres) Perimeter: 590.05 feet
Closure: N9.18.52W 5.109685f (0.86597489902651% or 1:115 perimeter error)

LEGAL DESCRIPTION
LOTS 1 and 2 of FLEMING HEIGHTS
SUBDIVISION as shown and designated
on the Plat of said subdivision as recorded
in Plat Cabinet 1, Slide 81, Mason County
Court Clerk Records.

CALLS ENTERED IN FORMING PLAT (AS SHOWN ON SURVEY REFERENCED ABOVE). NOTE: Calls were reversed from those shown on plat.

S85.39.46e	172.22
N16.48.58e	51.35
N18.53.31e	47.79
N77.31.30w	187.27
S16.15.22w	46.35
S08.23.16e	29.40
S19.51.47w	36.90
S08.42.47e	18.77



Plat of the property conveyed to David Raively and Brad Pritchard by deed of Ronald McPherson and Lana McPherson, said deed dated the 20th day of December, 2023, said deed recorded in Deed Book 391 page 777 Mason County Court Clerk Records. The deed conveyed Lots 1 and 2 of Fleming Heights Subdivision as designated on the Plat of said subdivision recorded in Plat Book 1, Page 81 (now Plat Cabinet 1, Slide 81), Mason County Court Clerk Records.

Plat formed by viewing the Plat of Fleming Heights as referenced herein. Said plat was prepared by James Howard Pollitte, KY. Registered Land Surveyor # 723, by Wilbur Smith & Associates, survey dated July 18, 1972.

The reason for this plat was to determine the lot area of Lots 1 and 2 as no lot areas were stated/listed on the Plat of Fleming Heights. The Tract Plotter Computer Program formed an approximate area of the two lots (combined) of .459+ acres, however is formed based upon an indicated closure error of 5.109+ feet.

For purposes of this assignment, the preparer reversed the calls to a counter-clockwise direction.

This plat was prepared by Craig A. Stanfield, Real Estate Broker & Auctioneer, of Craig A. Stanfield Real Estate and Auction Services. The plat was formed using ONLY information obtained from the recorded plat (Fleming Heights) as referred to herein, and was not prepared by a surveyor, engineer or other professional, nor with the use or utilization of a transit or other "on-site" measuring device. This plat was prepared for the exclusive use of the preparer in the marketing of the property shown hereon, date of preparation April 3-4, 2024. All Rights Reserved.