

JGJ
10/21/25

Jay G. Jones, PLS.

220 Windsor Dr.
Mt. Sterling, KY 40353
Phone 859-432-0778



**SURVEY DESCRIPTION OF
TRACT A-1
A PORTION OF TRACK A
BOARD OF EDUCATION OF MENIFEE COUNTY PROPERTY
DEED BOOK 121, PAGE 406
WYNN FLAT ROAD
MENIFEE COUNTY, KY**

A boundary survey of Tract A-1, a portion of Tract A, Board of Education of Meniffee County property (Deed Book 121, Page 406), being in Meniffee County, KY, located at the northeast end of an unnamed gravel drive, lying +/-418 feet from Old Highway 460 (Wynn Flat Rd.), and more particularly described as follows:

All steel pins set described herein are 1/2" x 18" steel rebar with I.D. cap labeled "JAY JONES PLS 3083", and beginning at an existing steel pin with cap labeled "GSLLC 2241" in the West side of Rangee Cemetery, corner to the remainder of Tract A, Board of Education of Meniffee County property (Deed Book 121, Page 406); thence with Tract A, North 08°28'21" West, 224.20 feet to a steel pin set; thence North 52°34'12" East, 100.99 feet to a steel pin set; thence North 82°41'47" East, 87.61 feet to a steel pin set; thence South 19°59'50" East, 179.47 feet to an existing steel pin with cap labeled "GSLLC 2241, corner to Rangee Cemetery; thence with Rangee Cemetery for the remaining calls; North 52°23'31" West, 85.28 feet to an existing steel pin with cap labeled "GSLLC 2241"; thence North 49°02'14" West, 86.01 feet to an existing steel pin with cap labeled "GSLLC 2241"; thence South 50°27'08" West, 40.35 feet to an existing steel pin with cap labeled "GSLLC 2241"; thence South 08°40'57" West, 210.77 feet to the Point of

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Beginning. Containing 0.476 Acres, more or less, as based on a field survey conducted by Jay Jones, PLS in September of 2025. Certified by Jay Jones, PLS 3083 on October 21, 2025.

30' ACCESS EASEMENT

All steel pins set described herein are 1/2" x 18" steel rebar with I.D. cap labeled "JAY JONES PLS 3083", describing a 30' wide access easement serving the Rangee Cemetery property, lying entirely within Tract A, Board of Education of Menifee County property (Deed Book 121, Page 406), and beginning at an existing steel pin with cap labeled "GSLLC 2241" on the North side of the Wynn Flat Road right of way; thence with said right of way, South 54°03'42" West, 31.04 feet to a point; thence leaving said right of way and crossing Tract A, North 21°05'45" West, 186.31 feet to a point in the East line of the Rangee Cemetery property; thence with said Rangee Cemetery, North 55°14'25" East, 30.87 feet to an existing steel pin with cap labeled "GSLLC 2241"; thence leaving said cemetery and crossing Tract A, South 21°05'51" East, 185.65 feet to the Point of Beginning, as based on a field survey conducted by Jay Jones, PLS in September of 2025. Certified by Jay Jones, PLS 3083 on October 21, 2025.