

Survey Description - 31.33 Acre Parcel

A certain tract or parcel of land lying in the Eubank Community of Pulaski County and located approximately 150 feet Northwest of the junction of Old Waynesburg Road and Walter Floyd Road and approximately 0.20 miles Northwest of the junction of Old Waynesburg Road and Bullock Lane and being a portion of the same tract of land conveyed to Paula Surber Adkins, married, by deed dated April 21, 2025 and recorded in deed book 1111 page 556, records of the Pulaski County Court Clerk, Somerset, Kentucky, and more particularly described as follows:

Beginning on a set ½" by 18" rebar with an orange plastic cap stamped Richard A Reece PLS 3358 in the Southwest edge of Old Waynesburg Road (15 feet from its approximate centerline) (no recorded deeds found for Old Waynesburg Road, held a width of 30 feet per existing monumentation and KRS 178.025), said rebar also being a corner common to Lundy Rental Properties, LLC (DB 1112 PG 648), said rebar also having NAD 83 KY Single Zone Coordinates of: Northing 3621316.00, Easting 5253867.68; thence leaving said road and with line common to said Rental Properties **S 31°26'41" W** (passing thru a set 5/8" by 18" rebar with a red plastic cap stamped Ref Mon PLS 3358 at 770.90 feet) **in all 790.10 feet** to a point in the approximate center of Black Branch and in a line common to Adkins Farms & Charolais Cattle, LLC (DB 978 PG 200); thence with the approximate center of sand branch and lines common to said Adkins Farms **N 46°05'19" W 108.48 feet** to a point; thence **N 63°44'19" W 134.16 feet** to a point; thence **N 30°31'47" W 105.75 feet** to a point; thence **N 89°26'11" W 74.20 feet** to a point; thence **N 39°10'43" W 37.44 feet** to a point; thence **N 69°24'57" W 54.64 feet** to a point; thence **N 81°44'52" W 76.92 feet** to a point; thence **N 61°03'38" W 40.15 feet** to a point; thence **N 34°37'13" W 80.30 feet** to a point; thence **N 06°01'47" E 158.98 feet** to a point; thence **N 34°34'40" W 52.81 feet** to a point; thence **N 06°38'23" W 43.93 feet** to a point; thence **N 51°54'06" W 83.68 feet** to a point (said point being witnessed by a set 5/8" by 18" rebar with a red plastic cap stamped Ref Mon PLS 3358 bearing N 70°23'12" E 10.46 feet); thence **N 57°40'20" W 44.45 feet** to a point; thence **N 34°04'02" W 26.55 feet** to a point; thence **N 10°08'40" W 56.21 feet** to a point; thence **N 51°50'30" W 78.00 feet** to a point (said point being witnessed by a set 5/8" by 18" rebar with a red plastic cap stamped Ref Mon PLS 3358 bearing N 47°46'38" W 7.59 feet); thence **S 86°33'07" W 35.41 feet** to a point; thence **N 53°17'44" W 132.23 feet** to a point at the intersection with Bullock Branch (aka Limestone Branch); thence continuing down Bullock Branch mostly with lines common to said Adkins Farms and partially with lines common to Harold Whitis (et.ux.) (DB 978 PG 135) **N 13°28'56" W 117.65 feet** to a point; thence **N 19°32'02" E 96.45 feet** to a point; thence **N 51°48'07" E 86.03 feet** to a point; thence **N 38°46'00" E 124.78 feet** to a point; thence **N 19°27'10" E 136.17 feet** to a point; thence **N 16°10'44" W 148.22 feet** to a point; thence **N 17°51'43" E 61.65 feet** to a point; thence **N 63°28'31" E 39.55 feet** to a point;

thence leaving said creek and mostly with line common to said Whitis and partially with line common to Ronald Marasco (et.ux.) (DB 1057 PG 570) (note: there are the remains of an old fence that meanders along this line) **S 86°02'13" E** (passing thru a set 5/8" by 18" rebar with a red plastic cap stamped Ref Mon PLS 3358 at 57.20 feet) **in all 923.45 feet** to a set 1/2" by 18" rebar with an orange plastic cap stamped Richard A. Reece PLS 3358 in the Western edge of the aforementioned Old Waynesburg Road; thence with the Western and Southwest edge of said road (15 feet from and parallel to its approximate centerline) **S 03°19'51" E 55.84 feet** to a point; thence **S 06°45'10" E 648.63 feet** to a point; thence along **a non tangent curve turning to the left with an arc length of 153.85 feet, a radius of 198.50 feet, a chord bearing of S 27°35'48" E, and a chord length of 150.03 feet** to a point, thence **S 56°46'42" E 48.17 feet** back to the point of beginning, containing 31.33 acres by survey conducted in July, 2025 by Richard A. Reece, PLS 3358.

All bearings and coordinates stated herein are referenced to Grid North and KY State Plane (1600) Single Zone as obtained through the KY CORS Network. The tract or parcel described hereon is subject to any and all easement or rights of way whether recorded or unrecorded, written or unwritten and may not be shown by this survey description or plat provided to the client.



Richard A. Reece, PLS 3358