

SURVEY LEGEND	
● IRF	DENOTES IRON ROD FOUND
○ IRS	DENOTES IRON ROD SET (COA S245)
⊠ CMF	DENOTES CONCRETE MONUMENT FOUND
— ohe —	DENOTES OVERHEAD POWER LINE
— fo —	DENOTES FIBER OPTIC LINE

**BEARING NOTE**  
 BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE TRUE BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

**REFERENCE MATERIAL**

- 1) DEED BOOK 344, PAGE 141
- 2) DEED BOOK 307, PAGE 426
- 3) DEED BOOK 187, PAGE 374
- 4) DEED BOOK 340, PAGE 336

**NOTES**

1. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT IMPLY OR GUARANTEE TITLE TO ANY PERSONS OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED IN A TITLE INVESTIGATION, NOT SHOWN ON THIS PLAT WHICH COULD EFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.
4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.

**LEGAL DESCRIPTION**

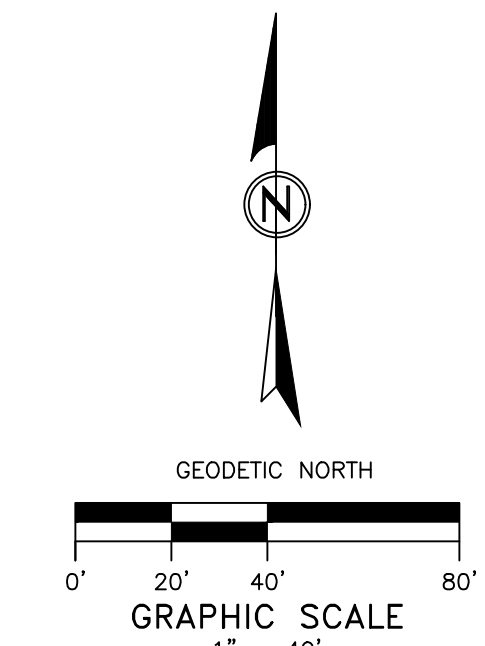
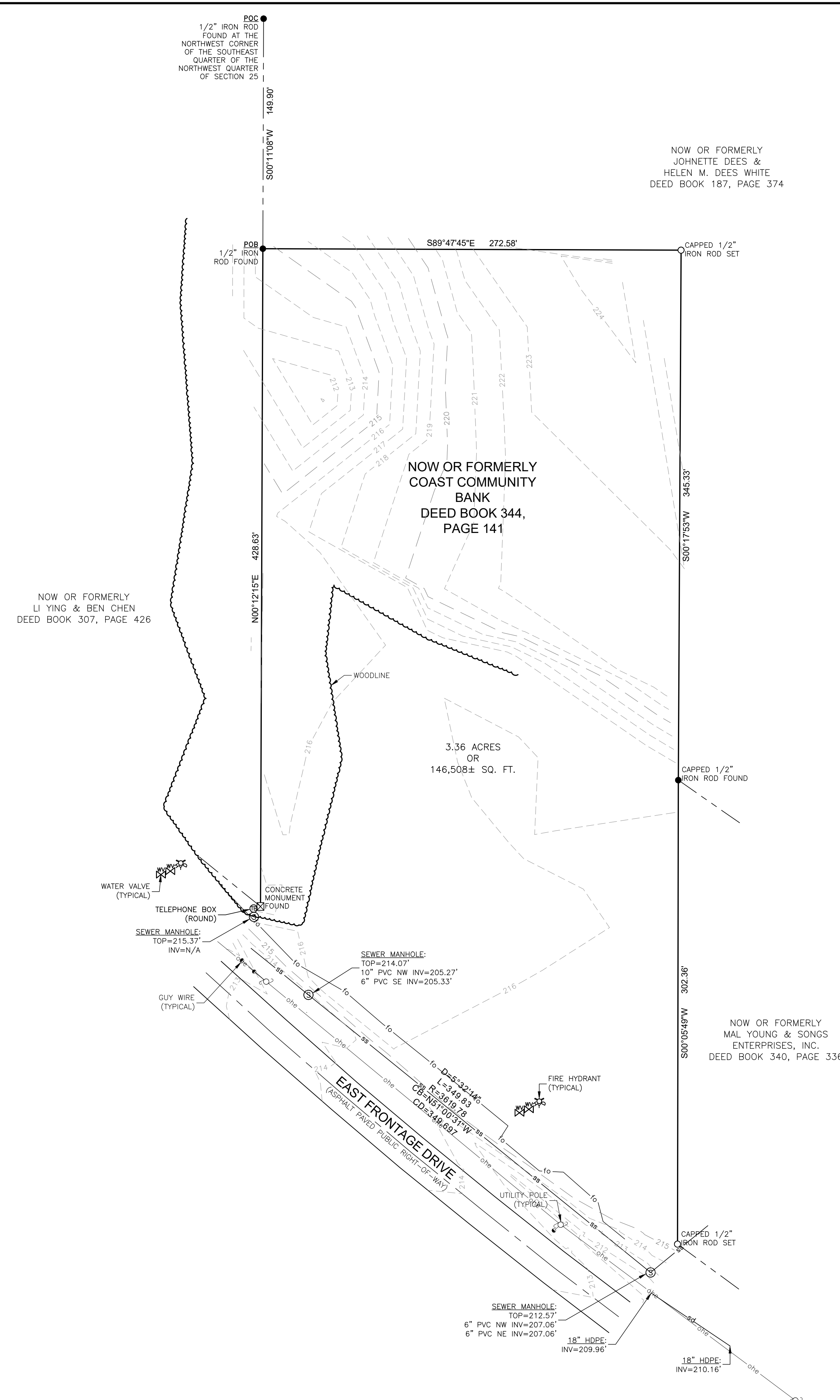
A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 12 WEST, STONE COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCE AT A 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, THENCE RUN S 00°11'08" W FOR A DISTANCE OF 149.90 FEET TO A 1/2" IRON ROD FOUND AND THE POINT OF BEGINNING; THENCE RUN S 89°47'45" E FOR A DISTANCE OF 272.58 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE RUN S 00°17'53" W FOR A DISTANCE OF 345.33 FEET TO A CAPPED 1/2" IRON ROD FOUND; THENCE RUN S 00°05'49" W FOR A DISTANCE OF 302.36 FEET TO A CAPPED 1/2" IRON ROD SET ON THE NORTH MARGIN OF U.S. HIGHWAY 49; THENCE CONTINUE ALONG SAID NORTH MARGIN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3619.78 FEET, A CHORD BEARING OF N 51°00'31" W AND A CHORD DISTANCE OF 349.697 FEET TO A CONCRETE MONUMENT FOUND; THENCE RUN N 00°12'15" E FOR A DISTANCE OF 428.63 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.36 ACRES OR 146,508 SQUARE FEET, MORE OR LESS.

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 12 WEST, STONE COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCE AT A 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, THENCE RUN S 00°11'08" W FOR A DISTANCE OF 149.90 FEET TO A 1/2" IRON ROD FOUND AND THE POINT OF BEGINNING; THENCE RUN S 89°47'45" E FOR A DISTANCE OF 272.58 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE RUN S 00°17'53" W FOR A DISTANCE OF 345.33 FEET TO A CAPPED 1/2" IRON ROD FOUND; THENCE RUN S 00°05'49" W FOR A DISTANCE OF 302.36 FEET TO A CAPPED 1/2" IRON ROD SET ON THE NORTH MARGIN OF U.S. HIGHWAY 49; THENCE CONTINUE ALONG SAID NORTH MARGIN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3619.78 FEET, A CHORD BEARING OF N 51°00'31" W AND A CHORD DISTANCE OF 349.697 FEET TO A CONCRETE MONUMENT FOUND; THENCE RUN N 00°12'15" E FOR A DISTANCE OF 428.63 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.36 ACRES OR 146,508 SQUARE FEET, MORE OR LESS.



**SURVEYOR CERTIFICATION**

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED, AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES C. BOOTH, JR., P.L.S. 02666 \_\_\_\_\_ DATED \_\_\_\_\_

PREPARED BY:

**MP**  
 CIVIL  
 ELECTRICAL  
 MECHANICAL  
 SURVEYING

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A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 12 WEST, CITY OF WIGGINS, STONE COUNTY, MISSISSIPPI

SCALE: SHOWN  
 PROJECT NO: 0001.22.014  
 DATE: 07/28/2022  
 DRAWN BY: JCB  
 CHECKED BY: JCB  
 LOCATION:  
 SHEET NO.:  
**BNDY**  
 SHEET 1 OF 1