

SURVEY REFERENCE POINT 1

SPC 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°17'34.34"
LONG: W99°33'38.67"

SURVEY REFERENCE POINT 2

SPC 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 $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ 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 SECTION 24, TOWNSHIP OF UNION, RANGE 10, PLAT 1, CO. OF HANCOCK, STATE OF MISSISSIPPI, THENCE RUN N54°25' FOR 380.38' TO AN IRON PIN ON THE WESTERN RIGHT-OF-WAY OF ERRINGTON ROAD; THENCE RUN N2°16'W FOR 1.40' ALONG SAID RIGHT-OF-WAY FOR 127.00' TO A CAPPED IRON PIN FOR THE POINT OF BEGINNING; THENCE RUN N75°54'43" FOR 333.37' TO A CAPPED IRON PIN ON THE WESTERN RIGHT-OF-WAY OF ERRINGTON ROAD; THENCE RUN E2°10'W FOR 270.70' TO AN IRON PIN; THENCE RUN EAST FOR 272.85' TO AN IRON PIN; THENCE RUN S5°22'44" FOR 278.44' TO AN IRON PIN; THENCE RUN S14°44'33" FOR 24.90' TO A CAPPED IRON PIN ON THE WESTERN RIGHT-OF-WAY OF ERRINGTON ROAD; THENCE RUN S2°12'W FOR 6.50' 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°08'31", AND A CHORD RUNNING S15°56'33" FOR 16.67'; THENCE RUN 104.65' ALONG A CURVE TO THE LEFT AND SAID CHORD; THENCE RUN S2°12'W, SAID CURVE HAVING A RADIUS OF 517.10', AN INCLUDED ANGLE OF 11°15'44", AND A CHORD RUNNING S2°21'24" FOR 104.47'; THENCE RUN S3°01'26" ALONG SAID RIGHT-OF-WAY FOR 300.16' BACK TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 4.91 ACRES MORE OR LESS.

PARCEL 1

4.91 ACRES+

N
1" = 60

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/
 E — POWER LINE
 ☰ UTILITY POLE
 — X FARM FENCE
 [dotted line] ASPHALT PAVEMENT
 [dotted line] GRAVEL

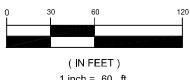
REFERENCE MATERIAL:

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.

GRAPHIC SCALE



**POINT OF COMMENCEMENT
SURVEY REFERENCE POINT 1**