Book 2020 Page 5603
Deed
11/25/2020 01:57:34 PM

Coahoma County, MS
I certify this instrument was filed
11/25/2020 01:57:34 PM
and recorded in the
Book 2020 Page 5603-5603
Carolyn Parham Chancery Clerk

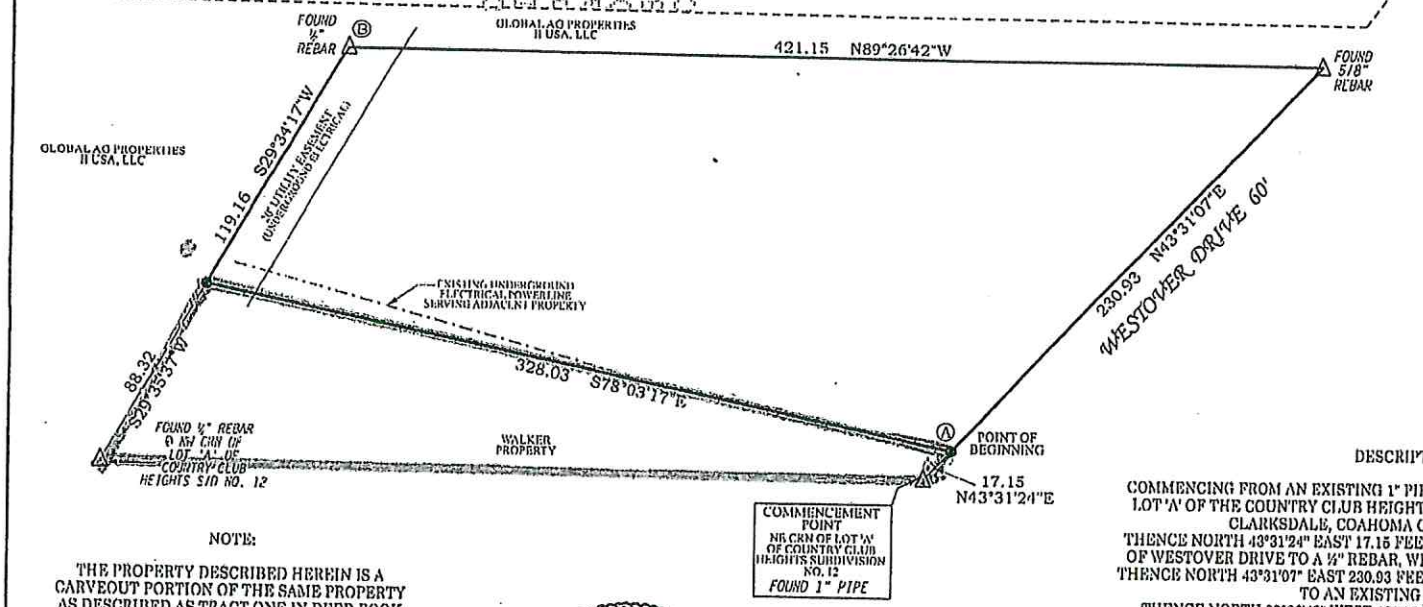
CHANCERY COURT OF COAHOMA COUNTY, MISS.

PLAT OF A 1.24 ACRE PARCEL

IN SECTION 11, TOWNSHIP 27 NORTH, RANGE 4 WEST, CLARKSDALE, COAHOMA COUNTY, MISSISSIPPI

CONVERGENCE ANGLE: [illegible]
AT LAT: N34°13'55.5"
LONG: W90°34'53.7"
CORRECTIONAL FACTOR: 0.99995

STATE PLANE COORDINATES	NORTHING	EASTING
Ⓐ	1721387.28	2221589.81
Ⓑ	1721558.82	2221327.69



SCALE: 1" = 50'

CLASS "B" SURVEY
SURVEY COMPLETED ON SEPTEMBER 18, 2020
FOR FREDDIE GRITT

MERIDIAN BASED ON GRID NORTH S.P.C.S. MS WEST NAD 83 AS ESTABLISHED BY G.P.S. USING C.O.R.S.-CLARKSDALE

LEGEND
● - SET 1/2" REBAR
△ - FOUND MONUMENT

EXHIBIT B

tabbies

NOTE:

THE PROPERTY DESCRIBED HEREIN IS A CARVEOUT PORTION OF THE SAME PROPERTY AS DESCRIBED AS TRACT ONE IN DEED BOOK 2015 AT PAGE 3710 ON FILE AT THE COAHOMA COUNTY CHANCERY CLERK'S OFFICE. IT SITS ENTIRELY WITHIN THE BOUNDARY OF THE PROPERTY DESCRIBED IN DEED BOOK 2016 AT PAGE 3710.

TERRY EUGENE SMITH REGISTERED PROFESSIONAL LAND SURVEYOR PLS 2032 STATE OF MISSISSIPPI

DESCRIPTION

COMMENCING FROM AN EXISTING 1" PIPE AT THE NORTHEAST CORNER OF LOT 'A' OF THE COUNTRY CLUB HEIGHTS SUBDIVISION NUMBER TWELVE, CLARKSDALE, COAHOMA COUNTY, MISSISSIPPI;
THENCE NORTH 43°31'24" EAST 17.15 FEET ALONG THE WEST RIGHT OF WAY OF WESTOVER DRIVE TO A ½" REBAR, WHICH IS THE POINT OF BEGINNING;
THENCE NORTH 43°31'07" EAST 230.93 FEET ALONG SAID ROAD RIGHT OF WAY TO AN EXISTING 5/8" REBAR;
THENCE NORTH 89°26'42" WEST 421.15 FEET TO AN EXISTING ½" REBAR;
THENCE SOUTH 29°34'17" WEST 119.16 FEET TO A ½" REBAR;
THENCE SOUTH 78°03'17" EAST 328.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.24 ACRES, MORE OR LESS, SUBJECT TO A 20 FOOT UTILITY EASEMENT, AS SHOWN ON THE ATTACHED PLAT. ALL BEING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 4 WEST, COAHOMA COUNTY, MISSISSIPPI. BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID NORTH FROM THE MISSISSIPPI WEST STATE PLANE COORDINATE SYSTEM-NAD 83.

PHONE (662) 627-1833
FAX (662) 351-0102
info@smithweiland.com

SMITH & WEILAND
SURVEYORS AND ENGINEERS
337 DELTA AVENUE
CLARKSDALE, MISSISSIPPI 38614

TERRY EUGENE SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. PLS-2032
STATE OF MISSISSIPPI

THIS DOCUMENT IS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND MAY NOT BE USED OR COPIED OUTSIDE OF THE BENEFIT OF SAID CLIENT OR WITHOUT PERMISSION OF SMITH & WEILAND

JOB NO. 20-149