

LEGAL DESCRIPTION:

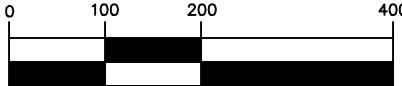
A PARCEL OF LAND BEING PART OF THE SE ¼ OF THE SE ¼ OF SECTION 1 AND THE NE ¼ OF THE NE ¼ OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 15 WEST, LAMAR COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS ARE BASED ON GRID NORTH)

COMMENCING AT A FOUND IRON PIN AT THE SW CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 15 WEST, LAMAR COUNTY, MISSISSIPPI; THENCE RUN S88°55'30"E ALONG THE SOUTH LINE OF THE NE ¼ OF THE NE ¼ OF SECTION 12 FOR 567.94' TO A SET CAPPED IRON PIN FOR THE POINT OF BEGINNING; THENCE RUN N00°53'50"W FOR 1768.01' TO A SET CAPPED IRON PIN; THENCE RUN S89°30'43"E FOR 240.92' TO A FOUND IRON PIN; THENCE RUN N14°31'38"E FOR 88.63' TO A SET CAPPED IRON PIN; THENCE RUN N15°26'00"E FOR 237.22' TO A SET CAPPED IRON PIN ON THE SOUTHERN RIGHT-OF-WAY OF DAVIS ROAD; THENCE RUN S68°12'29"E ALONG THE SAID RIGHT-OF-WAY FOR 86.21' TO A SET CAPPED IRON PIN; THENCE RUN S63°55'39"E ALONG THE SAID RIGHT-OF-WAY FOR 192.99' TO A SET CAPPED IRON PIN; THENCE RUN S19°49'03"W FOR 342.03' TO A SET CAPPED IRON PIN; THENCE RUN SOUTH FOR 1649.78' TO A SET CAPPED IRON PIN; THENCE RUN N88°55'30"W FOR 436.11' BACK TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 20.00 ACRES MORE OR LESS.

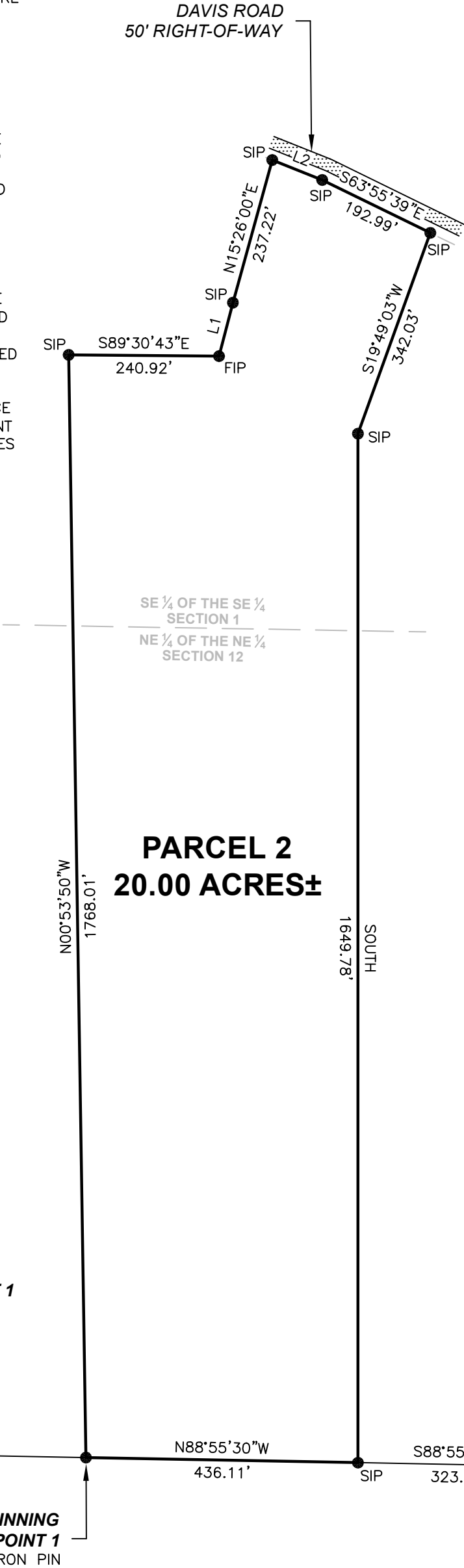
NOTES:

- 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.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



REFERENCE MATERIAL:

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

SURVEY REFERENCE POINT 1

SPC ZONE: MISSISSIPPI EAST 2301
DATUM: NAD 83
CONVERGENCE ANGLE: -0°19'20.56"
NORTHING: 633572.53'
EASTING: 789998.19'
SCALE FACTOR: 0.99998187367955

SURVEY REFERENCE POINT 2

SPC ZONE: MISSISSIPPI EAST 2301
DATUM: NAD 83
CONVERGENCE ANGLE: -0°19'17.17"
NORTHING: 633561.88'
EASTING: 790556.03'
SCALE FACTOR: 0.99999297566469

LEGEND & ABBREVIATIONS

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

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

LINE	BEARING	DISTANCE
L1	N14°31'38"E	88.63'
L2	S68°12'29"E	86.21'

PREPARED BY

CASEY L. BENEDICT
SURVEYING

70 MITCHELL ROAD
PURVIS, MS 39475
(601) 466-3178

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
DRAWN BY:	ELW
DRAWING SCALE:	1" = 200'
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

