

Meridian Based on Grid North By S.P.C.S. MS East
NAD 83 as Established by G.P.S. Virtual Reference
Station—Mississippi
Topcon Hiper VR GPS

Pottery Road Survey

Tract #2

Part of the Northwest, Northeast, Southeast and Southwest Quarters of Section 26 and the Southwest Quarter of Section 25, Township 1 South, Range 1 East, Benton County, Mississippi, described as follows:

Commencing at a fence post at the Northeast Corner of said Section 26 run South 00°06'02" West 2765.15 feet to a set iron pin and the Point of Beginning; thence run North 65°33'06" West 2605.70 feet to a set iron pin; thence run South 75°23'46" West 591.08 feet to a set iron pin on the East right of way of Pottery Road; thence run along said right of way the following bearings and distances: South 02°59'11" East 308.66 feet to a point; thence run South 02°09'59" East 200.00 feet to a point; thence run South 02°14'03" West 200.00 feet to a point; thence run South 11°47'31" West 200.00 feet to a point; thence run South 16°47'16" West 200.00 feet to a point; thence run South 17°32'03" West 200.00 feet to a point; thence run South 08°20'08" West 200.00 feet to a point; thence run South 06°00'03" East 200.00 feet to a point; thence run South 10°54'41" East 200.00 feet to a set iron pin; thence leaving said right of way run South 62°59'18" East 2119.55 feet to a set iron pin on a fence line; thence run along said fence North 07°50'26" East 536.84 feet to a point; thence continue along said fence North 08°34'44" East 704.20 feet to a found iron pin; thence run South 77°01'12" East 1015.05 feet to a found iron pin; thence run North 00°02'59" East 71.97 feet to a fence post; thence run along a fence line South 73°30'42" East 578.44 feet to a fence corner; thence run North 12°54'42" East 22.86 feet to a fence post; thence run South 74°38'05" East 144.83 feet to a set iron pin on the West right of way of Jessies Road; thence run along said right of way the following bearings and distances: North 57°16'43" East 124.18 feet to a point; North 61°46'18" East 107.30 feet to a point; North 77°01'15" East 102.12 feet to a point; thence run South 87°52'16" East 116.10 feet to a point; South 81°19'04" East 172.49 feet to a point; South 83°15'43" East 210.92 feet to a point; North 88°27'24" East 89.15 feet to a point; thence run North 84°31'01" East 80.33 feet to a point; thence run South 87°52'16" East 60.28 feet to a point; thence run North 49°49'06" East 50.19 feet to a point; North 35°08'20" East 127.02 feet to a point; North 31°39'28" East 281.85 feet to a found iron pin; thence leaving said right of way run North 84°19'31" West 541.41 feet to a found iron pin; thence run North 82°07'03" West 1447.79 feet to a found iron pin; thence run North 00°06'02" East 265.17 feet to a set iron pin and the Point of Beginning.

Tract #2 containing 150.75 Acres.

SPC N—1992211.02
SPC E—886746.27
NE Corner
Section 26
Found
Fence
Post

LINE	BEARING	DISTANCE
L1	S 02°59'11" E	308.66'
L2	S 02°09'59" E	200.00'
L3	S 02°14'03" W	200.00'
L4	S 11°47'31" W	200.00'
L5	S 16°47'16" W	200.00'
L6	S 17°32'03" W	200.00'
L7	S 08°20'08" W	200.00'
L8	S 06°00'03" E	200.00'
L9	S 10°54'41" E	200.00'
L10	S 62°59'18" E	2119.55'
L11	N 07°50'26" E	536.84'
L12	N 08°34'44" E	704.20'
L13	S 77°01'12" E	1015.05'
L14	N 00°02'59" E	71.97'
L15	S 73°30'42" E	578.44'
L16	N 12°54'42" E	22.86'
L17	S 74°38'05" E	144.83'
L18	N 57°16'43" E	124.18'
L19	N 61°46'18" E	107.30'
L20	N 77°01'15" E	102.12'
L21	S 87°52'16" E	116.10'
L22	S 81°19'04" E	172.49'
L23	S 83°15'43" E	210.92'
L24	N 88°27'24" E	89.15'
L25	N 84°31'01" E	80.33'
L26	N 58°46'07" E	60.28'
L27	N 49°49'06" E	50.19'
L28	N 35°08'20" E	127.02'
L29	N 31°39'28" E	281.85'
L30	N 84°19'31" W	541.41'
L31	N 82°07'03" W	1447.79'
L32	N 00°06'02" E	265.17'
L33	N 65°33'06" W	2605.70'
L34	S 75°23'46" W	591.08'

NOTES:
1. This Survey Classified As A Class "C" Survey.
2. Source Of Information From Deeds Recorded Benton County, MS, Chancery Clerk, Deed Book 161, Page 99 Deed Book 133, Page 29 Deed Book 46, Page 37
3. Title Search Not Performed.
4. Property Bearings True Grid By GPS Observation.
5. All Set Iron Pins are 1\2" Diameter.
F.I.P. Represents Found Iron Pin
S.I.P. Represents Set Iron Pin
F.P. Represents Fence Post Found
Field Work Completed 1/10/25

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Original Plat has seal and signature.

I hereby certify 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."

Surveyor's Signature_____

Pottery Road Tract #2

SECTION 25, T 1 S, R 1 E
SECTION 26, T 1 S, R 1 E
BENTON COUNTY, MISSISSIPPI

MOORE ENGINEERING COMPANY
1204 N. SECOND STREET
BOONEVILLE, MISSISSIPPI 38829

PROJECT NUMBER — DRAWING NUMBER:
#25—009

SCALE: 1" = 200'
DATE: Jan. 2025