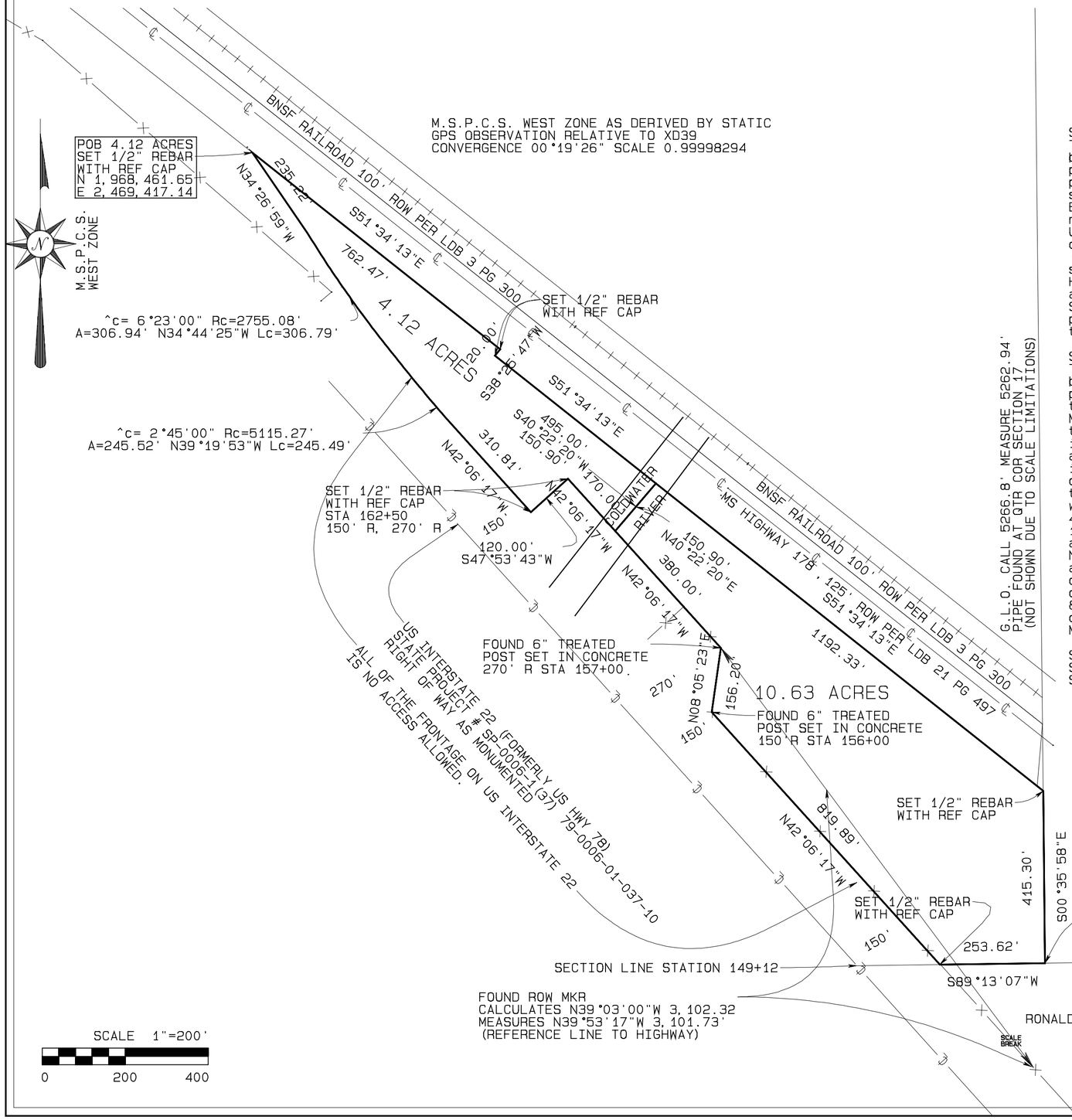

Survey and description of a 10.63 acre tract in the Southwest quarter of Section 17 Township 2 South, Range 5 West of the Chickasaw Cession in Desoto County, Mississippi being part of the John Ellis Company, LLC property as recorded in Land Deed Book 850 page 363 and being more particularly described as: Commencing and beginning at a 1" pipe (FOUND) at the Southeast corner of the Southwest quarter of said Section 17, said pipe having a Mississippi State Plane West zone coordinate of North 1,966,508.02 East 2,471,328.15; thence S89d13'07"W along the south section line 253.62' to a 1/2" rebar with REF cap (SET) in the North right of way line of US Interstate 22 (formerly US Highway 78); thence northwestwardly along said North right of way line the following courses: N42d06'17"W 819.89', N08d05'23"E 156.20' to a 6" treated post set in concrete (FOUND), N42d06'17"W 380.00' to a point in Coldwater River; thence N40d22'20"E along said Coldwater River 150.90' to a point in the South right of way line of Mississippi Highway 178 (old US 78) as recorded in Land Deed Book 21 page 497; thence S51d34'13"E along said ROW 1,192.33' to a 1/2" rebar with REF cap (SET) in the East line of said Southwest quarter; thence S00d35'58"E along said quarter section line 415.30' to the point of beginning containing 463,027.59 square feet or 10.63 acres. The bearings in this description are MSPCS West zone derived.

Survey and description of a 4.12 acre tract in the Southwest quarter of Section 17 Township 2 South, Range 5 West of the Chickasaw Cession in Desoto County, Mississippi being part of the John Ellis Company, LLC property as recorded in Land Deed Book 850 page 363 and being more particularly described as: Commencing at a 1" pipe (FOUND) at the Southeast corner of the Southwest quarter of said Section 17, said pipe having a Mississippi State Plane West zone coordinate of North 1,966,508.02 East 2,471,328.15 thence N44d22'06"W a distance of 2,732.88' to a 1/2" rebar with REF cap (SET) in an intersection of the North right of way line of US Interstate 22 (formerly US HWY 78) and the South right of way line of Mississippi Highway 178 (old US 78) as defined in Land Deed Book 21 page 497, said rebar having a Mississippi State Plane West zone coordinate of North 1,968,461.65 East 2,469,417.14 and being the true point of beginning; thence along said South ROW the following courses S51d34'13"E 762.47' to a 1/2" rebar with REF cap (SET), S38d25'47"W 20.00' to a 1/2" rebar with REF cap (SET); S51d34'13"E 495.00' to a point in Coldwater River; thence S40d22'20"W along said Coldwater River 150.90' to a point in the North ROW of said US Interstate 22; thence Northwestwardly along said ROW the following courses: N42d06'17"W 170.00', S47d53'43"W 120.00', N42d06'17"W 310.81' to a point of curve to the right having a radius of 5,115.27', a delta angle of 02d45'00", an arc length of 245.52' and a chord bearing & distance of N39d19'53"w 245.49', to a point of compound curve to the right having a radius of 2,755.08', a delta angle 06d23'00", an arc length of 306.94' and a chord bearing & distance of N34d44'25"W 306.79'; thence N34d26'59"W 235.22' to the point of beginning containing 179,564.35 square feet or 4.12 acres. The bearings in this description are MSPCS West zone derived.

Subject to Desoto County Subdivision and zoning regulations.
Subject to any easements for utilities.
Subject to road right of way.

POC TO POB 4.12 ACRES N44°22'06"W 2,732.88'
NOT DIMENSIONED FOR CLARITY.

THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH, OR A WETLANDS DETERMINATION. NO LIABILITY ASSUMED.

ALL OF THIS PROPERTY LIES WITHIN THE FLOOD HAZARD AREA AS DEFINED ON FEMA FIRM PANEL 28033C0120G EFFECTIVE 6/4/2007

KEVIN & MINDY HELMS
LDB 820 PG 392
SECTIONALIZED DEED

POC BOTH TRACTS
POB 10.63 ACRES
FOUND 1" PIPE
N 1,966,508.02
E 2,471,328.15

PREPARED FOR EARL WARREN

FIELD WORK AS OF 11/6/18

CLASS OF SURVEY "C" SUBURBAN

ROBERT E. FARLEY
LAND SURVEYOR
MS CERT #3153, TN CERT #3105
235 WEST CHULAHOMA AVENUE
HOLLY SPRINGS, MS 38635
662-544-2050
bob@farleysurveying.com

G.L.O. CALL & MEASURE 2636.04'
PIPE FOUND AT SW COR SECTION 17
(NOT SHOWN DUE TO SCALE LIMITATIONS)

RONALD PAT & CHARLES RANDY TAYLOR
16CV 1529
LDB 166 PG 601

BONGOBAT.PRO

DRAWING 2018-9-6