

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF THE SE ¼ OF THE SE ¼ OF SECTION 1 AND THE NE ¼ OF THE NE ¼ OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 15 WEST, LAMAR COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS ARE BASED ON GRID NORTH)

COMMENCING AT A FOUND IRON PIN AT THE SE CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 15 WEST, LAMAR COUNTY, MISSISSIPPI, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN N88°55'30"W ALONG THE SOUTH LINE OF THE NE ¼ OF THE NE ¼ FOR 323.34' TO A SET CAPPED IRON PIN; THENCE RUN NORTH FOR 1649.78' TO A SET CAPPED IRON PIN; THENCE RUN N19°49'03"E FOR 342.03' TO A SET CAPPED IRON PIN ON THE SOUTHERN RIGHT-OF-WAY OF DAVIS ROAD; THENCE RUN S63°55'39"E ALONG THE SAID RIGHT-OF-WAY FOR 55.28' TO A SET CAPPED IRON PIN; THENCE RUN S64°08'05"E ALONG THE SAID RIGHT-OF-WAY FOR 185.29' TO A FOUND IRON PIN AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY AND THE EAST LINE OF THE SE ¼ OF THE SE ¼ OF SECTION 1; THENCE RUN S00°15'48"W ALONG THE EAST LINE OF THE SE ¼ OF THE SE ¼ FOR 538.30' TO A FOUND METAL PIPE AT THE SE CORNER OF THE SE ¼ OF THE SE ¼; THENCE RUN S00°16'56"W ALONG THE EAST LINE OF THE NE ¼ OF THE NE ¼ OF SECTION 12 FOR 1334.22' BACK TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 14.18 ACRES MORE OR LESS.

NOTES:

- IRON PINS ARE 1/2"Ø X 18" REBAR CAPPED WITH PS #3280 UNLESS OTHERWISE NOTED.
- RECORD SEARCH FOR EASEMENTS, RIGHTS-OF-WAY, ETC. AND TITLE OPINION NOT PERFORMED AS PART OF SURVEY.
- ST. STEPHENS PRINCIPAL MERIDIAN.
- STATE PLANE COORDINATES WERE DERIVED FROM THE GULF COAST GEOSPATIAL CENTER ON 7/25/24.

LINE	BEARING	DISTANCE
L1	S63°55'39"E	55.28'

FOUND IRON PIN
SW CORNER
NE ¼ OF NE ¼
S12, T3N, R15W,
LAMAR COUNTY, MS

PARCEL 3
14.18 ACRES±

NORTH
1649.78'

SIP

N88°55'30"W
323.34'

SE ¼ OF THE SE ¼
SECTION 1
NE ¼ OF THE NE ¼
SECTION 12

S00°15'48"W
538.30'

S00°16'56"W
1334.22'

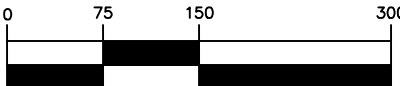
DAVIS ROAD
50' RIGHT-OF-WAY

L1

SIP

FIP

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

REFERENCE MATERIAL:

- TAX MAPS AND TAX DATA.
- (DB 30B, PG 44).
- GLO ORIGINAL SURVEY.

SURVEY REFERENCE POINT 2

FOUND METAL PIPE
SE CORNER
SE ¼ OF THE SE ¼
S1,T3N,R15W
LAMAR COUNTY, MS

SURVEY REFERENCE POINT 1

SPC ZONE: MISSISSIPPI EAST 2301
DATUM: NAD 83
CONVERGENCE ANGLE: -0°19'12.63"
NORTHING: 633547.63'
EASTING: 791315.36'
SCALE FACTOR: 0.99998104488460

SURVEY REFERENCE POINT 2

SPC ZONE: MISSISSIPPI EAST 2301
DATUM: NAD 83
CONVERGENCE ANGLE: -0°19'12.76"
NORTHING: 634881.83'
EASTING: 791321.93'
SCALE FACTOR: 0.9999818131324

LEGEND & ABBREVIATIONS

- FIP - FOUND IRON PIN
SIP - SET CAPPED IRON PIN
● MONUMENT FOUND/SET
ASPALT

POINT OF COMMENCEMENT/
POINT OF BEGINNING
SURVEY REFERENCE POINT 1

FOUND IRON PIN
SE CORNER
NE ¼ OF NE ¼
S12, T3N, R15W,
LAMAR COUNTY, MS

PREPARED BY

CASEY L. BENEDICT
SURVEYING

70 MITCHELL ROAD
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BOUNDARY SURVEY
JEFFREY FARRIS

PART OF THE SE ¼ OF THE SE ¼, SECTION 1 AND THE
NE ¼ OF THE NE ¼ OF SECTION 12,
TOWNSHIP 3 NORTH, RANGE 15 WEST,
LAMAR COUNTY, MISSISSIPPI.

BEARINGS ORIENTED BY: GPS (GRID NORTH)

SURVEYED BY: CLB

DRAWING SCALE: 1" = 150'

DRAWN BY: ELW

CLASS OF SURVEY: B

I CERTIFY THAT THE INFORMATION
CONTAINED ON THIS PLAT IS TRUE
AND ACCURATE TO THE BEST OF
MY KNOWLEDGE AND BELIEF.

CASEY L. BENEDICT
MS PS No. 3280

1/3/25
Date

