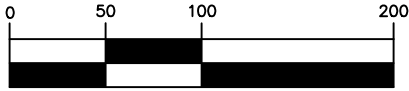


GRAPHIC SCALE



(IN FEET)

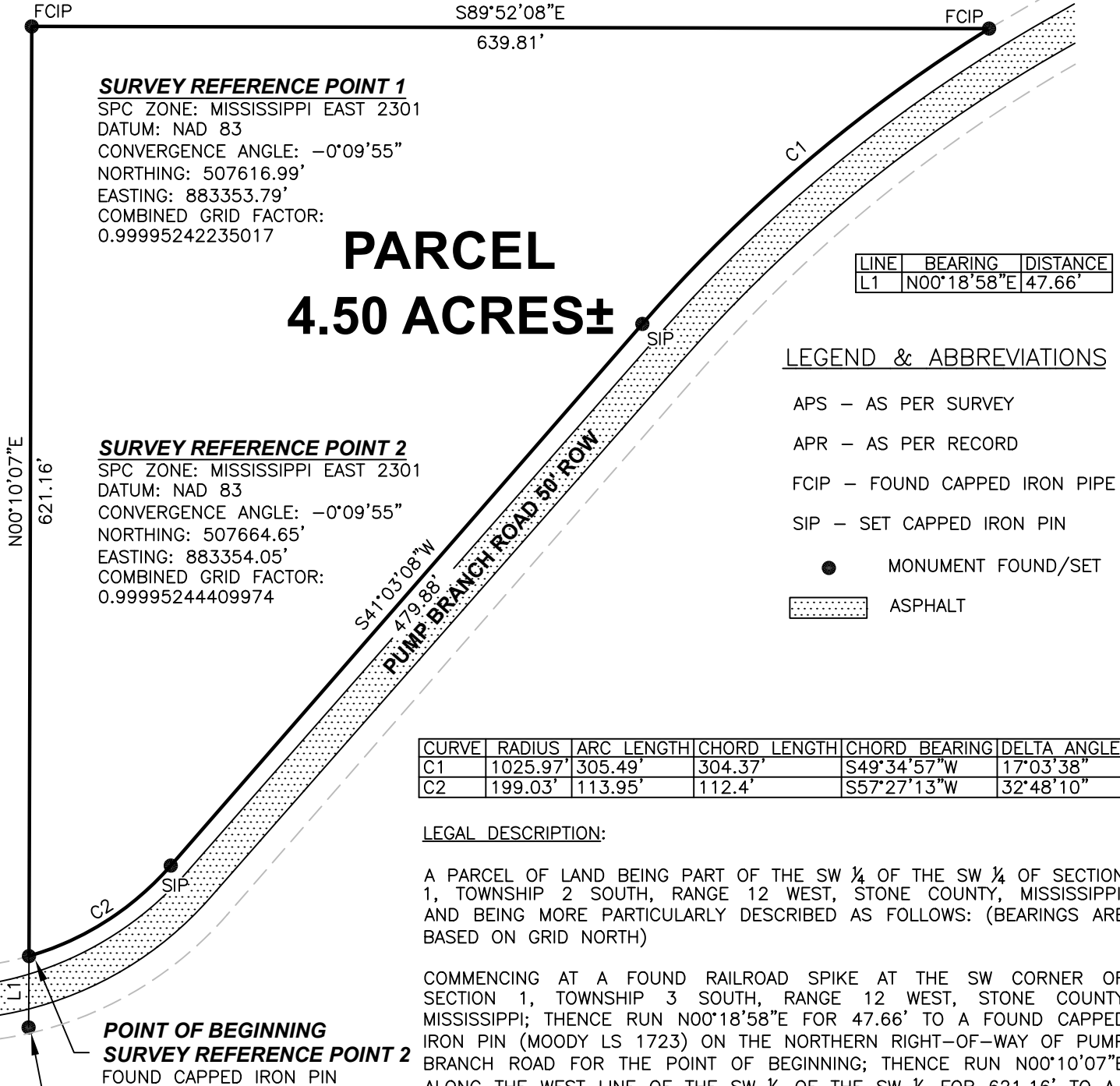
1 inch = 100 ft.

REFERENCE MATERIAL:

1. TAX MAPS AND TAX DATA.
2. DB 0407, PAGE 0368

NOTES:

- 1) IRON PINS ARE 1/2"Ø 18" REBAR CAPPED WITH PS #3280 UNLESS OTHERWISE NOTED.
- 2) RECORD SEARCH FOR EASEMENTS, RIGHTS-OF-WAY, ETC. AND TITLE OPINION NOT PERFORMED AS PART OF SURVEY.
- 3) ST. STEPHENS PRINCIPAL MERIDIAN.
- 4) STATE PLANE COORDINATES WERE DERIVED FROM THE GULF COAST GEOSPATIAL CENTER ON 2/26/26.



SURVEY REFERENCE POINT 1

SPC ZONE: MISSISSIPPI EAST 2301
 DATUM: NAD 83
 CONVERGENCE ANGLE: -0°09'55"
 NORTHING: 507616.99'
 EASTING: 883353.79'
 COMBINED GRID FACTOR:
 0.99995242235017

**PARCEL
 4.50 ACRES±**

SURVEY REFERENCE POINT 2

SPC ZONE: MISSISSIPPI EAST 2301
 DATUM: NAD 83
 CONVERGENCE ANGLE: -0°09'55"
 NORTHING: 507664.65'
 EASTING: 883354.05'
 COMBINED GRID FACTOR:
 0.99995244409974

LINE	BEARING	DISTANCE
L1	N00°18'58"E	47.66'

LEGEND & ABBREVIATIONS

- APS - AS PER SURVEY
- APR - AS PER RECORD
- FCIP - FOUND CAPPED IRON PIPE
- SIP - SET CAPPED IRON PIN
- MONUMENT FOUND/SET
- ▨ ASPHALT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1025.97'	305.49'	304.37'	S49°34'57"W	17°03'38"
C2	199.03'	113.95'	112.4'	S57°27'13"W	32°48'10"

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF THE SW ¼ OF THE SW ¼ OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 12 WEST, STONE COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS ARE BASED ON GRID NORTH)

COMMENCING AT A FOUND RAILROAD SPIKE AT THE SW CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 12 WEST, STONE COUNTY MISSISSIPPI; THENCE RUN N00°18'58"E FOR 47.66' TO A FOUND CAPPED IRON PIN (MOODY LS 1723) ON THE NORTHERN RIGHT-OF-WAY OF PUMP BRANCH ROAD FOR THE POINT OF BEGINNING; THENCE RUN N00°10'07"E ALONG THE WEST LINE OF THE SW ¼ OF THE SW ¼ FOR 621.16' TO A FOUND CAPPED IRON PIN (MOODY LS 1723); THENCE RUN S89°52'08"E FOR 639.81' TO A FOUND CAPPED IRON PIN (MOODY LS 1723) ON THE NORTHERN RIGHT-OF-WAY OF PUMP BRANCH ROAD; THENCE RUN 305.49' ALONG A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY TO A SET CAPPED IRON PIN, SAID CURVE HAVING A RADIUS OF 1025.97', AN INCLUDED ANGLE OF 17°03'38", AND A CHORD BEARING OF S49°34'57"W FOR 304.37'; THENCE RUN S41°03'08"W ALONG SAID RIGHT-OF-WAY FOR 479.88' TO A SET CAPPED IRON PIN; THENCE RUN 113.95' ALONG A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY BACK TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 199.03', AN INCLUDED ANGLE OF 32°48'10", AND A CHORD BEARING OF S57°27'13"W FOR 112.40'; SAID PARCEL CONTAINS 4.50 ACRES MORE OR LESS.

POINT OF BEGINNING
 SURVEY REFERENCE POINT 2
 FOUND CAPPED IRON PIN

POINT OF COMMENCEMENT
 SURVEY REFERENCE POINT 1
 FOUND RAILROAD SPIKE
 SW CORNER
 SW ¼ OF SW ¼
 S1, T2S, R12W,
 STONE COUNTY, MS

PREPARED BY

**CASEY L. BENEDICT
 SURVEYING**

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

BOUNDARY SURVEY

CHARLOTTE BATSON

PART OF THE SW ¼ OF THE SW ¼ OF
 SECTION 1, TOWNSHIP 2 SOUTH, RANGE 12 WEST,
 STONE COUNTY, MISSISSIPPI.

CLASS OF SURVEY: C	SURVEYED BY: CLB
DATE OF SURVEY: 4/28/26	DRAWN BY: CLB
SCALE OF SURVEY: 1" = 100'	PROJECT #: 2242-002
BEARINGS DETERMINED BY: GPS (GRID NORTH)	

