

~DESCRIPTION OF PROPERTY~
A fraction of the Southeast Quarter of Section 26, Township 8 South, Range 3 West, containing 12.743 acres, more or less and is described in more detail as follows:
Commencing at an axle found at the Northeast Corner of said Section 35, also being the Southeast Corner of said Section 26, run thence Due North a distance of 1932.35 ft to a point, thence Due West a distance of 98.71 ft to a 1/2" iron rod set on the South right-of-way line of Mississippi Highway no. 6, said 1/2" iron rod being the POINT OF BEGINNING; Run thence S 20° 07' 49" W leaving said right-of-way line a distance of 125.95 ft to a 1/2" iron rod set, thence S 38° 04' 57" W a distance of 45.44 ft to a 1/2" iron rod set, thence S 66° 03' 31" W a distance of 137.60 ft to a 1/2" iron rod set, thence S 63° 18' 13" W a distance of 74.58 ft to a 1/2" iron rod set, thence S 54° 45' 20" W a distance of 238.55 ft to a 1/2" iron rod set, thence S 32° 34' 42" W a distance of 191.60 ft to a 1/2" iron rod set, thence S 43° 17' 16" W a distance of 279.31 ft to a 1/2" iron rod set, thence N 62° 15' 18" W a distance of 212.60 ft to a 1/2" iron rod set, thence S 45° 23' 45" W a distance of 419.99 ft to a 1/2" iron rod set, thence Due West a distance of 34.49 ft to a 1/2" iron rod set, thence N 29° 26' 38" W a distance of 8.63 ft to a 1/2" steel tube found, thence N 09° 19' 10" E a distance of 205.12 ft to a 1/2" iron rod found, thence N 43° 11' 48" E a distance of 37.07 ft to a 1/2" iron rod found, thence N 43° 10' 16" E a distance of 66.46 ft to a 1/2" iron rod found, thence N 43° 33' 50" E a distance of 72.65 ft to a 1/2" iron rod found, thence N 49° 59' 01" E a distance of 96.40 ft to a 1/2" iron rod found, thence N 69° 13' 56" E a distance of 61.18 ft to a 1/2" iron rod found, thence N 61° 00' 12" E a distance of 129.30 ft to a 1/2" iron rod found, thence N 45° 24' 53" E a distance of 91.06 ft to a 1/2" iron rod found, thence N 26° 50' 55" E a distance of 178.94 ft to a 1/2" iron rod set, thence N 29° 58' 26" W a distance of 345.98 ft to a 1/2" iron rod set, thence N 28° 04' 16" E a distance of 221.98 ft to a 1/2" iron rod set on the aforementioned South right-of-way line of Mississippi Highway no. 6, thence S 47° 31' 00" E along said right-of-way line a distance of 83.13 ft to a concrete right-of-way marker found, thence S 81° 20' 47" E along said right-of-way line a distance of 153.70 ft to a concrete right-of-way marker found, thence N 72° 26' 25" E along said right-of-way line a distance of 76.99 ft to a 1/2" iron rod set, thence S 66° 29' 25" E along said right-of-way line a distance of 391.30 ft to a concrete right-of-way marker found, thence S 55° 45' 58" E along said right-of-way line a distance of 157.06 ft to the POINT OF BEGINNING of this description.

~DESCRIPTION OF EASEMENT~
An ingress/egress easement along an existing drive and being a fraction of the Southeast Quarter of Section 26, Township 8 South, Range 3 West, containing 0.033 acres, more or less and is described in more detail as follows:
Commencing at an axle found at the Northeast Corner of said Section 35, also being the Southeast Corner of said Section 26, run thence Due North a distance of 1932.35 ft to a point, thence Due West a distance of 98.71 ft to a 1/2" iron rod set on the South right-of-way line of Mississippi Highway no. 6, said 1/2" iron rod being the POINT OF BEGINNING; Run thence S 55° 45' 58" E along said right-of-way line a distance of 51.06 ft to a point, thence S 25° 55' 48" W leaving said right-of-way line a distance of 22.20 ft to a point, thence S 21° 26' 28" W a distance of 7.82 ft to a point, thence N 55° 10' 59" W a distance of 48.69 ft to a point, thence N 20° 07' 49" E a distance of 30.00 ft to the POINT OF BEGINNING of this description.

- ~SURVEYOR'S NOTES~**
1. This Property Has A Land Use Classification Of Class "C" As Defined In Appendix "A" And The Boundary Survey Meets The Minimum Quality Requirements For Condition "B" As Defined In Appendix "B" Of The "MISSISSIPPI STANDARDS OF PRACTICE FOR SURVEYING".
 2. All Bearings are based on true North from solar observation by recovered monuments from a previous survey performed by PRECISION ENGINEERING CORPORATION.
 3. Date Of Field Survey: August 2015.
 4. This Survey Is Subject To Any Easements Recorded Or Unrecorded, Shown Or Not Shown On This Plat.
 5. This Survey Was Done Without The Benefit Of A Title Search.

~SURVEYOR'S CERTIFICATE~
I DO HEREBY CERTIFY THAT THIS CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH BY THE STATE BOARD FOR A CLASS "B" SURVEY AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
JOSEPH CHAD MAYER MS PS-5125 DATE

LEGEND
These standard symbols may be found in the drawing.

- PROPERTY LINES
- ADJOINING PROPERTY LINES
- EASEMENT LINES
- SETBACK LINES
- EDGE OF PAVEMENT
- CENTERLINE OF ROAD
- ELECTRIC LINES
- GAS LINES
- FENCE LINES
- BUILDING
- PROPERTY CORNERS
- EXISTING MONUMENTS
- POWER POLES
- CONCRETE ROW MARKER

0 60 120 180



EMAIL: OXFORD@PECORPMS.COM
PHONE: (662) 234-8539 FAX: (662) 234-8639
WEB SITE: WWW.PECORPMS.COM

REVISIONS:			
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:

PLAT OF SURVEY

A Fraction Of The NE 1/4 the SE 1/4 of Section 26,
T-8-S, R-3-W, Lafayette Co., Mississippi

DRAWN BY:	P. SNEED	DATE:	08/12/2015
CHECKED BY:	C. MAYER, P.S.	SCALE:	1"=60'
DRAWING NO.:	6856.01		

ALL ENGINEERING DRAWINGS ARE IN CONFIDENCE AND DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

PAGE NO.:

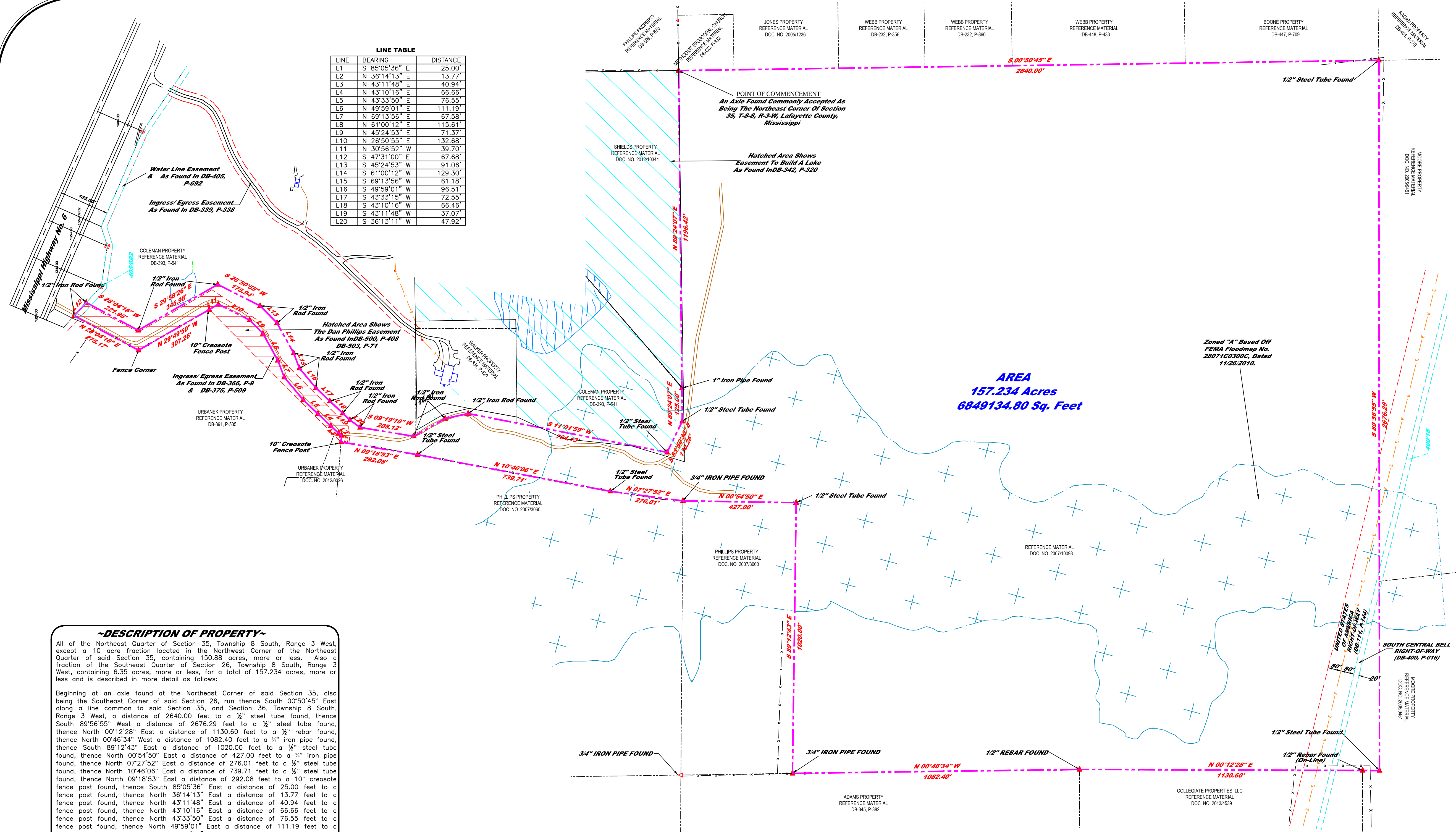
1.0

REVISIONS:

NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:

PLAT OF SURVEY

A Fraction Of The NE $\frac{1}{4}$ of Section 35 & the SE $\frac{1}{4}$ of Section 26, T-8-S, R-3-W, Lafayette Co., Mississippi



~DESCRIPTION OF PROPERTY~

All of the Northeast Quarter of Section 35, Township 8 South, Range 3 West, except a 10 acre fraction located in the Northwest Corner of the Northeast Quarter of said Section 35, containing 150.88 acres, more or less. Also a fraction of the Southeast Quarter of Section 26, Township 8 South, Range 3 West, containing 6.35 acres, more or less, for a total of 157.234 acres, more or less and is described in more detail as follows:

Beginning at an axle found at the Northeast Corner of said Section 35, also being the Southeast Corner of said Section 26, run thence South 00°50'46" East along a line common to said Section 35, and Section 36, Township 8 South, Range 3 West, a distance of 2640.00 feet to a 1/2" steel tube found, thence South 89°56'55" West a distance of 2676.29 feet to a 1/2" steel tube found, thence North 00°12'28" East a distance of 1130.60 feet to a 1/2" rebar found, thence North 00°46'06" West a distance of 1082.40 feet to a 3/4" iron pipe found, thence South 89°12'43" East a distance of 1020.00 feet to a 1/2" steel tube found, thence North 00°54'50" East a distance of 427.00 feet to a 3/4" iron pipe found, thence North 07°27'52" East a distance of 276.01 feet to a 1/2" steel tube found, thence North 10°46'06" East a distance of 739.71 feet to a 1/2" steel tube found, thence North 09°18'53" East a distance of 292.08 feet to a 10" creosote fence post found, thence South 85°05'36" East a distance of 25.00 feet to a fence post found, thence North 36°14'13" East a distance of 13.77 feet to a fence post found, thence North 43°11'48" East a distance of 40.94 feet to a fence post found, thence North 43°10'16" East a distance of 66.66 feet to a fence post found, thence North 43°33'50" East a distance of 76.55 feet to a fence post found, thence North 49°59'01" East a distance of 111.19 feet to a fence post found, thence North 69°13'56" East a distance of 67.58 feet to a fence post found, thence North 61°00'12" East a distance of 115.61 feet to a fence post found, thence North 45°24'53" East a distance of 71.37 feet to a fence post found, thence North 26°50'55" East a distance of 132.68 feet to a fence post found, thence North 30°56'52" West a distance of 39.70 feet to a fence post found, thence North 29°49'50" West a distance of 307.26 feet to a fence corner found, thence North 28°04'16" East a distance of 225.17 feet to the South right-of-way of Mississippi Highway 6, thence along said right-of-way, South 47°31'00" East a distance of 67.68 feet to a 1/2" steel tube found, thence South 28°04'16" West, leaving said right-of-way, a distance of 221.98 feet to a 1/2" steel tube found, thence South 29°49'50" East a distance of 345.98 feet to a 1/2" steel tube found, thence South 26°50'55" West a distance of 178.94 feet to a 1/2" steel tube found, thence South 45°24'53" West a distance of 91.06 feet to a 1/2" steel tube found, thence South 61°00'12" West a distance of 129.30 feet to an 1/2" steel tube found, thence South 69°13'56" West a distance of 61.18 feet to a 1/2" steel tube found, thence South 49°59'01" West a distance of 96.51 feet to a 1/2" steel tube found, thence South 43°33'15" West a distance of 72.55 feet to a 1/2" steel tube found, thence South 43°10'16" West a distance of 66.46 feet to a 1/2" steel tube found, thence South 43°11'48" West a distance of 37.07 feet to a 1/2" steel tube found, thence South 36°13'11" West a distance of 47.92 feet to a 1/2" steel tube found, thence South 09°18'53" West a distance of 205.12 feet to a 1/2" steel tube found, thence South 29°27'00" East a distance of 135.58 feet to a 1/2" steel tube found, thence South 12°23'00" East a distance of 88.79 feet to a 1/2" steel tube found, thence South 11°01'59" West a distance of 764.13 feet to a 1/2" steel tube found, thence South 63°59'30" East a distance of 130.26 feet to a 1/2" steel tube found, thence North 89°24'07" East, along a line common to said Sections 26 and 35, a distance of 125.00 feet to a 1/2" steel tube found, thence North 89°24'07" East along said common Section line, a distance of 1196.42 feet to the point of beginning.

~STEWART TITLE GUARANTY COMPANY~ ~COMMITMENT NUMBER: B-118~ COMMITMENT EFFECTIVE DATE JUNE 15, 2015 ~SCHEDULE B - PART II~ ~EXCEPTIONS~

- Not survey related.
- (a) To the best of my knowledge and belief there are no rights or claims of parties in possession not shown by the public record.
- (b) To the best of my knowledge and belief there are no rights or claims of easements not shown by the public record.
- (c) To the best of my knowledge and belief there are no encroachments, overlaps, or boundary line disputes.
- (d) Not survey related.
- (e) Not survey related.
- (f) Not survey related.
- (g) Not survey related.
- (h) Not survey related.
- Not survey related.
- Surveyed property is not located in the City of Oxford.
- Transmission line right-of-way is shown on plat.
- 40' Ingress/Egress easement is shown on plat and has no effect on surveyed property.
- Lake construction easement is shown on plat and does affect surveyed property.
- Electric line easement as described in deed book 344, page 87 does no affect on surveyed property.
- Electric line easement as described in deed book 355, page 71 is not described in a manner that can be plotted.
- Ingress/Egress easement as described in deed book 366, page 6 is shown on survey plat and affects surveyed property.
- Ingress/Egress easement as described in deed book 375, page 509 is shown on survey plat and affects surveyed property.
- Warranty Deed as described in deed book 394, page 242 is property that was acquired when MS Highway No. 6 was built to 4 lane standards. This survey reflects these deeds.
- Warranty Deed as described in deed book 396, page 174 is property that was acquired when MS Highway No. 6 was built to 4 lane standards. This survey reflects these deeds.
- Communication line right-of-way as described in deed book 400, page 16 is shown on survey plat and affect surveyed property.
- Water line easement as described in deed book 405, page 692 is shown on plat and affects surveyed property.
- Ingress/Egress easement as described in deed book 500, page 408 is shown on plat and affects surveyed property.
- Ingress/Egress easement as described in deed book 503, page 071 is shown on plat and affects surveyed property.
- First right of refusal and restrictive covenants as described in deed book 503, page 105 affects surveyed property.
- Quitclaim deed as described in document number 200710093 affects surveyed property.

~SURVEYOR'S NOTES~

- This Property Has A Land Use Classification Of Class "C" As Defined In Appendix "A" And The Boundary Survey Meets The Minimum Quality Requirements For Condition "B" As Defined In Appendix "B" Of The "MISSISSIPPI STANDARDS OF PRACTICE FOR SURVEYING".
- All Bearings are based on true North from solar observation by recovered monuments from a previous survey performed by PRECISION ENGINEERING CORPORATION.
- Date Of Field Survey: June 2015.
- This Survey Is Subject To Any Easements Recorded Or Unrecorded, Shown Or Not Shown On This Plat.
- This Survey Was Done Without The Benefit Of A Title Search.

~SURVEYOR'S CERTIFICATE~

I DO HEREBY CERTIFY THAT THIS CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH BY THE STATE BOARD FOR A CLASS "B" SURVEY AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

JOSEPH CHAD MAYER
MS PS-9120

DATE

LEGEND

These standard symbols may be found in the drawing.

- PROPERTY LINES
- ADJOINING PROPERTY LINES
- EASEMENT LINES
- SETBACK LINES
- EDGE OF PAVEMENT
- CENTERLINE OF ROAD
- ELECTRIC LINES
- GAS LINES
- FENCE LINES
- BUILDING
- PROPERTY CORNERS
- EXISTING MONUMENTS
- POWER POLES
- CONCRETE ROW MARKER



ALL ENGINEERING DRAWINGS ARE IN CONFIDENCE AND DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

PAGE NO.:

1.0