

**SURVEY REFERENCE POINT 1**

SFC ZONE: MISSISSIPPI EAST 2301  
DATUM: NAD 83 / NAVD 88  
CONVERGENCE ANGLE: -0°22'40.04"  
COMBINED FACTOR: 0.999989241224  
NORTHING: 651,085.697  
EASTING: 757,024.962  
LAT: N31°17'17.34"  
LONG: W89°33'38.67"

**SURVEY REFERENCE POINT 2**

SFC ZONE: MISSISSIPPI EAST 2301  
DATUM: NAD 83 / NAVD 88  
CONVERGENCE ANGLE: -0°22'40.06"  
COMBINED FACTOR: 0.999989948728  
NORTHING: 651,436.485  
EASTING: 757,030.515  
LAT: N31°17'20.81"  
LONG: W89°33'38.64"

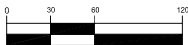
**LEGAL DESCRIPTION - PARCEL 1:**

A PARCEL OF LAND BEING PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 16 WEST, LAMAR COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS ARE BASED ON GRID NORTH)

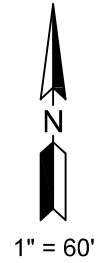
COMMENCING AT A METAL PIPE AT THE SE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 16 WEST, LAMAR COUNTY, MISSISSIPPI; THENCE RUN N0°54'25"E FOR 350.83' TO AN IRON PIN ON THE WESTERN RIGHT-OF-WAY OF ERRINGTON ROAD; THENCE RUN N3°01'26"W ALONG SAID RIGHT-OF-WAY FOR 127.00' TO A CAPPED IRON PIN FOR THE POINT OF BEGINNING; THENCE RUN N75°58'43"W FOR 335.31' TO A CAPPED IRON PIN; THENCE RUN N0°39'29"E FOR 664.70' TO AN IRON PIN; THENCE RUN EAST FOR 272.86' TO AN IRON PIN; THENCE RUN S5°22'44"E FOR 278.44' TO AN IRON PIN; THENCE RUN S81°44'43"E FOR 24.90' TO A CAPPED IRON PIN ON THE WESTERN RIGHT-OF-WAY OF ERRINGTON ROAD; THENCE RUN 63.79' ALONG A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY TO AN IRON PIN, SAID CURVE HAVING A RADIUS OF 241.39', AN INCLUDED ANGLE OF 15°06'31", AND A CHORD RUNNING S15°58'33"W FOR 63.61'; THENCE RUN 104.65' ALONG A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY TO AN IRON PIN, SAID CURVE HAVING A RADIUS OF 517.10', AN INCLUDED ANGLE OF 11°35'44", AND A CHORD RUNNING S22°12'44"W FOR 104.47'; THENCE RUN S3°01'26"E ALONG SAID RIGHT-OF-WAY FOR 300.18' BACK TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 4.91 ACRES MORE OR LESS.

**PARCEL 1**  
**4.91 ACRES±**

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 60 ft.



**LEGEND & ABBREVIATIONS**

- APR - AS PER RECORD  
FIP - FOUND IRON PIN  
FCS - FOUND COTTON SPINDLE  
FMP - FOUND METAL PIPE  
SIP - SET CAPPED IRON PIN  
● MONUMENT FOUND/SET  
— E — POWER LINE  
— U — UTILITY POLE  
— X — FARM FENCE  
ASPHALT PAVEMENT  
GRAVEL

**REFERENCE MATERIAL:**

1. TAX MAPS AND TAX DATA.
2. SURVEY PERFORMED BY HUNTER ANDREWS DATED 8/1/24.
3. SURVEY PERFORMED BY HUNTER ANDREWS DATED 5/13/24.
4. SURVEY PERFORMED BY HUNTER ANDREWS DATED 3/5/24.
5. SURVEY PERFORMED BY HUNTER ANDREWS DATED 4/12/22.
6. SURVEY PERFORMED BY JED A. SELLERS DATED 6/6/08.

**NOTES:**

- 1) SET IRON PINS ARE 1/2"Ø X 18" REBAR CAPPED WITH COA #366 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 12/10/25.

