



JOSEPH H. SIMMONS, JR.

LAND SURVEYING

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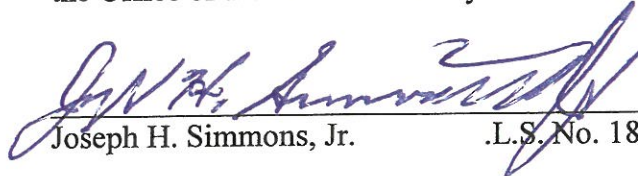
PROPERTY DESCRIPTION: 3517 KY. 1155

TRACT No. 2 (2.414 ACRES)

A tract of land located in the northeast intersection of Ky. 1155 and Pond Drain Spur approximately 3.8 miles southwest of Rumsey, McLean County, Kentucky.

Unless stated otherwise, any monument referred to herein as "iron pin (set)" is a set $\frac{3}{4}$ " rebar eighteen inches in length with a cap stamped "Simmons P.L.S. No. 1874".

Beginning at a railroad spike (set) in the north right of way line of Ky. 1155 and in the center of Pond Drain Spur, being the southeast corner Gregory Allen Miller and Valerie Jan Blackford (Deed Book 226, Page 735) and the southwest corner to the tract of land of which this is a part and having Kentucky South State Plane Coordinate N-2062929.25, E-1192362.53; thence with the center of Pond Drain Spur and the east line of Miller – Blackford with the following courses: N17°37'24"E, 334.31 feet to a point; thence N17°57'32"E, 216.92 feet to a railroad spike (set), being the northwest corner to Tract No. 1 (2.414 acres) in the Property Division of Christopher Anderson; thence with the west line of said Tract No. 1 S53°50'53"E, 433.12 feet to an iron pin (set) in the north right of way line of Ky. 1155; thence with the north right of way line of Ky. 1155, being 30.00 feet from and parallel with the center of said road, S65°27'05"W, 555.82 feet to the point of beginning containing 2.414 acres, more or less and being subject to all legal and existing easements and rights of way including but not limited to those shown on a plat of survey by Joseph H. Simmons, Jr. dated July 23, 2025 and recorded in Plat Cabinet "___", Page ___ in the Office of the McLean County Court Clerk.


Joseph H. Simmons, Jr. .L.S. No. 1874