

Clintonville Place Phase 1 - Legal Description

A CERTAIN TRACT OF LAND LOCATED ON CLINTONVILLE ROAD (KY 1678), IN THE CITY OF PARIS, BOURBON COUNTY, KENTUCKY. BEING PART OF THE PROPERTY CONVEYED CAPALL CONSTRUCTION, LLC, BY DEED DATED NOVEMBER 20, 2019, FROM JAMES & KIM DOYLE, RECORDED IN DEED BOOK 312, PAGE 563, IN THE RECORDS OF THE BOURBON COUNTY COURT CLERK'S OFFICE, MORE PARTICULARY DESCRIBED AS FOLLOWS:

Beginning at a found one-half inch iron rod with cap, stamped "LS 2670"; said corner being a point in the right-of-way of Clintonville Road (KY 1678)

Thence running with the right-of-way South $31^{\circ} 22' 07''$ East, a distance of 58.54 feet to a five-eighths inch rebar with cap, stamped "L.S. #3478", said point being a point on the Right-of-Way of Clintonville Road (KY 1678);

Thence continuing with the right-of way South $31^{\circ} 22' 07''$ East, a distance of 115.11 feet to a point in the right-of-way of Clintonville Road (KY 1678)

Thence continuing with the right-of way South $33^{\circ} 31' 33''$ East, a distance of 15.04 feet to a five-eighths inch rebar with cap, stamped "L.S. #3478", said point being a point on the Right-of-Way of Clintonville Road (KY 1678);

Thence continuing with the right-of way South $33^{\circ} 31' 33''$ East, a distance of 56.66 feet to a found one-half inch iron rod (bent)

Thence leaving the right-of-way North $60^{\circ} 26' 34''$ East, a distance of 97.41 feet to a five-eighths inch rebar with cap, stamped "L.S. #3478";

Thence continuing North $60^{\circ} 26' 34''$ East, a distance of 71.00 feet to a five-eighths inch rebar with cap, stamped "L.S. #3478";

Thence bearing North $29^{\circ} 36' 03''$ West, 89.52 feet to a five-eighths inch rebar with cap, stamped "L.S. #3478";

Thence continuing North $29^{\circ} 36' 03''$ West, 50.00 feet to a five-eighths inch rebar with cap, stamped "L.S. #3478";

Thence continuing North $29^{\circ} 36' 03''$ West, 83.93 feet to a five-eighths inch rebar with cap, stamped "L.S. #3478";

Thence bearing South $65^{\circ} 37' 40''$ West, 27.47 feet to a five-eighths inch rebar with cap, stamped "L.S. #3478";

Thence bearing South $67^{\circ} 41' 08''$ West, 48.03 feet to a five-eighths inch rebar with cap, stamped "L.S. #3478";

Thence continuing South $67^{\circ} 41' 08''$ West, 103.82 feet to the **Point of Beginning**, containing 0.93 acres, more or less.