



Survey and description of a 2.97 acre tract in the Northwest quarter of Section 32 Township 2 South, Range 2 West of the Chickasaw Cession in Marshall County, Mississippi being part of the John Ellis Company, LLC property as recorded by Instrument 2022002890 in the Marshall County Chancery Court clerks office and being more particularly described as: Commencing and beginning at a 6" x 6" concrete monument (FOUND) at the Northwest corner of said Section 32, said monument having a Mississippi State Plane East zone coordinate of North 1955660.55, East 801943.21; thence S 88°51'23" E along the North section line as monumented a distance of 2185.69' to a cotton picker spindle (FOUND) in Atway Road, said spindle having a Mississippi State Plane East zone coordinate of North 1,955,616.92, East 804,128.46 and being the true point of beginning; thence S 88°51'23" E a distance of 466.95' to a to a 6" x 6" concrete monument (FOUND) in a fence corner; thence S 00°14'23" W along a west line of the Mary Ann Weaver Lee property as recorded by Instrument 2015002297 (Tract 1, Plat File 748A&B Tract III) a distance of 121.62' to tpost (FOUND); thence S 00°01'22" E along said Lee tract a distance of 249.89' to a tpost (FOUND); thence S 03°12'22" W along said Lee tract a distance of 114.79' to a ½" rebar (FOUND); thence S 01°25'11" E a distance of 21.92' to a metal object detected in Atway Road; thence Northwestwardly along said Atway Road centerline the following courses: N 51°29'39" W 140.90', N 46°50'02" W 96.02', N 37°56'47" W 121.20', N 33°49'09" W 137.89', N 36°22'06" W 107.45', N 43°24'20" W 84.83', N 51°03'48" W 9.00', to the point of beginning, having an area of 129320.0 square feet, 2.97 acres. The bearings in this description are MSPCS East zone derived.

Subject to Marshall County subdivision and zoning regulations.
Subject to any easements for utilities.
Subject to road right of way for Atway Road

NOTES TO SURVEY:

NONE OF THE SURVEYED PROPERTY LIES WITHIN THE FLOOD HAZARD AREA AS DEFINED ON THE FEMA FLOOD HAZARD SHAPE FILE EFFECTIVE 7/4/2011. PLEASE NOTE THAT ON 5/6/2022, THE FEMA WEBSITE HAS NO CURRENT FLOOD INFORMATION AVAILABLE FOR THIS SITE.

CLASS OF SURVEY "C" SUBURBAN
PREPARED FOR EARL WARREN
FIELD WORK AS OF 5/13/2022

THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT
NO LIABILITY ASSUMED.

THIS SURVEY IS PREPARED USING THE EXISTING 6" X 6" CONCRETE MONUMENTS FOUND AT THE MAJOR CORNERS AS SHOWN. IT IS NOTED THAT SOME OF THESE MONUMENTS ARE NOT IN THE LINES BETWEEN THE SECTION CORNERS AS DETERMINED BY SURVEYS BY PERRY YOUNG AND THOMAS W KING JR. THERE HAVE BEEN SEVERAL OTHER SURVEYORS (LARRY BRITT 3/25/86 RECORDED IN PF 748 A&B, HALLE SHAW SEPT 1966 COPY IN TAX ASSESSORS OFFICE, EVERETTE WEST 2019 & DON HOLLINGSWORTH APRIL 2022). CALLS SHOWN ARE DEED CALLS FOR THE REFERENCED ADJOINER DEED SHOWN EXCEPT FOR THE 16.5 ACRE TRACT WHICH SHOWS THE HALLE SHAW CALLS FROM 1966.

CERTIFICATE OF SURVEY: I, ROBERT E. FARLEY HEREBY CERTIFY THAT THIS PLAT IS DRAWN FROM A GROUND SURVEY BY ME, AND THE SAME IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



FARLEY SURVEYING, LLC
ROBERT EDWARD FARLEY
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Engineered By:
N/A
Drawn By:
BF
Checked By:
BF

JOHN ELLIS COMPANY LLC TRIANGLE
PART
INST 2022002890
SECTIONS 32, T-2-S, R-2-W
MARSHALL CO, MISSISSIPPI
Date:
10/13/2022
Scale:
1"=50
Filename:
EARLATWAY.DWG

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF FARLEY SURVEYING, LLC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT EXPRESSED WRITTEN PERMISSION.
Drawing No
2022-4-2A
Sheet No.:
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No.	Date	Revision	By