

**PLAT OF DEED CALLS, 127 E. EVANS ROAD,  
TOLLESBORO, LEWIS CO. KENTUCKY**

**PLAT OF DEED CALLS, TRACT 1**

**127 EVANS ROAD, TOLLESBORO, LEWIS CO., KY**

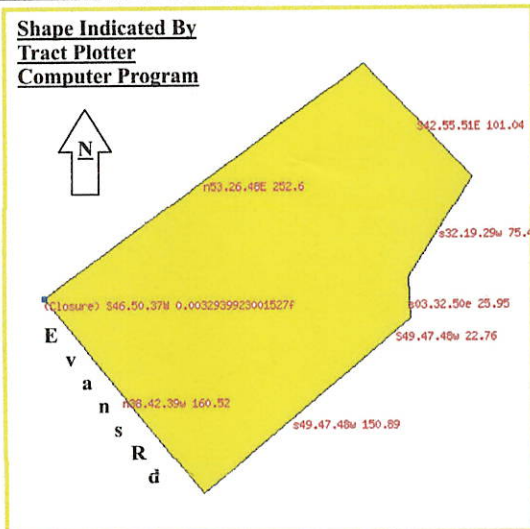
**Calls Entered For Distance/Direction**

n53.26.48E 252.6  
s42.55.51E 101.04  
s32.19.29W 75.41  
s03.32.50E 25.95  
s49.47.48W 22.76  
s49.47.48W 150.89  
n38.42.19W 160.52

**Area Calculations and Closure Error Indications**

36736.682283507 square feet  
0.84335817914387 acres (+/- 0.000020 acres) Perimeter: 789.17 feet  
Closure: S50.30.55W 0.018850f (0.0023886183566583% or 1:41865 perimeter error)

**Shape Indicated By  
Tract Plotter  
Computer Program**



**Tract 1 Subject To An Easement**

**PLAT OF DEED CALLS, TRACT 2**

**127 EVANS ROAD, TOLLESBORO, LEWIS CO., KY**

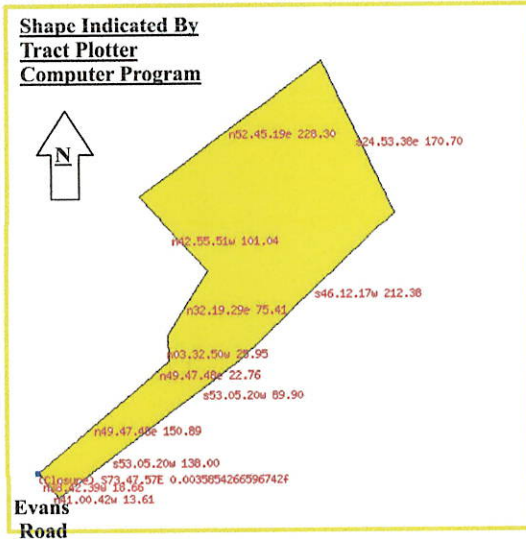
**Calls Entered For Distance/Direction**

n49.47.48E 150.89  
n49.47.48E 22.76  
n03.32.50W 75.95  
n32.19.29E 75.41  
n42.55.51W 101.04  
n52.45.19E 228.30  
s24.53.38E 170.70  
s46.12.17W 212.38  
s53.05.20W 89.90  
s53.05.20W 138.00  
n41.00.42W 13.61  
n38.42.39W 18.66

**Area Calculations and Closure Error Indications**

48361.866305971 square feet  
1.1102356819553 acres (+/- 0.000003 acres) Perimeter: 1247.6 feet  
Closure: S73.47.57E 0.003585f (0.00028738591372829% or 1:347964 perimeter error)

**Shape Indicated By  
Tract Plotter  
Computer Program**



**COMBINED PLAT OF DEED CALLS,  
TRACTS 1 AND 2**

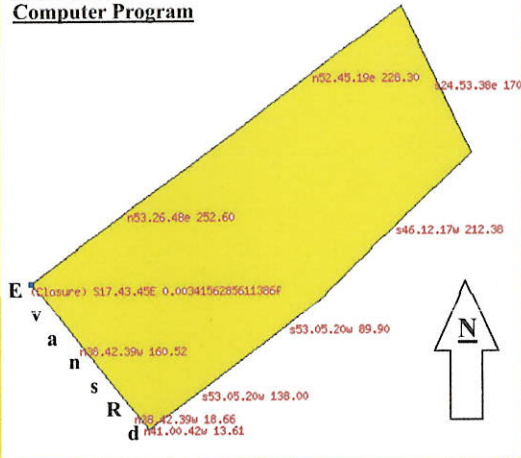
**Calls Entered For Distance and Direction**

n53.26.48E 252.60  
n52.45.19E 228.30  
s24.53.38E 170.70  
s46.12.17W 212.38  
s53.05.20W 89.90  
s53.05.20W 138.00  
n41.00.42W 13.61  
n38.42.39W 18.66  
n38.42.39W 160.52

**Area Calculations & Closure Error Indications**

85100.128574379 square feet  
1.9536301325615 acres (+/- 0.000005 acres) Perimeter: 1284.67 feet  
Closure: S17.43.45E 0.003416f (0.00026587594955425% or 1:376115 perimeter error)

**Shape Indicated By  
Tract Plotter  
Computer Program**



Plat created by Craig A. Stanfield, Real Estate Broker & Auctioneer, of Craig A. Stanfield Real Estate & Auction Services for the exclusive use of the preparer in the marketing of the preparer in the marketing of the property shown hereon, using a TractPlotter free computer program. The preparer assumes said program is accurate and reliable, assuming no responsibility or liability by use of this property, with program utilized to draw the outline/shape of the property and form an estimated area/size of the property, as well as forming the closure error indicated herein. Not prepared by a surveyor, engineer, or other professional nor by the use of a transit or other "on-site" measuring device (although the legal description from which the plat was formed was provided by a surveyor - see legal description). Prepared for the exclusive use of the preparer in the marketing of the property shown hereon, Sept. 2, 2024. ALL RIGHTS RESERVED.

## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

HM (ii) GM Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

HM (ii) GM Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment (initial)

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial)

(f) \_\_\_\_\_ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Erin M. McInnis</u>	<u>9/2/24 9:45am</u>	<u>Haley M. Melton</u>	<u>9/2/24 9:45pm</u>
Seller	Date	Seller	Date
_____	Date	_____	Date
Purchaser	Date	Purchaser	Date
_____	Date	_____	Date
Agent	Date	Agent	Date



# LEGAL DESCRIPTION

127 EVANS ROAD,  
TOLLESBORO, LEWIS CO., KY

PAGE 1 OF 3

## TRACT 1

Being a 0.843 acre parcel of that larger tract of land conveyed to Steven, Julie and Kenneth Breeze, D.B. 246, Pg. 572, located on the northeast side of Evans Road, just southeast of KY Hwy. 57 and approximately 2 miles southwest of Tollesboro, in Lewis County, KY and being more particularly described as follows:

**BEGINNING** at an iron pin set at a fence post corner on the northeast side of Evans Road, approximately 20' from center thereof and being a corner to Steven, Julie and Kenneth Breeze, D.B. 246 Pg. 572 and corner to Willie J. Applegate, D.B. 128 Pg. 572, Tract #3; thence with the line of the same, leaving the right-of-way, N 53° 26' 48" E a distance of 252.60' to an iron pin set in the fence; thence leaving Applegate and the fence and with a new division line of Breeze, S 42° 55' 51" E a distance of 101.04' to an iron pin set; thence S 32° 19' 29" W a distance of 75.41' to an iron pin set; thence S 03° 32' 50" E a distance of 25.95' to an iron pin set; thence S 49° 47' 48" W a distance of 22.76' to a point in the center of a gravel drive and being the center and the end of a new 10' wide access easement to benefit the 0.843 acre lot; thence leaving the gravel drive and access easement,

S 49° 47' 48" W a distance of 150.89' to an iron pin set in or near the northeast right-of-way of Evans Road; thence with said right-of-way, N 38° 42' 39" W a distance of 160.52' to the point of beginning containing 0.843 acres as surveyed by Michael D. Ruggles, PLS #3487 in April of 2017.

### Notes:

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

Property subject to the right-of-way of Evans Road, KRS 178.415.

Bearing correlated to true north by the method of a GPS observation using Carlson GPS equipment with dual frequency radios, model number Carlson-702-GG.

All iron pins set were 1/2" diameter by 20" in length rebar with plastic identification cap stamped M.D.R. 3487.

Completion date of the field survey was 4/01/2017.

DESCRIPTION OF TRACT 1 CONTINUED ON  
FOLLOWING PAGE

## LEGAL DESCRIPTION

127 EVANS ROAD,  
TOLLESBORO, LEWIS CO., KY

PAGE 2 OF 3

### LEGAL DESCRIPTION OF TRACT 1 (CONTINUED)

**ALSO CONVEYED HEREIN** is a 10-foot wide access easement, the centerline which is described as follows:

**BEGINNING** at a point in the center of an existing gravel drive approximately 20' from the center of Evans Road and being at or near a KY North Zone State Plane Coordinate of 379151.05 North and 1824679.67 East, (NAD 83); thence with the center of the gravel drive and the center of the new 10' wide access easement, N 51° 41' 55" E a distance of 24.65'; thence N 57° 11' 11" E a distance of 69.16'; thence N 43° 07' 19" E a distance of 57.68'; thence N 37° 55' 03" W a distance of 21.68' to a point in the south line of the 0.843 acre lot and being the end of the new 10' wide access easement, said point being located N 49° 47' 48" E a distance of 22.76' to an iron pin set.

Being a part of the property conveyed to Steven M. Breeze, a single person; Julie Breeze, a single person; and Kenneth G. Breeze from Jerome Applegate and Sandra Ann Applegate, husband and wife, by deed dated February 5, 2015, and recorded in Deed Book 246, Page 572, Lewis County Clerks' Office.



# LEGAL DESCRIPTION

## 127 EVANS ROAD, TOLLESBORO, LEWIS CO., KY

### TRACT 2

#### PROPERTY DESCRIPTION

Being a 1.110 acre parcel of that larger tract of land conveyed to Steven, Julie and Kenneth Breeze, D.B. 246 Pg. 572, located on the northeast side of Evans Road, just southeast of KY Hwy. 57 and approximately 2 miles southwest of Tollesboro, in Lewis County, KY and being more particularly described as follows:

Beginning at an iron pin found on the northeast side of Evans Road, approximately 20' from center thereof and being a corner to Steven, Julie and Kenneth Breeze, D.B. 246 Pg. 572 and corner to Stephen & Angela Poston, D.B. 255 Pg. 631; thence with the line of the same, leaving the road, N 49°47'48" E a distance of 150.89' to a point in the center of a gravel drive; thence N 49°47'48" E

a distance of 22.76' to a ½" iron pin found; thence N 03°32'50" W a distance of 25.95' to a ½" iron pin found; thence N 32°19'29" E a distance of 75.41' to a ½" iron pin found; thence N 42°55'51" W a distance of 101.04' to a ½" iron pin found in the fence and in the line of David & Amy Applegate, D.B. 263 Pg. 622; thence leaving Poston and with the line of Applegate, N 52°45'19" E a distance of 228.30' to an iron pin set; thence leaving Applegate and with a new division line of Breeze, S 24°53'38" E a distance of 170.70' to an iron pin set; thence S 46°12'17" W a distance of 212.38' to an iron pin set near the southwest corner of a barn; thence S 53°05'20" W a distance of 89.90' to a point in the center and the end of a new 16' wide access easement; thence leaving the access easement, S 53°05'20" W a distance of 138.00' to an iron pin set in the northeast right-of-way of Evans Lane; thence with said right-of-way, N 41°00'42" W a distance of 13.61' to a point in the center of a gravel drive, said point being one and the same as the beginning point for the 10' wide access easement as mentioned in D.B. 255 Pg. 631; thence leaving the access easement, N 38°42'39" W a distance of 18.66' to the point of beginning containing 1.110 acres as surveyed by Michael D. Ruggles, PLS #3487 in January of 2020.

Notes: Property subject to all legal right-of-ways, easements and conveyances. Property subject to the right-of-way of Evans Road, KRS 178.415. Bearing correlated to the east line of Poston, D.B. 255 Pg. 631 on iron pins found. All iron pins set and found were ½" diameter by 20" in length rebar with plastic identification cap stamped M.D.R. 3487. Completion date of the field survey was 01/31/2020.

Reserved by the Grantors herein is a 16' Wide Access Easement Center described as follows:

Beginning at a point in the center of an existing gravel drive, approximately 20' from the center of Evans Road and being the same beginning point as the 10' wide access easement as mentioned in D.B. 255 Pg. 631; thence with the center of the gravel drive, N 51°41'55" E a distance of 24.65'; thence N 57°11'11" E a distance of 69.16'; thence leaving the gravel drive and the 10' wide access easement, N 64°35'59" E a distance of 46.27' to a point in the south line of the 1.110 acre tract and being the end of the 16' wide access easement.