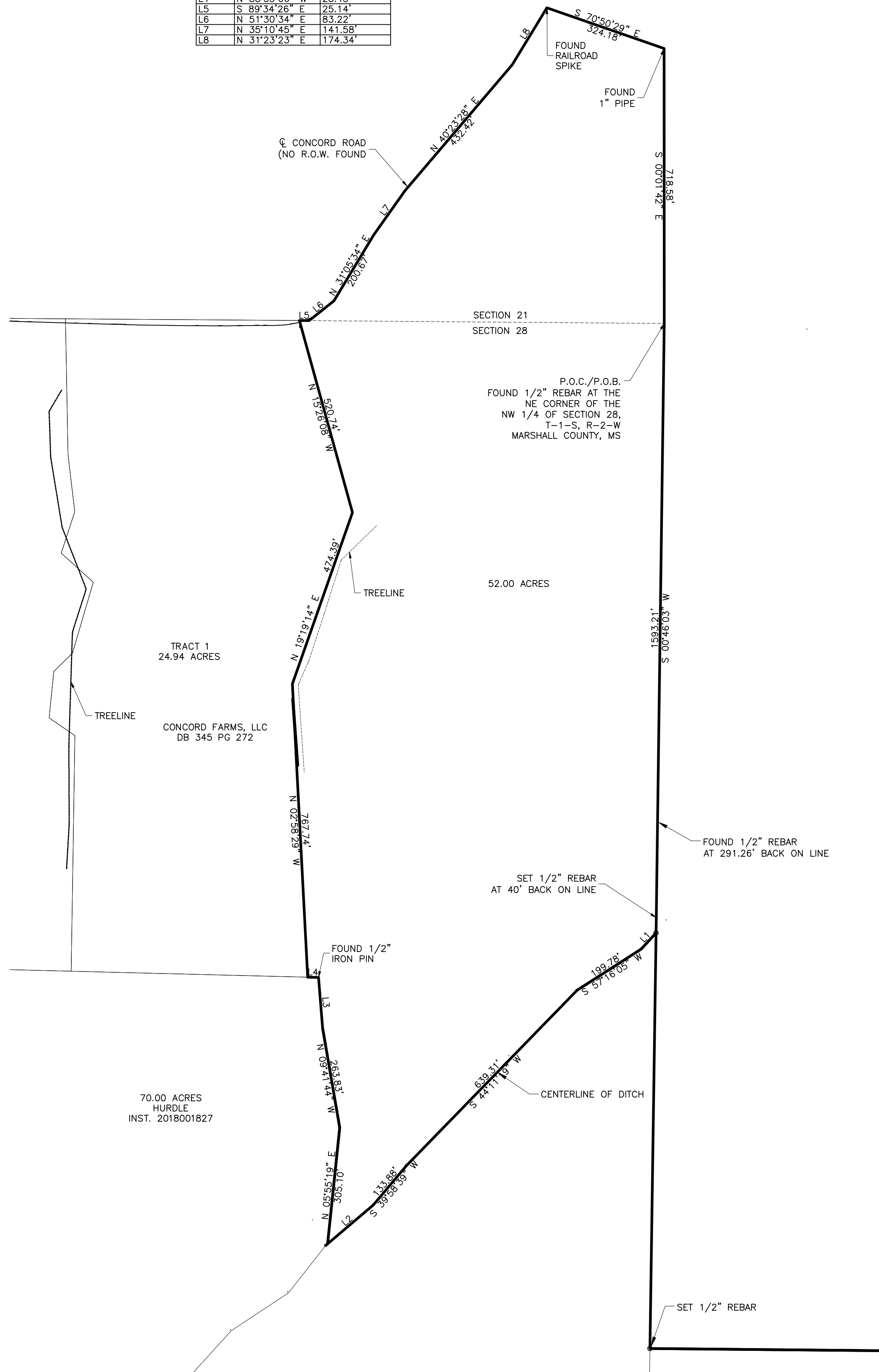


LINE	BEARING	DISTANCE
L1	S 42°43'24" W	57.14'
L2	S 49°42'01" W	157.00'
L3	N 04°35'36" W	133.09'
L4	N 88°33'06" W	28.45'
L5	S 89°34'26" E	25.14'
L6	N 51°30'34" E	83.22'
L7	N 35°10'45" E	141.58'
L8	N 31°23'23" E	174.34'



LEGAL DESCRIPTION: 52.00 ACRES

BEING A TRACT OF LAND LOCATED IN SECTIONS 21 & 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST, MARSHALL COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 28, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE 1/2" SECTION LINE SOUTH 00 DEGREES 46 MINUTES 03 SECONDS WEST PASSING A FOUND 1/2" REBAR AT 1301.95' AND A SET 1/2" REBAR AT 1553.21' AND CONTINUING FOR A TOTAL DISTANCE OF 1593.21' TO A POINT IN THE CENTERLINE OF A DITCH; THENCE ALONG SAID CENTERLINE OF DITCH FOR THE FOLLOWING CALLS; SOUTH 42 DEGREES 43 MINUTES 24 SECONDS WEST A DISTANCE OF 57.14'; SOUTH 57 DEGREES 16 MINUTES 05 SECONDS WEST A DISTANCE OF 199.78'; SOUTH 44 DEGREES 11 MINUTES 19 SECONDS WEST A DISTANCE OF 639.31'; SOUTH 39 DEGREES 58 MINUTES 39 SECONDS WEST A DISTANCE OF 133.88'; SOUTH 49 DEGREES 42 MINUTES 01 SECONDS WEST A DISTANCE OF 157.00';

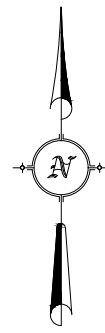
THENCE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF THE HURDLE PROPERTY (PARCEL ID 068-28-3.00) FOR THE FOLLOWING CALLS; NORTH 05 DEGREES 55 MINUTES 19 SECONDS EAST A DISTANCE OF 305.10'; NORTH 09 DEGREES 41 MINUTES 44 SECONDS WEST A DISTANCE OF 263.83'; NORTH 04 DEGREES 35 MINUTES 36 SECONDS WEST A DISTANCE OF 133.09'; (FOUND 1/2" IRON PIN)

THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS WEST A DISTANCE OF 28.45' TO A SET 1/2" REBAR; THENCE NORTH 02 DEGREES 58 MINUTES 29 SECONDS WEST A DISTANCE OF 767.74' TO A SET 1/2" REBAR; THENCE NORTH 19 DEGREES 19 MINUTES 14 SECONDS EAST A DISTANCE OF 474.39' TO A SET 1/2" REBAR; THENCE NORTH 15 DEGREES 26 MINUTES 08 SECONDS WEST A DISTANCE OF 520.74' TO A SET 1/2" REBAR; THENCE ALONG THE CENTERLINE OF CONCORD ROAD FOR THE FOLLOWING CALLS; SOUTH 89 DEGREES 34 MINUTES 26 SECONDS EAST A DISTANCE OF 25.14'; NORTH 51 DEGREES 30 MINUTES 34 SECONDS EAST A DISTANCE OF 83.22'; NORTH 31 DEGREES 05 MINUTES 34 SECONDS EAST A DISTANCE OF 200.67'; NORTH 35 DEGREES 10 MINUTES 45 SECONDS EAST A DISTANCE OF 141.58'; NORTH 40 DEGREES 23 MINUTES 28 SECONDS EAST A DISTANCE OF 432.42'; NORTH 31 DEGREES 23 MINUTES 23 SECONDS EAST A DISTANCE OF 174.34'; (FOUND RAILROAD SPIKE)

THENCE SOUTH 70 DEGREES 50 MINUTES 29 SECONDS EAST A DISTANCE OF 324.18' TO A FOUND 1" PIPE; THENCE SOUTH 00 DEGREES 01 MINUTES 42 SECONDS EAST A DISTANCE OF 718.58' TO THE POINT OF BEGINNING AND CONTAINING 52.00 ACRES MORE OR LESS AND ACCORDING TO A SURVEY PREPARED BY EVERETTE D. WEST, MS PLS NO. 3234.

ALL BEARINGS REFERENCED TO MISSISSIPPI STATE PLANE COORDINATES.

SAID PROPERTY IS SUBJECT TO ALL RIGHT OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.



GRID BEARINGS SHOWN ON THIS PLAT. SURVEY PERFORMED BY CONVENTIONAL METHODS. GPS CONTROL SET USING GCGG RTK NETWORK. AZIMUTH ORIENTATION IS FROM ZERO GRID NORTH.



NOTES:

1. BEARINGS REFERENCED BY GPS AND BASED ON MISSISSIPPI STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, US FOOT. AZIMUTH ORIENTATION IS FROM ZERO GRID NORTH. CONVERGENCE ANGLE -00°19'59.32". SCALE FACTOR = 0.99998469
2. DISTANCES AND COORDINATES SHOWN ARE GRID VALUES, US SURVEY FEET, MISSISSIPPI STATE PLANE COORDINATES, EAST ZONE, NAD 83 DATUM.
3. FIELD SURVEY COMPLETED: APRIL 2024.
4. THIS IS A CLASS "B" SURVEY.
5. 1/2" REBAR SET AT ALL CORNERS UNLESS NOTED.

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN FROM A GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION OF THE PHYSICAL FEATURES FOUND AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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BOUNDARY SURVEY
FOR
CONCORD FARMS
LOCATED IN SECTIONS 21 AND 28,
TOWNSHIP 1 SOUTH, RANGE 2 WEST
MARSHALL COUNTY, MISSISSIPPI

REVISIONS	SURVEY: EW DRAWN: EW CHKD: DATE: APR. 25, 2024	SHEET NO. 1
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