

FOR SALE



**Craig A. STANFIELD**  
REAL ESTATE BROKER  
AUCTIONEER

2003 KENTUCKY STATE CHAMPION AUCTIONEER


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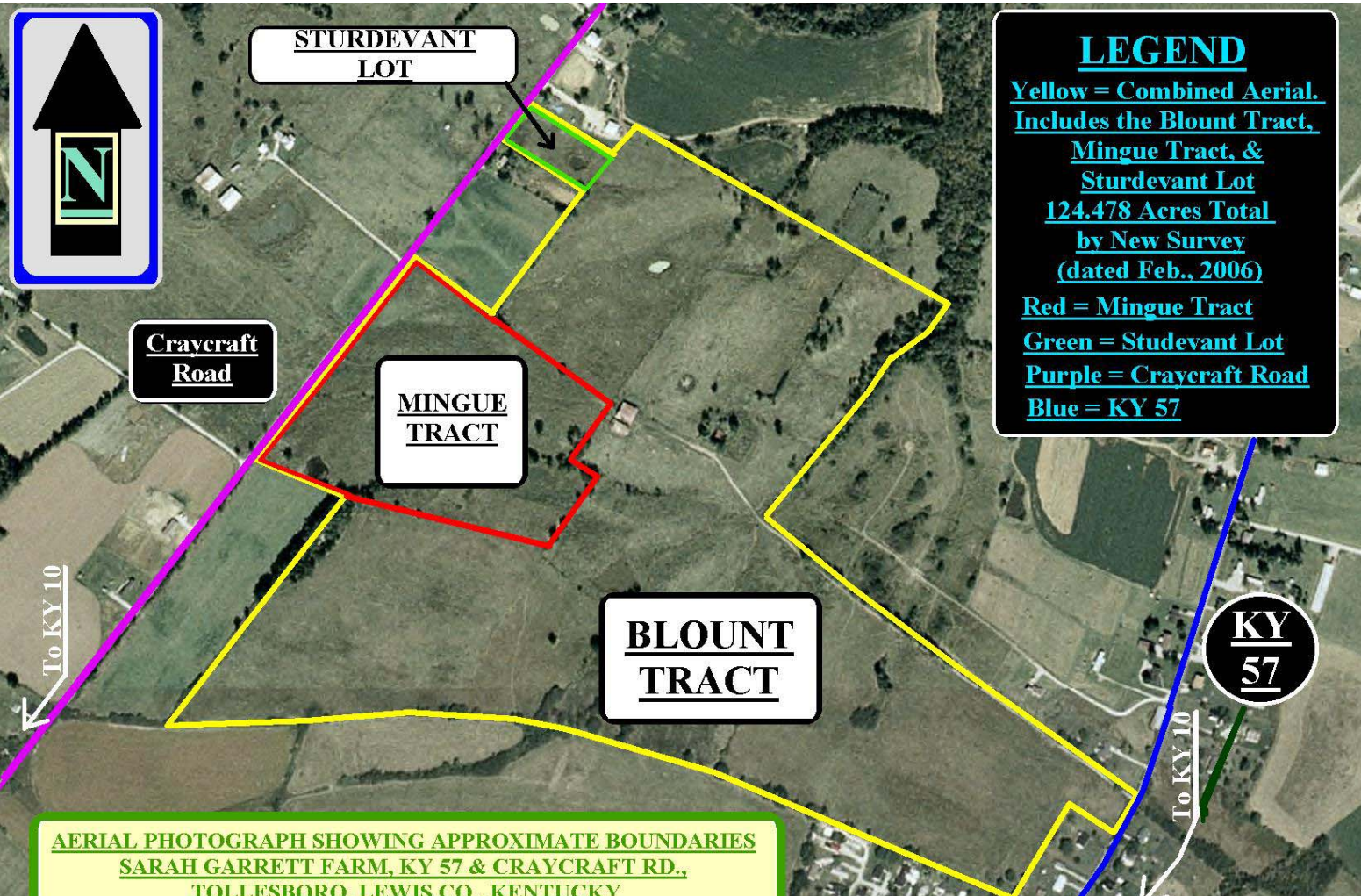




**EXPERIENCE COUNTS! CALL CRAIG TO PUT HIS SIGN ON YOUR PROPERTY TODAY!**

**GIVE CRAIG THE CALL! WE SELL IT ALL! ANY TYPE OF PROPERTY, CONVENTIONAL OR AT AUCTION!**





**STURDEVANT LOT**

**CRAYCRAFT ROAD**

**MINGUE TRACT**

**BLOUNT TRACT**

**KY 57**

**LEGEND**

**Yellow = Combined Aerial. Includes the Blount Tract, Mingue Tract, & Sturdevant Lot**  
**124.478 Acres Total by New Survey (dated Feb., 2006)**

**Red = Mingue Tract**  
**Green = Studevant Lot**  
**Purple = Craycraft Road**  
**Blue = KY 57**

**AERIAL PHOTOGRAPH SHOWING APPROXIMATE BOUNDARIES SARAH GARRETT FARM, KY 57 & CRAYCRAFT RD., TOLLESBORO, LEWIS CO., KENTUCKY**

**TOLLESBORO 124.478 ACRES, Craycraft Road and KY 57**

*Acreage consists of gently rolling crop and pasture acreages, barns, ponds, good road frontage, public water and electricity available and in place, a future projected sewage expansion project is proposed that will place public sewage along road frontage on Craycraft Road (public sewage in place on KY 57!), makes this property very desirable for future development, priced at \$295,000!!!*



**CRAIG A. STANFIELD**  
Real Estate & Auction Services

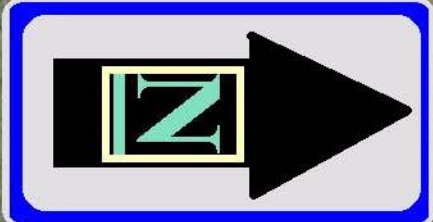




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STURDEVANT  
LOT

Craycraft  
Road

MINGUE  
TRACT

BLOUNT  
TRACT

AERIAL PHOTOGRAPH SHOWING APPROXIMATE BOUNDARIES  
SARAH GARRETT FARM, KY 57 & CRAYCRAFT RD.,  
TOLLESBORO, LEWIS CO., KENTUCKY

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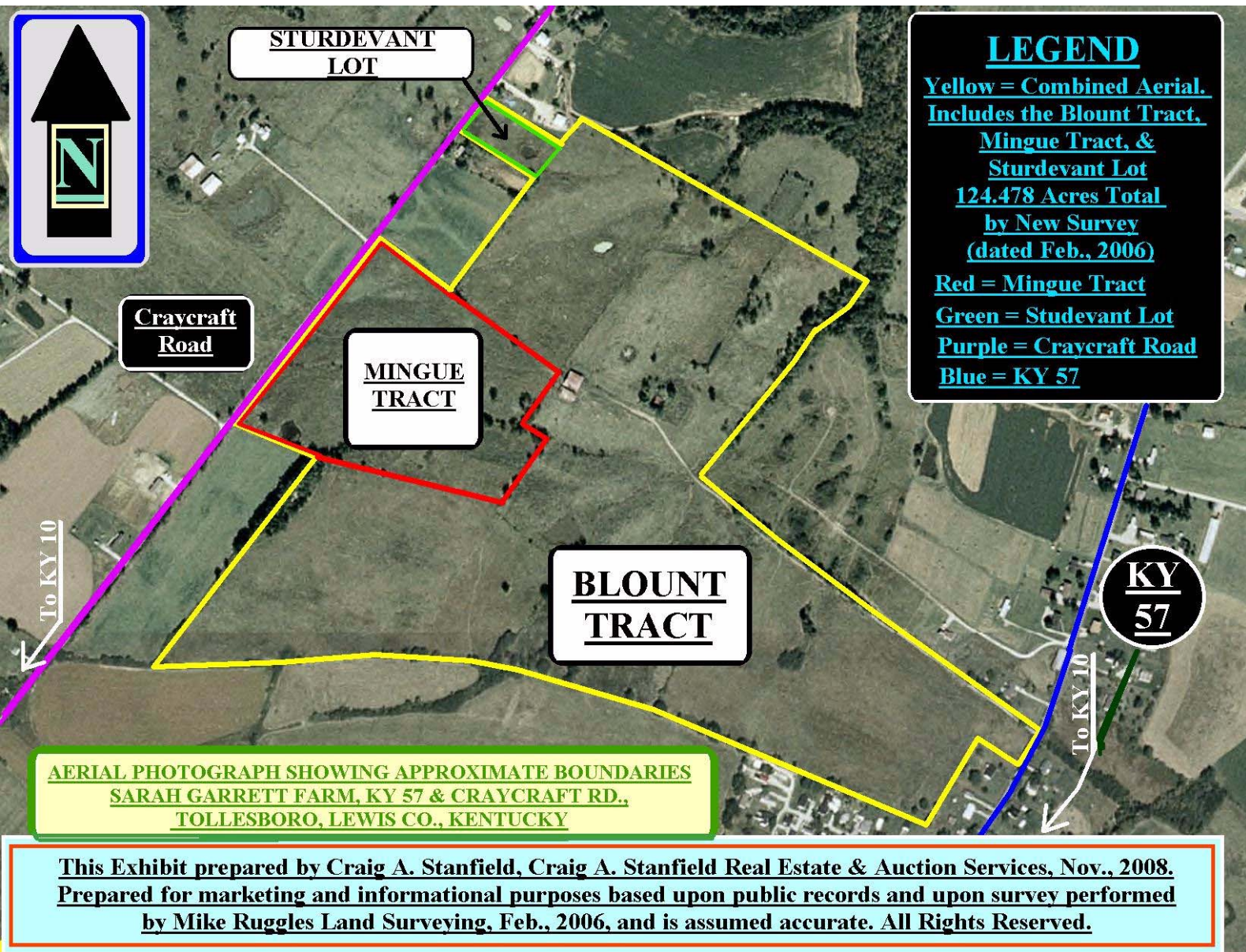
To KY 10

To KY 10



This Exhibit prepared by Craig A. Stanfield, Craig A. Stanfield Real Estate & Auction Services, Nov., 2008.  
Prepared for marketing and informational purposes based upon public records and upon survey performed  
by Mike Ruggles Land Surveying, Feb., 2006, and is assumed accurate. All Rights Reserved.





LEGEND

These standard symbols will be found in the drawing.

- 1/2" I.P. AND CAP SET
- HINGE POINT
- △ MAG NAIL
- FENCE POST
- TREE (AS NOTED)
- ◊ UTILITY POLE
- BOUNDARY LINE
- CENTER LINE OF ROAD
- EDGE OF PAVEMENT
- - - FENCE LINE

LINE	BEARING	DISTANCE
L1	S 48°23'08" E	15.00'
L2	N 56°43'41" W	15.00'
L3	S 57°42'59" E	15.00'
L4	S 58°01'42" E	73.43'
L5	S 58°01'42" E	13.43'
L6	S 48°27'45" E	120.00'
L7	S 48°01'28" E	90.61'
L8	S 51°35'47" E	55.31'
L9	N 68°42'21" W	15.00'

CRAYCRAFT RD.

NOTES:

PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS AND CONVEYANCES.  
IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.  
ALL IRON PINS SET WERE 1/2" REBAR WITH IDENTIFICATION CAP STAMPED N.D.R. 3487.  
PROPERTY SUBJECT TO THE R/W OF KY HWY 57 & CRAYCRAFT RD.  
PROPERTY SUBJECT TO A WATER LINE EASEMENT IN FAVOR OF WESTERN LEWIS-RECTORVILLE WATER DIST. R/W BK. 7 PG. 871.  
PROPERTY SUBJECT TO A SANITARY SEWER LINE EASEMENT IN FAVOR OF LEWIS CO., SANITATION DIST. #1 R/W BK. 6 PG. 595, PG. 351.  
BEARINGS COORDINATED TO THE LINE OF DAVID IERY D.B. 803 PG. 351.

VICINITY MAP

SURVEY PLAT  
SARAH ANN GARRETT  
KY HWY 57, & CRAYCRAFT ROAD  
TOLLESBORD, LEWIS CO., KY  
DATE: 2/9/06 SCALE 1" = 200'



124.478  
ACRES

SARAH ANN GARRETT  
D.B. 210 PG. 93  
PARCEL 1 (THE MINGUE FARM)  
PARCEL 2 (THE BLOUNT FARM & THE STURDEVANT LOT)

KY HWY 57

MOUNTAIN VIEW  
D.B. 73 PG. 74

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED ON THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1/4.592 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLASS A SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

MICHAEL D. RUGGLES, PLS #3487

DATE

MIKE RUGGLES  
LAND SURVEYING  
RT. 1 BOX 152  
TOLLESBORD, KY 41189  
(606) 798-2929



**SARAH ANN GARRETT**  
**D.B. 210 PG. 93**  
**PARCEL #1 (THE MINGUE FARM)**  
**PARCEL #2 (THE BLOUNT FARM & STURDEVANT LOT)**

Being a 124.478 acre tract of land and the same being conveyed to Sarah Ann Garrett D.B. 210 PG. 93 Parcel #1 (The Mingue Farm) and Parcel #2 (The Blount Farm and the Sturdevant Lot), located on the west side of KY HWY 57 and the east side of Craycraft Road, just north of Tollesboro in Lewis County, KY and being more particularly described as follows:

Beginning at a point in the existing center of Craycraft Road, corner to Sarah Ann Garrett D.B. 210 PG. 93 and Wendell Douglas D.B. 148 PG. 120; thence leaving Douglas and with the line of Garrett and generally with center of said road N 41-21-23 E 1027.63' to a point, corner to Wendell Applegate D.B. 112 PG. 303; thence leaving the road and with the line of Garrett and Applegate S 49-29-06 E 15.00' to an iron pin set at a fence post at or near the right of way of said road; thence S 49-29-06 E 401.37' to an iron pin set at a 10" Cedar; thence N 39-51-05 E 513.53' to a fence post, corner to Joneva Corns D.B. 155 PG. 613; thence leaving Applegate and with the line of Garrett and Corns N 39-58-54 E 106.77' to an iron pin set near an 8" Locust; thence N 56-43-41 W 397.34' to an iron pin set at a fence post; thence N 56-43-41 W 15.00' to a point in the existing center of Craycraft Road; thence leaving Corns and with center of said road N 42-25-05 E 194.61' to a point at or near the corner of Darrell Fannin D.B. 177 PG. 155; thence leaving the road and with the line of Fannin S 57-42-59 E 15.00' to an iron pin set at a fence post; thence S 57-42-59 E 389.19' to an iron pin set at a fence post; thence N 41-03-35 E 114.91' to a 1/2" iron pin found stamped R. A Wright #2808 at a fence post corner, and being in the line of Fannin D.B. 190 PG. 154; thence with the line of the same S 58-15-45 E 658.70' to a 1/2" iron pin found (R. A. Wright #2808); thence S 58-04-42 E 708.85' to a point, corner to Hinton Lee Thomas and Kerry Thomas D.B. 189 PG. 492; thence leaving Fannin and with the line of Thomas, down the hill S 58-04-42 E 73.43' to a 1/2" iron pin found (R. A. Wright #2808); thence S 58-04-42 E 31.05' to a point at or near the corner of Paul and Wilma Browning D.B. 102 PG. 4 and Bonnie Lee McNutt Ruggles D.B. 69 PG. 500; thence leaving Thomas and Browning and with the line of Ruggles S 37-34-59 W 148.52' to an iron pin set at a metal fence post found near a deep hollow, corner to David Irey D.B. 203 PG. 351; thence leaving Ruggles and with the line of Irey S 49-59-14 W 51.83'; thence S 64-33-20 W 194.62' to a 22" Ash found; thence S 46-15-02 W 59.12'; thence S 40-13-58 W 209.76' to an iron pin set at a 6" Ash in the drain; thence S 41-41-17 W 301.11' to a 12" triple Hackberry found on the east edge of the drain; thence S 51-26-45 W 191.58' to an iron pin set at a fence post corner; thence S 49-16-19 E 1163.23' to a 5/8" iron pin found stamped J.H.P. #723, corner to Carol Walker D.B. 202 PG. 22; thence leaving Irey and with the line of Walker S 49-57-53 E 120.00'; thence S 49-01-22 E 95.81' to a fence post found; thence S 51-35-47 E 55.31' to a 5/8" iron pin found stamped J.H.P. #723, corner to Carol Campbell D.B. 114 PG. 392; thence leaving Walker and with the line of Campbell S 49-21-38 E 401.12' to an iron pin set in or near the west right of way of KY HWY 57; thence leaving Campbell and with the line of Garrett, along said right of way S 31-17-10 W 170.65' to an iron pin set, corner to Bobby L. Mason D.B. 187 PG. 188; thence leaving the right of way and with

the line Garrett and Mason N 51-24-00 W 199.30' to an iron pin set at a fence post corner; thence S 34-17-12 W 353.20' to a fence post, corner to Harold Cooper D.B. 202 PG. 42; thence with the line of Cooper S 34-17-12 W 90.00' to an iron pin set at the corner of lot #8 & 9 of Mountain View D.B. 73 PG. 74; thence with the north line of Mountain View N 63-30-14 W 852.00' to an iron pin set, corner to lot #81 and Alan and Sue Jane Bane D.B. 144 PG. 681; thence leaving Mountain View and with the line of Bane N 64-27-28 W 937.50' to an iron pin set at a 48" White Oak; thence N 83-13-08 W 739.50' to an iron pin set; thence S 89-05-51 W 420.33' to a ½" iron pin found stamped M.D.R. 3487, corner to Robert and Amber Mason D.B. 68 PG. 80, Will Book T PG. 59; thence leaving Bane and with the line of Mason N 89-58-06 W 353.97 to a fence post found; thence N 85-56-59 W 189.97' to a iron pin found at a fence post, corner to Wendell Douglas D.B. 148 PG. 120; thence leaving Mason and with the line of Douglas N 39-59-52 E 1176.55' to an iron pin set; thence N 68-42-21 W 373.90' to an iron pin set at a fence post; thence N 68-42-21 W 15.00' to point of beginning containing 124.478 acres as surveyed by Michael D. Ruggles PLS #3487 in January of 2006.

Notes:

Property subject to all legal right of ways, easements and conveyances.

Property subject to the right of way of KY HWY 57 and Craycraft Road.

Property subject to a water line easement in favor of Western Lewis-Rectorville Water District R/W Book 7 PG. 271.

Property subject to a sanitary sewer line easement in favor of Lewis County Sanitation District #1 R/W Book 6 PG. 595.

Bearings coordinated to the line of David Irely D.B. 203 PG. 351.

All iron pins set were ½" rebar with identification cap stamped M.D.R. 3487.

Michael D. Ruggles  
Michael D. Ruggles, PLS #3487

2-15-06  
Date

