



12.2
104 ACc

12
52 ACc

12.1
4 ACc

1.4
2.6 ACc

1.1
3.3 AC

1.2
54.6 ACc

1.3
59.7 ACc

6
17 A

Rutherford Rd



ALL BEARINGS ARE TRUE BEARINGS AS DETERMINED BY SOLAR OBSERVATIONS

THIS PROPERTY IS A CLASS "D" SURVEY AS SET FORTH IN APPENDIX A OF THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

THIS SURVEY MEETS THE CONDITIONS FOR CLOSURE AND ACCURACY FOR CONDITION "B" AS SET FORTH IN APPENDIX B OF THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

FIELD SURVEY: JUNE 2011

DEED REFERENCE: BK E2 PG 323, BK C10 PG 5

THIS PROPERTY IS SUBJECT TO ALL EXISTING RIGHT OF WAYS AND EASEMENTS, RECORDED OR UNRECORDED

NOTE: THIS SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL. THIS SURVEY DECLARATION IS MADE ON THE DATE INDICATED. TO THE OWNER LISTED BELOW, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

NOTE: ALL CALLS EITHER MATCH THE DEED CALLS OR ARE NEW CALLS CREATED BY THIS SURVEY.

LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THIS DRAWING.

	PROPERTY LINES
	EASEMENT LINES
	SECTION LINES
	EDGE OF PAVEMENT
	CENTERLINE OF ROAD
	BUILDING
	FENCE
	PROPERTY CORNERS (1/2" IRON PIN SET)
	EXISTING MONUMENTS
	SURVEY POINTS

TRACT #1 DESCRIPTION: THIS PROPERTY IS A FRACTION OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 9 SOUTH, RANGE 5 WEST, PANOLA COUNTY, MISSISSIPPI. THIS FRACTION CONTAINS 106.600 ACRES, MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

STARTING AT AN EXISTING 1/2" IRON PIN BEING ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 19, RUN THENCE NORTH 00°14'39" WEST A DISTANCE OF 403.12 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 65°16'19" WEST A DISTANCE OF 1291.82 FEET TO AN EXISTING FENCE POST; THENCE SOUTH 19°52'14" WEST A DISTANCE OF 74.63 FEET TO A 1/2" IRON PIN SET IN THE CENTER OF AN OLD ROAD MARKING THE POINT OF BEGINNING.

FROM THIS POINT OF BEGINNING, RUN THENCE SOUTH 19°53'49" WEST GENERALLY ALONG A FENCE A DISTANCE OF 1842.12 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 88°03'35" WEST GENERALLY ALONG A FENCE A DISTANCE OF 841.57 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 00°14'39" WEST GENERALLY ALONG A FENCE A DISTANCE OF 4273.82 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 46°22'41" EAST LEAVING SAID FENCE A DISTANCE OF 2118.77 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 16°35'27" WEST A DISTANCE OF 1031.58 FEET TO A 1/2" IRON PIN SET IN THE CENTER OF AN OLD ROAD AT THE PC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 81.87 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 76°40'37" EAST WITH A CHORD LENGTH OF 73.03 FEET, TO A POINT; THENCE SOUTH 56°24'49" EAST A DISTANCE OF 161.78 FEET TO A POINT AT THE PC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 38.11 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 49°29'47" EAST WITH A CHORD LENGTH OF 37.88 FEET, TO A POINT; THENCE SOUTH 34°34'46" EAST ALONG SAID OLD ROAD A DISTANCE OF 24.89 FEET TO THE POINT OF BEGINNING.

TRACT #2 DESCRIPTION: THIS PROPERTY IS A FRACTION OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 9 SOUTH, RANGE 5 WEST, PANOLA COUNTY, MISSISSIPPI. THIS FRACTION CONTAINS 106.600 ACRES, MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

STARTING AT AN EXISTING 1/2" IRON PIN BEING ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 19, RUN THENCE NORTH 00°14'39" WEST A DISTANCE OF 403.12 FEET TO AN EXISTING 1/2" IRON PIN MARKING THE POINT OF BEGINNING.

FROM THIS POINT OF BEGINNING, RUN THENCE SOUTH 65°16'19" WEST GENERALLY ALONG A FENCE A DISTANCE OF 1291.82 FEET TO AN EXISTING FENCE POST; THENCE SOUTH 19°52'14" WEST A DISTANCE OF 74.63 FEET TO A 1/2" IRON PIN SET IN THE CENTER OF AN OLD ROAD; THENCE NORTH 34°34'46" WEST ALONG SAID OLD ROAD A DISTANCE OF 24.89 FEET TO A POINT AT THE PC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 38.11 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 45°29'47" WEST WITH A CHORD LENGTH OF 37.88 FEET, TO A POINT; THENCE NORTH 56°24'49" WEST ALONG SAID ROAD A DISTANCE OF 161.78 FEET TO A POINT AT THE PC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 81.87 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 76°40'37" WEST WITH A CHORD LENGTH OF 73.03 FEET, TO A 1/2" IRON PIN SET; THENCE NORTH 16°35'27" EAST LEAVING SAID ROAD A DISTANCE OF 1031.58 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 00°14'39" WEST GENERALLY ALONG A FENCE A DISTANCE OF 320.25 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 89°19'21" EAST GENERALLY ALONG A FENCE A DISTANCE OF 2676.93 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 00°14'39" EAST A DISTANCE OF 2248.17 FEET TO THE POINT OF BEGINNING.

EASEMENT DESCRIPTION: THIS EASEMENT IS A FRACTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 9 SOUTH, RANGE 5 WEST, PANOLA COUNTY, MISSISSIPPI. THIS EASEMENT IS FOR INGRESS AND EGRESS PURPOSES ONLY, CONTAINS 1.569 ACRES, MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

STARTING AT AN EXISTING 1/2" IRON PIN BEING ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 30, RUN THENCE NORTH 00°14'39" WEST A DISTANCE OF 403.12 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 65°16'19" WEST A DISTANCE OF 1291.82 FEET TO AN EXISTING FENCE POST; THENCE SOUTH 19°52'14" WEST A DISTANCE OF 74.63 FEET TO A 1/2" IRON PIN SET IN THE CENTER OF AN OLD ROAD MARKING THE POINT OF BEGINNING.

FROM THIS POINT OF BEGINNING, RUN THENCE SOUTH 19°58'23" WEST A DISTANCE OF 24.57 FEET TO A POINT; THENCE NORTH 34°34'46" WEST A DISTANCE OF 54.60 FEET TO A POINT; THENCE NORTH 56°24'49" WEST A DISTANCE OF 177.21 FEET TO A POINT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 49.12 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 76°40'37" WEST WITH A CHORD LENGTH OF 43.82 FEET, TO A POINT; THENCE SOUTH 29°46'04" WEST A DISTANCE OF 96.59 FEET TO A POINT; THENCE SOUTH 77°00'34" WEST A DISTANCE OF 236.64 FEET TO A POINT; THENCE SOUTH 38°22'15" WEST A DISTANCE OF 187.88 FEET TO A POINT; THENCE SOUTH 78°07'18" WEST A DISTANCE OF 231.99 FEET TO A POINT; THENCE SOUTH 58°56'43" WEST A DISTANCE OF 122.87 FEET TO A POINT; THENCE NORTH 79°11'03" WEST A DISTANCE OF 122.87 FEET TO A POINT; THENCE SOUTH 59°01'50" WEST A DISTANCE OF 199.15 FEET TO A POINT; THENCE SOUTH 79°11'03" EAST A DISTANCE OF 122.84 FEET TO A POINT; THENCE NORTH 58°56'43" EAST A DISTANCE OF 124.63 FEET TO A POINT; THENCE NORTH 78°07'18" EAST A DISTANCE OF 224.29 FEET TO A POINT; THENCE NORTH 38°22'15" EAST A DISTANCE OF 187.44 FEET TO A POINT; THENCE NORTH 77°00'34" EAST A DISTANCE OF 233.17 FEET TO A POINT; THENCE NORTH 29°46'04" EAST A DISTANCE OF 79.10 FEET TO A POINT AT THE PC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 114.62 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 76°40'37" EAST WITH A CHORD LENGTH OF 102.24 FEET, TO A POINT; THENCE SOUTH 56°24'49" EAST A DISTANCE OF 164.93 FEET TO A POINT; THENCE SOUTH 19°53'46" WEST A DISTANCE OF 24.57 FEET TO THE POINT OF BEGINNING.

-----CERTIFICATE-----

I CERTIFY THAT THE FOREGOING DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS BASED ON PRESENT-EXISTING FEATURES AND AVAILABLE INFORMATION ON PREVIOUSLY MADE SURVEYS OF THIS AREA.

July 07, 2011

DATE



JOSEPH BENNETT HILL
LAND SURVEYOR #2901

REVISION		
NO.	BY	DESCRIPTION

PLAT OF SURVEY

FOR

RUTHERFORD PROPERTY

HILL LEWIS
Surveying and Engineering

181 HIGHWAY 6 EAST
OXFORD, MS 38655
PH: 662-236-7311

DRN:BN CHK:BN DATE:7-07-11 JOB#:11-089