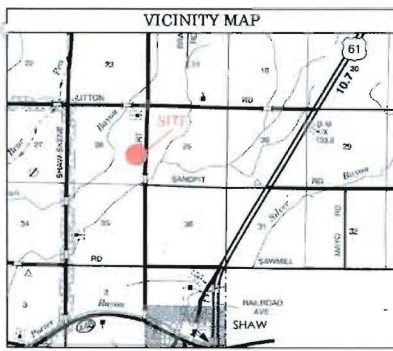


SCALE: 1" = 150'
CLASS "B" SURVEY
SURVEY COMPLETED ON
FEBRUARY 24, 2012 P.M.
TEAYS RIVER INVESTMENTS
MERIDIAN BASED ON
GRID NORTH S.P.C.S.
MS WEST NAD 83 AS
ESTABLISHED BY GLOBAL
POSITIONING SYSTEM

LEGEND	
	SET 1/2" REBAR
	FOUND MONUMENT
	ELECTRIC POWERLINE
	ACCESS POINT
	FLOOD ZONE "A"

PLAT OF A 38.8 ACRE PARCEL IN SECTION 26, TOWNSHIP 21 NORTH, RANGE 6 WEST, BOLIVAR COUNTY, MISSISSIPPI

ALTA/ACSM LAND TITLE SURVEY

COMMENCEMENT
POINT
NW COR. OF NE QTR
OF SE QTR OF
SECT 26, T21N, R6W
POINT OF
BEGINNING

TEAYS RIVER
INVESTMENTS

38.8
ACRES

PLOTTED POSITION AS
PER DESCRIPTION IN
DEED BOOK M-231,
PAGE 568, SEE TITLE
NOTE # 2

ENCROACHMENT A
CONCRETE PAD IS
ENCROACHED ONTO
SUBJECT PROPERTY
5.6' SEE TITLE
NOTE # 3

ENCROACHMENT B
SHED FOUND AMONG IS
ENCROACHED ONTO
SUBJECT PROPERTY
0.4' SEE TITLE
NOTE # 3

RAYMOND A.
BIAGIONI, et al

WILLIE
SANDERS

TITLE NOTES:

- First American Title Insurance Company Commitment No. MCS-52455-INDY, effective January 19, 2012.
- The record description contains a 0.665 acre exception from the Northeast Quarter of the Southeast Quarter of Section 26, Township 21 North, Range 6 West. The excepted lot is conveyed to J.T. Leopard and wife, Evelyn I. Leopard in Deed Book M-231, Page 568. This excepted lot did not lie on the subject property as described. Sufficient existing monumentation was found identifying the original, intended position of the Leopard lot and it is consistent with the current occupation of the lot. The lot as it is monumented and occupied is shown on the attached plat and described in the survey description. The survey description is the same as the record description except it has the dimensions and positions of the Leopard lot as located by ground survey.
- Adjoining property in the name of Willie Sanders has improvements that are encroached onto the subject property. A concrete pad (See Encroachment "A") is encroached onto the property by 5.6 feet. This pad has upright posts set and may be under construction. An awning on a separate building (see Encroachment "B") is encroached onto the property by 0.4 feet and appears to be final in its construction. There may be a possession claim by the adjoining owner. Electric power line on North End of property as shown is serving others on the portion shown in red. The portion shown in blue is a service line for the agricultural irrigation well, which is an improvement to the subject property.
- No buildings or other substantial improvements observed except as shown.
- Subject property as shown hereon lies in Zone "A" and Zone "X" (within 500 Year Flood Zone) as shown on N.F.I.P. FIRM Panel No. 280011 0275 B, effective July 17, 1989 and on Panel No. 280011 0300 B, effective July 17, 1989, the line delineating said zones is shown on plat.
- No observed evidence of current earth moving work, building construction or building additions except as noted in Title Note 3.
- No observed evidence of site use as a solid waste dump or landfill.
- No address for subject property.

GENERAL NOTES:

- No buildings or other substantial improvements observed except as shown.
- Subject property as shown hereon lies in Zone "A" and Zone "X" (within 500 Year Flood Zone) as shown on N.F.I.P. FIRM Panel No. 280011 0275 B, effective July 17, 1989 and on Panel No. 280011 0300 B, effective July 17, 1989, the line delineating said zones is shown on plat.
- No observed evidence of current earth moving work, building construction or building additions except as noted in Title Note 3.
- No observed evidence of site use as a solid waste dump or landfill.
- No address for subject property.

CERTIFICATION

To:
Teays River Investments, First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(c), 8, 11(a), 13, 16 and 18 of Table A thereof. The field work was completed on February 16, 2012.

Terry E. Smith
Terry E. Smith, Professional Land Surveyor



RECORD DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 6 WEST, LESS AND EXCEPT THE FOLLOWING: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26, THENCE RUN SOUTH 0°31' WEST ALONG THE CENTER OF GIBBERT ROAD FOR A DISTANCE OF 3481.88 FEET TO A POINT; THENCE RUN NORTH 89°27' WEST FOR A DISTANCE OF 40.0 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID GIBBERT ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°27' WEST FOR A DISTANCE OF 175.00 FEET TO A POINT; THENCE RUN NORTH 0°33' EAST FOR A DISTANCE OF 173.00 FEET TO A POINT; THENCE RUN SOUTH 89°27' EAST FOR A DISTANCE OF 173.00 FEET TO THE WEST RIGHT OF WAY LINE OF GIBBERT ROAD; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF GIBBERT ROAD TO THE POINT OF BEGINNING AND CONTAINING 0.665 ACRES, MORE OR LESS, BEING THE LOT INTENDED TO BE CONVEYED TO J.T. LEOPARD AND WIFE EVELYN W. LEOPARD, BY DEED RECORDED IN DEED BOOK M-231, PAGE 568 CONTAINING IN THE AGGREGATE 38 ACRES OF LAND MORE OR LESS.

SURVEY DESCRIPTION

COMMENCING FROM AN IRON PIN AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 6 WEST, BOLIVAR COUNTY, MISSISSIPPI, WHICH IS ALSO THE POINT OF BEGINNING; THENCE SOUTH 01°22'40" WEST 1335.22 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO AN IRON PIN AT THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°28'10" EAST 1283.54 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO AN IRON PIN ON THE WEST RIGHT OF WAY OF GIBBERT ROAD; THENCE NORTH 01°32'20" EAST 360.83 FEET ALONG SAID RIGHT OF WAY TO AN IRON PIN; THENCE NORTH 88°17'25" WEST 174.96 FEET TO AN IRON PIN; THENCE NORTH 01°40'04" EAST 173.15 FEET TO AN IRON PIN; THENCE SOUTH 88°30'11" EAST 173.00 FEET TO AN IRON PIN ON THE WEST RIGHT OF WAY OF GIBBERT ROAD; THENCE NORTH 02°04'37" EAST 804.22 FEET ALONG SAID RIGHT OF WAY TO AN IRON PIN; THENCE NORTH 89°25'40" WEST 1288.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.8 ACRES, MORE OR LESS, AS SHOWN ON THE ATTACHED PLAT. ALL BEING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 6 WEST, BOLIVAR COUNTY, MISSISSIPPI.

PHONE (662) 627-4833 FAX (662) 627-4923 info@smithandweiland.com	SMITH & WEILAND SURVEYORS AND ENGINEERS 317 DILLON AVENUE CLARKSDALE, MISSISSIPPI 38614	TERRY EUGENE SMITH REGISTERED PROFESSIONAL LAND SURVEYOR NO. PLS-2632 STATE OF MISSISSIPPI
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JOB NO. 12-002