

Description of property in the NW 1/4 of Section 14, T10N, R2W, Yazoo County, Mississippi

Commencing at an iron pin at a fence corner on the North boundary of the Addison Road (Old Vicksburg Road) as described in Book 183A/Page 818 of the records of the Chancery Clerk of Yazoo County, Yazoo City, MS, said iron pin being 2462.84 feet North and 3369.64 feet West of an iron axle at the SE corner of Section 14, T10N, R2W, Yazoo County, Mississippi; thence North 02 degrees 06 minutes 21 seconds East 244.98 feet to an iron pin and the **Point of Beginning**; thence West 262.79 feet to an iron pin; thence North 335.58 feet to an iron pin; thence East 254.01 feet to an iron pin; thence South 01 degree 58 minutes 00 seconds East 297.26 feet to an iron pin; thence South 02 degrees 06 minutes 21 seconds West 38.52 feet to an iron pin and the **Point of Beginning** containing 2.00 acres, more or less, in the NW 1/4 of Section 14, T10N, R2W, Yazoo County, Mississippi.

The above described 2.00 acre tract is together with a 30.00 feet wide access easement containing 0.11 acre, more or less, in the NW 1/4 of Section 14, T10N, R2W, Yazoo County, Mississippi lying 15.00 feet each side of the following described line;

Commencing at an iron pin at a fence corner on the North boundary of the Addison Road (Old Vicksburg Road) as described in Book 183A/Page 818 of the records of the Chancery Clerk of Yazoo County, Yazoo City, MS, said iron pin being 2462.84 feet North and 3369.64 feet West of an iron axle at the SE corner of Section 14, T10N, R2W, Yazoo County, Mississippi; thence West 347.31 feet to a point; thence North 212.63 feet to a point in the center of the Addison Road and the **Point of Beginning**; thence North 22 degrees 36 minutes 20 seconds East 91.26 feet, along an existing gravel drive, to a point and the point of curvature of a curve to the right having a radius of 150.00 feet and a chord bearing North 40 degrees 10 minutes 48 second East 90.58 feet; thence Northeasterly 92.02 feet, along said curve, along the center of said drive, to a point and the **End** of the described line.

THE DESCRIPTION TO MAUK IN BOOK 183A/PAGE 818 HAS AN ERROR IN DESCRIBING THE LOCATION OF THE POINT OF BEGINNING RELATIVE TO THE SW CORNER OF THE NW 1/4 OF THE SECTION. NO MONUMENT WAS FOUND AT THE SW CORNER OF THE NW 1/4, HOWEVER OTHER MONUMENTS IN THE SECTION INDICATE THAT THE POINT IS NOT 346.8 FEET NORTH AND 2013.7 FEET EAST. THE IRON PIN FOUND AT THE COMMENCING POINT AND THE REMAINDER OF THE DESCRIPTION WAS USED TO DEFINE THE BOUNDARIES OF THE LOT, WHICH FIT ALONG THE ROAD AS DESCRIBED. A FIELD SURVEY TIE WAS MADE TO THE SE CORNER OF THE SECTION.

CENTERLINE OF THE
ADDISON ROAD (OLD
VICKSBURG ROAD)

IPS EAST/WEST IPS
254.01'

CONCRETE
HOUSE
SLAB

MOBILE
HOME

SHED

GRAVEL
DRIVE

END 30' WIDE
ACCESS EASEMENT

NOTE: ALL BEARINGS
ON THIS PLAT ARE
BASED UPON SURVEY GRADE
GPS OBSERVATIONS MADE
06/11/12

POB-30.00' WIDE
ACCESS EASEMENT

-30.00' WIDE ACCESS
EASEMENT 0.11 ACRE

MAUK
183A/818

-CENTERLINE OF THE
ADDISON ROAD (OLD
VICKSBURG ROAD)

NORTH
212.63'

WEST 347.31'

WEST
3369.64'

NORTH
2462.84'

COMMENCING POINT - IRON PIN FOUND AT A FENCE CORNER —
ON THE NORTH BOUNDARY OF THE ADDISON ROAD (OLD VICKSBURG ROAD)
AS DESCRIBED IN BOOK 182A/PAGE 482 OF THE RECORDS OF THE
CHANCERY CLERK OF YAZOO COUNTY, YAZOO CITY, MS,
SAID POINT BEING 2462.84 FEET NORTH AND 3369.64 FEET WEST OF AN IRON AXLE
AT THE SE CORNER OF SECTION 14, T10N, R2W, YAZOO COUNTY, MS

LEGEND:
IPF - IRON PIN FOUND
IPS - IRON PIN SET

IRON AXLE FOUND
AT THE SE CORNER