

SURVEY LEGEND

● – SURVEY MONUMENT	CRS – ⅝" CAPPED REBAR SET (JAFCO COA–35966)	– POWER POLE
(R) – RECORD DIMENSION	CRF – CAPPED REBAR FOUND	– GUY ANCHOR
(A) – ACTUAL DIMENSION	RBF – REBAR FOUND	– FIRE HYDRANT
R/W – RIGHT–OF–WAY	CTP – CRIMPED TOP PIPE FOUND	– WATER VALVE
B.S.L.– BUILDING SETBACK LINES	IPF – IRON PIPE FOUND	– WATER METER
X FENCE	CMF – CONCRETE MONUMENT FOUND	– WOOD STAKE
OHP OVERHEAD POWER	– LIGHT POLE	Ⓣ – TELEPHONE PEDESTAL
CONCRETE	GRAVEL	ASPHALT
		COVERED AREA

0 75 150 225 300

1" = 150'

SURVEYOR'S NOTES:

1. UNLESS STATED OTHERWISE HEREON, THIS PLAT WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
2. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
3. TYPE OF SURVEY – BOUNDARY SURVEY (PARCEL DIVISION)
4. ALL BEARINGS BASED ON GRID NORTH ESTABLISHED BY GLOBAL POSITIONING SYSTEM OBSERVATION USING THE NORTH AMERICAN DATUM OF 1983. ALL DISTANCES SHOWN ARE GRID DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
5. THIS IS A CLASS "C" SURVEY.

PARCEL 2 SURVEY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 WEST, JACKSON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1" IRON PIPE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE RUN SOUTH 89°43'32" WEST 73.02 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE MISSISSIPPI EXPORT RAILROAD; THENCE, ALONG SAID RIGHT OF WAY LINE, RUN NORTH 05°22'24" EAST 1353.74 FEET TO A 1/2" REBAR ON THE NORTH RIGHT OF WAY LINE OF WESLEY POWELL ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, RUN NORTH 89°36'02" EAST 500.00 FEET TO A 5/8" CAPPED REBAR AT THE POINT OF BEGINNING; THENCE RUN NORTH 00°18'24" WEST 1300.70 FEET TO 5/8" CAPPED REBAR; THENCE RUN NORTH 89°47'58" EAST 372.05 FEET TO A 5/8" CAPPED REBAR; THENCE RUN SOUTH 00°27'41" EAST 809.50 FEET TO A 5/8" CAPPED REBAR; THENCE RUN SOUTH 89°36'07" WEST 67.05 FEET TO A 1/2" CAPPED REBAR; THENCE RUN SOUTH 00°07'39" EAST 489.91 FEET TO A 1/2" CAPPED REBAR ON THE NORTH RIGHT OF WAY LINE OF WESLEY POWELL ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, RUN SOUTH 89°36'02" WEST 305.65 BACK TO THE POINT OF BEGINNING. HAVING AN AREA OF 10.39 ACRES, MORE OR LESS.

PARCEL 3 SURVEY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 WEST, JACKSON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1" IRON PIPE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE RUN SOUTH 89°43'32" WEST 73.02 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE MISSISSIPPI EXPORT RAILROAD; THENCE, ALONG SAID RIGHT OF WAY LINE, RUN NORTH 05°22'24" EAST 1353.74 FEET TO A 1/2" REBAR ON THE NORTH RIGHT OF WAY LINE OF WESLEY POWELL ROAD; THENCE, ALONG SAID RIGHT OF WAY LINE, RUN NORTH 89°36'02" EAST 500.00 FEET TO A 5/8" CAPPED REBAR; THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, RUN NORTH 89°36'02" EAST 305.65 FEET TO A 1/2" CAPPED REBAR; THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, RUN NORTH 89°38'17" EAST 249.87 FEET TO A 1/2" CAPPED REBAR AT THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'14" WEST 490.07 FEET TO A 1/2" CAPPED REBAR; THENCE RUN SOUTH 89°36'07" WEST 183.03 FEET TO A 5/8" CAPPED REBAR; THENCE RUN NORTH 00°27'41" WEST 809.50 FEET TO A 5/8" CAPPED REBAR; THENCE RUN NORTH 89°47'58" EAST 407.17 FEET TO A FENCE CORNER; THENCE RUN SOUTH 00°10'19" EAST 1297.72 FEET TO A FENCE CORNER ON THE NORTH RIGHT OF WAY LINE OF WESLEY POWELL ROAD; THENCE, ALONG SAID RIGHT OF WAY LINE, RUN SOUTH 89°29'10" WEST 220.64 FEET BACK TO THE POINT OF BEGINNING. HAVING AN AREA OF 10.00 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATION:

STATE OF MISSISSIPPI,
COUNTY OF JACKSON

I, JAMES FRAISER III, A LICENSED PROFESSIONAL SURVEYOR IN JACKSON COUNTY, MISSISSIPPI, HEREBY CERTIFY THAT ALL PARTS OF THIS PLAT AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JAMES FRAISER III, PLS
LICENSED LAND SURVEYOR PLS#3074
JAFCO SURVEYING, LLC COA#35966
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VANCLEAVE, MS
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EMAIL: JAY@JAFCOSURVEYING.COM

DATE 06/23/2026
REVISED 06/24/2026

JAMES FRAISER III LICENSED PROFESSIONAL SURVEYOR PS-30740 STATE OF MISSISSIPPI

	REFERENCE MATERIAL	DATE
1.	RECORD DEED BOOK 1910, PAGE 458	11/15/2018
2.	RECORD DEED BOOK 1831, PAGE 619	10/19/2016
3.	SURVEY OF PARCEL 1 BY JAFCO SURVEYING, LLC	06/12/2026
4.		

BOUNDARY SURVEY & PARCEL DIVISION
PARCELS 2 & 3, PORTIONS OF TAX PARCEL # 00080880.015
WESLEY POWELL ROAD, LUCEDALE, JACKSON COUNTY, MISSISSIPPI
SECTION-8, TOWNSHIP-4-SOUTH, RANGE-5-WEST

CLIENT: DIRT 4 DOLLARS	
FIELD WORK BY: JF	DATE: 06/19/2026
DRAWN BY: DJ	DRAWING NO.: 26039
CHECKED BY: JF	SHEET 1 OF 1
SCALE: 1" = 150'	

JAFCO SURVEYING