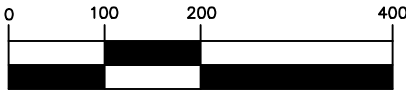


GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

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, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN N00°09'43"E FOR 1331.76' ALONG THE WEST LINE OF THE NE ¼ OF THE NE ¼ OF SECTION 12 TO A FOUND IRON PIN AT THE NW CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 12; THENCE RUN S89°02'37"E ALONG THE NORTH LINE OF THE NE ¼ OF THE NE ¼ FOR 213.02' TO A SET CAPPED IRON PIN; THENCE RUN N00°08'50"E FOR 902.12' TO A SET CAPPED IRON PIN ON THE SOUTHERN RIGHT-OF-WAY OF DAVIS ROAD; THENCE RUN S77°13'20"E ALONG THE SAID RIGHT-OF-WAY FOR 311.89' TO A SET CAPPED IRON PIN; THENCE RUN S15°17'30"W FOR 234.92' TO A FOUND IRON PIN; THENCE RUN S18°10'11"E FOR 186.73' TO A FOUND IRON PIN; THENCE RUN S89°30'43"E FOR 20.64' TO A SET CAPPED IRON PIN; THENCE RUN S00°53'50"E FOR 1768.01' TO A SET CAPPED IRON PIN; THENCE RUN N88°55'30"W ALONG THE SOUTH LINE OF THE NE ¼ OF THE NE ¼ OF SECTION 12 FOR 567.94' BACK TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 23.00 ACRES MORE OR LESS.

SURVEY REFERENCE POINT 2
FOUND IRON PIN
NW CORNER
NE ¼ OF NE ¼
S12, T3N, R15W,
LAMAR COUNTY, MS

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.

**POINT OF COMMENCEMENT/
POINT OF BEGINNING**
SURVEY REFERENCE POINT 1
FOUND IRON PIN
SW CORNER
NE ¼ OF NE ¼
S12, T3N, R15W,
LAMAR COUNTY, MS

PARCEL 1
23.00 ACRES±

DAVIS ROAD
50' RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L1	S89°30'43"E	20.64'

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: 789988.19'
SCALE FACTOR: 0.99998187367955

SURVEY REFERENCE POINT 2
SPC ZONE: MISSISSIPPI EAST 2301
DATUM: NAD 83
CONVERGENCE ANGLE: -0°19'20.71"
NORTHING: 634904.29'
EASTING: 789991.95'
SCALE FACTOR: 0.99998155001750

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

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

DRAWING SCALE: 1" = 200'

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

