



FARLEY SURVEYING, LLC

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EDWARD FARLEY

LAND SURVEYOR

PLS 3153

STATE OF MISSISSIPPI

Engineered By:

N/A

Drawn By:

BF

Checked By:

BF

Date:

4/30/2024

Scale:

1"=100'

Filename:

EDDYSSELLS

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Drawing No

2014-4-2B

Sheet No.:

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No.	Date	Revision	By

Lot 1
Survey and description of a 2.0 acre tract in the Northeast quarter of Section 33, Township 2 South, Range 5 West of the Chickasaw Cession in Desoto County, Mississippi being part of the Edward James Odom and wife Virginia Gayle Odom property as recorded in Deed Book 1023 page 20528 in the Desoto County Chancery Court clerks office and being more particularly described as: Commencing at a Buggy axle (FOUND) at the northeast corner of said Section 33; thence S49°5838”W a distance of 2,095.25 to a ½” rebar with REF cap (SET) in the south right of way line of Fairview Road (80 foot ROW), said rebar having a Mississippi State Plane West zone coordinate of North 1,954,563.84, East 2,477,771.33 and being the true point of beginning; thence S 00°40’50” W departing said Fairview Road ROW along Lot 2 passing a ½” rebar with REF cap (SET) at a distance of 480.18’ and continuing for a total distance of 495.18’ to a point in a ditch; thence N 64°02’54” W along said ditch being the north line of a certain 18.8 acre tract simultaneously described a distance of 163.02’ to a 60p (SET) in said ditch,; thence N 62°10’37” W along said ditch a distance of 51.91’ to a point; thence N 00°40’50” E departing said ditch along an east line of said 18.8 acres passing a ½” rebar with REF cap (SET) at a distance of 5.00’ and continuing for a total distance of 402.67’ to a ½” rebar with REF cap (SET) in said Fairview Road south ROW; thence S 89°47’10” E along said ROW a distance of 54.16’ to a point; thence S 88°49’31” E along said ROW a distance of 139.46’ to the point of beginning, having an area of 87120.0 square feet, 2.00 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.

Lot 2
Survey and description of a 2.0 acre tract in the Northeast quarter of Section 33, Township 2 South, Range 5 West of the Chickasaw Cession in Desoto County, Mississippi being part of the Edward James Odom and wife Virginia Gayle Odom property as recorded in Deed Book 1023 page 20528 in the Desoto County Chancery Court clerks office and being more particularly described as: Commencing at a Buggy axle (FOUND) at the northeast corner of said Section 33; thence S49°5838”W a distance of 2,095.25 to a ½” rebar with REF cap (SET) in the south right of way line of Fairview Road (80 foot ROW), said rebar having a Mississippi State Plane West zone coordinate of North 1,954,563.84, East 2,477,771.33 and being the true point of beginning; thence S 88°49’31” E along said ROW a distance of 16.05’ to a point; thence S 85°35’48” E along said ROW a distance of 149.65’ to a ½” rebar with REF cap (SET); thence S 00°40’50” W departing said Fairview Road along Lot 3 a distance of 565.79’ to a ½” rebar with REF cap (SET) in a ditch in the north line of a 18.8 acre tract simultaneously described; thence N 51°10’55” W along said ditch a distance of 47.52’ to a 60p (SET),; thence N 69°42’32” W along said ditch a distance of 85.47’ to a 60p (SET),; thence N 64°02’54” W along said ditch a distance of 52.53’ to a point; thence N 00°40’50” E departing said ditch along Lot 1 passing a ½” rebar with REF cap (SET) at a distance of 15.00’ and continuing for a total distance of 495.18’ to the point of beginning, having an area of 87103.5 square feet, 2.00 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.

Lot 3
Survey and description of a 4.51 acre tract in the Northeast quarter of Section 33, Township 2 South, Range 5 West of the Chickasaw Cession in Desoto County, Mississippi being part of the Edward James Odom and wife Virginia Gayle Odom property as recorded in Deed Book 1023 page 20528 in the Desoto County Chancery Court clerks office and being more particularly described as: Commencing at a Buggy axle (FOUND) at the northeast corner of said Section 33; thence S41°5444”W a distance of 1843.44 to a point over a drainage ditch in the south right of way line of Fairview Road (80 foot ROW, set ½” rebar with REF cap thence N 04°18’07” E 19.26’) said point having a Mississippi State Plane West zone coordinate of North 1,954,539.45, East 2,478,144.45 and being the true point of beginning; thence southwardly along the centerline of a drainage ditch (Sticky Creek per Desoto GIS, being the west line of Lot 4) the following courses to 60p (SET) S 04°18’07” W a distance of 214.37’, S 46°42’05” E a distance of 140.73’, S 10°08’10” E a distance of 89.11’, S 36°06’32” E a distance of 219.74’, S 64°04’32” E a distance of 81.97’, S 25°22’32” E a distance of 155.59’ to the intersection of another ditch from the northwest,; thence northwestwardly along this drainage ditch being a north line of a 18.8 acre tract simultaneously described the following courses: N 66°21’14” W a distance of 236.51’, N 84°23’30” W a distance of 107.28’, N 70°36’48” W a distance of 118.71’, N 68°15’39” W a distance of 92.54’, N 86°30’15” W a distance of 44.03’, N 51°10’55” W a distance of 27.19’ to a ½” rebar with REF cap (SET); thence N 00°40’50” E departing said ditch along the east line of Lot 2 a distance of 565.79’ to a ½” rebar with REF cap (SET) in said Fairview Road ROW; thence S 85°24’34” E along said ROW a distance of 160.41’, thence N 89°40’43” E along said ROW a distance of 47.96’ to the point of beginning, having an area of 196421.5 square feet, 4.51 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.

Lot 4
Survey and description of a 2.85 acre tract in the Northeast quarter of Section 33, Township 2 South, Range 5 West of the Chickasaw Cession in Desoto County, Mississippi being part of the Edward James Odom and wife Virginia Gayle Odom property as recorded in Deed Book 1023 page 20528 in the Desoto County Chancery Court clerks office and being more particularly described as: Commencing at a Buggy axle (FOUND) at the northeast corner of said Section 33; thence S41°5444”W a distance of 1843.44 to a point over a drainage ditch in the south right of way line of Fairview Road (80 foot ROW, set ½” rebar with REF cap thence N 04°18’07” E 19.26’) said point having a Mississippi State Plane West zone coordinate of North 1,954,539.45, East 2,478,144.45 and being the true point of beginning; thence eastwardly along said Fairview Road ROW the following courses: N 89°40’43” E a distance of 6.25’, N 87°39’32” E a distance of 101.90’, N 87°20’43” E a distance of 156.50’, N 87°53’21” E a distance of 24.97’ to a ½” rebar with REF cap (SET); thence S 00°40’50” W departing said ROW along the west line of Lot 5 a distance of 551.42’ to a ½” rebar with REF cap (SET) a north line of a 13 acre tract simultaneously described; thence N 89°54’37” W along said 13 acres a distance of 78.00’ to a 60p (SET) in a drainage ditch (Sticky Creek per Desoto GIS); thence northwardly along said drainage ditch being the east line of Lot 3 the following courses to 60p (SET), N 36°06’32” W a distance of 174.40’, N 10°08’10” W a distance of 89.11’, N 46°42’05” W a distance of 140.73’, N 04°18’07” E a distance of 214.37’ to the point of beginning, having an area of 124314.4 square feet, 2.85 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.

Lot 5
Survey and description of a 3.00 acre tract in the Northeast quarter of Section 33, Township 2 South, Range 5 West of the Chickasaw Cession in Desoto County, Mississippi being part of the Edward James Odom and wife Virginia Gayle Odom property as recorded in Deed Book 1023 page 20528 in the Desoto County Chancery Court clerks office and being more particularly described as: Commencing at a Buggy axle (FOUND) at the northeast corner of said Section 33; thence S27°3805”W a distance of 1524.47 to a ½” rebar with REF cap (SET) in the south right of way line of Fairview Road (80 foot ROW) said point having a Mississippi State Plane West zone coordinate of North 1,954,560.72, East 2,478,668.75 and being the true point of beginning; thence S 00°40’50” W departing said ROW along the west line of Lot 6 a distance of 560.69’ to a ½” rebar with REF cap (SET); thence N 89°54’37” W along a north line of a 13 acre tract simultaneously described a distance of 234.84’ to a ½” rebar with REF cap (SET); thence N 00°40’50” E along the east line of Lot 4 a distance of 551.42’ to a ½” rebar with REF cap (SET) in said Fairview Road ROW; thence N 87°42’37” E along said ROW a distance of 166.15’ to a point; thence N 88°07’09” E along said ROW a distance of 68.97’ to the point of beginning, having an area of 130617.0 square feet, 3.00 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.

Lot 6
Survey and description of a 3.00 acre tract in the Northeast quarter of Section 33, Township 2 South, Range 5 West of the Chickasaw Cession in Desoto County, Mississippi being part of the Edward James Odom and wife Virginia Gayle Odom property as recorded in Deed Book 1023 page 20528 in the Desoto County Chancery Court clerks office and being more particularly described as: Commencing at a Buggy axle (FOUND) at the northeast corner of said Section 33; thence S27°3805”W a distance of 1524.47 to a ½” rebar with REF cap (SET) in the south right of way line of Fairview Road (80 foot ROW) said point having a Mississippi State Plane West zone coordinate of North 1,954,560.72, East 2,478,668.75 and being the true point of beginning; thence N 87°38’21” E along said ROW a distance of 45.24’ to a point; thence N 88°11’39” E along said ROW a distance of 102.11’ to a point; thence N 89°53’47” E along said ROW a distance of 49.44’ to a point; thence S 88°29’28” E along said ROW a distance of 34.92’ to a ½” rebar with REF cap (SET); thence S 00°40’50” W departing said ROW along the west line of Lot 7 a distance of 565.30’ to a ½” rebar with REF cap (SET); thence N 89°54’37” W along a north line of a 13 acre tract simultaneously described a distance of 231.56’ to a ½” rebar with REF cap (SET); thence N 00°40’50” E along the east line of Lot 5 a distance of 560.69’ to the point of beginning, having an area of 130680.0 square feet, 3.00 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.

Lot 7
Survey and description of a 3.00 acre tract in the Northeast quarter of Section 33, Township 2 South, Range 5 West of the Chickasaw Cession in Desoto County, Mississippi being part of the Edward James Odom and wife Virginia Gayle Odom property as recorded in Deed Book 1023 page 20528 in the Desoto County Chancery Court clerks office and being more particularly described as: Commencing at a Buggy axle (FOUND) at the northeast corner of said Section 33; thence S10°0859”W a distance of 1376.20 to a ½” rebar with REF cap (FOUND) in the south right of way line of Fairview Road (80 foot ROW) in the west line of the Raymond and Tina Anthony property as recorded in Deed Book 1024 page 4165 said point having a Mississippi State Plane West zone coordinate of North 1,954,556.62, East 2,479,133.33 and being the true point of beginning; thence S 00°45’17” W departing said ROW along said Anthony property passing a ½” rebar with REF cap (FOUND) at a distance of 339.08’, and continuing along a west line of a 13 acre tract simultaneously described for a total distance of 557.33’ to a ½” rebar with REF cap (SET); thence N 89°54’37” W along a north line of said 13 acres a distance of 232.33’ to a ½” rebar with REF cap (SET); thence N 00°40’50” E along the east line of Lot 6 a distance of 565.30’ to a ½” rebar with REF cap (SET) in said Fairview Road ROW; thence S 87°52’29” E along said ROW a distance of 219.34’ to a point; thence S 89°06’42” E along said ROW a distance of 13.76’ to the point of beginning, having an area of 130571.2 square feet, 3.00 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.

TRACT 1
Survey and description of a 18.77 acre tract in the Northeast quarter of Section 33, Township 2 South, Range 5 West of the Chickasaw Cession in Desoto County, Mississippi being part of the Edward James Odom and wife Virginia Gayle Odom property as recorded in Deed Book 1023 page 20528 in the Desoto County Chancery Court clerks office and being more particularly described as: Commencing at a Buggy axle (FOUND) at the northeast corner of said Section 33; thence S53°1257”W a distance of 2245.12 to a ½” rebar with REF cap (SET) in the south right of way line of Fairview Road (80 foot ROW) said point having a Mississippi State Plane West zone coordinate of North 1,954,566.90, East 2,477,577.74 and being the true point of beginning; thence S 00°40’50” W departing said ROW along the west line of Lot 1 of the Odom Fairview Road minor lot subdivision passing a ½” rebar with REF cap (SET) at a distance of 397.67’ and continuing for a total distance of 402.67’ to a point in a drainage ditch; thence southeastwardly along said drainage ditch, being the south line of Lots 1, 2, & 3 of said Odom Fairview minor lot the following courses: S 62°10’37” E a distance of 51.91’, S 64°02’54” E a distance of 163.02’, S 64°02’54” E a distance of 52.53’, S 69°42’32” E a distance of 85.47’, S 51°10’55” E a distance of 74.72’, S 86°30’15” E a distance of 44.03’, S 68°15’39” E a distance of 92.54’, S 70°36’48” E a distance of 118.71’, S 84°23’30” E a distance of 107.28’, S 66°21’14” E a distance of 236.51’ to a ½” rebar (SET) at the conflux of this ditch with another drainage ditch (Sticky Creek per Desoto GIS) to the south,; thence southwardly along said other ditch, being a west line of a 13.0 acre tract simultaneously described the following courses: S 34°17’03” E a distance of 48.37’, S 44°35’45” E a distance of 295.24’, S 40°13’42” E a distance of 232.42’, S 01°22’22” W a distance of 82.80’ to a point in the north line of the Ruth Williams property as recorded in Deed Book 305 page 161; thence N 89°14’41” W along said Williams property a distance of 1168.04’ to a 2” pipe (FOUND) at the northeast corner of Lot 25 of the Hidden Grove subdivision Phase 1 as recoded in Plat Book 131 page 10; thence S 88°59’23” W along said Hidden Grove subdivision a distance of 218.57’ to a ½” conduit (FOUND); thence N 00°40’50” E along an east line of the M&I Properties, LLC property as recorded in Deed Book 725 page 238 a distance of 1278.32’ to a ½” conduit (FOUND) in said Fairview Road ROW; thence N 89°57’51” E along said ROW a distance of 50.01’ to the point of beginning, having an area of 817707.1 square feet, 18.77 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.

TRACT 2
Survey and description of a 13.05 acre tract in the Northeast quarter of Section 33, Township 2 South, Range 5 West of the Chickasaw Cession in Desoto County, Mississippi being part of the Edward James Odom and wife Virginia Gayle Odom property as recorded in Deed Book 1023 page 20528 in the Desoto County Chancery Court clerks office and being more particularly described as: Commencing at a Buggy axle (FOUND) at the northeast corner of said Section 33; thence S00°4517”W along the section line a distance of 1319.00 to a ½” conduit (FOUND) at the northeast corner of said Odom property being just off the pavement of Fairview Road said pipe having a Mississippi State Plane West zone coordinate of North 1,954,592.39, East 2,479,358.79 and being the true point of beginning; thence S 00°45’17” W along the section line, being the west line of the Fairview Farms subdivision as recorded in Plat File 9118 in the Marshall County, Mississippi Chancery Court clerks office a distance of 1321.24’ to a ½” conduit (FOUND); thence N 89°14’41” W along a north line of the Ruth K Williams property as recorded in Deed Book 305 page 161 passing a ½” rebar with REF cap (SET) at a distance of 366.10’ (east top of bank of drainage ditch) and continuing for a total distance of 442.40’ to a point in a drainage ditch (Sticky Creek per Desoto GIS); thence northwardly along said ditch being an east line of an 18.77 acre tract the following courses: N 01°22’22” E a distance of 82.80’, N 40°13’42” W a distance of 232.42’, N 44°35’45” W a distance of 295.24’, N 34°17’03” W a distance of 48.37’ to the conflux of another drainage ditch, thence continuing along said drain ditch (Sticky Creek) N 25°22’32” W a distance of 155.59’, N 64°04’32” W a distance of 81.97’, N 36°06’32” W a distance of 45.34’ to a point; thence S 89°54’37” E along a south line of the Odom Fairview Road minor lot subdivision Lots 4-7 a total distance of 776.72’ to a ½” rebar with REF cap (SET); thence N 00°45’17” E along the east line of said Lot 7 a distance of 218.25’ to a ½” rebar with REF cap (FOUND) at the southwest corner of the Raymond and Tina Anthony property as recorded in Deed Book 1024 page 4165; thence N 90°00’00” E along said Anthony property a distance of 173.72’ to a ½” rebar with REF cap (FOUND); thence N 00°56’59” E along the east line of said Anthony property passing a ½” rebar with REF cap (FOUND) at a distance of 335.40’ and continuing for a total distance of 374.84’ to a point in the north line of said Odom property; thence N 89°58’01” E along said Odom property a distance of 50.01’ to the point of beginning, having an area of 568281.7 square feet, 13.05 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.

ODOM FIARVIEW ROAD MINOR LOT SUBDIVISION
DESOTO COUNTY PLANNING FILE SUB-007910-2024

NONE OF THIS PROPERTY LIES WITHIN THE FLOOD HAZARD AREA AS
DEFINED ON FEMA FIRM PANEL 28033C300G EFFECTIVE 6/4/2007.

CLASS OF SURVEY “C” SUBURBAN
PREPARED FOR EDDY ODOM
FIELD WORK AS OF 4/24/24

POC IS BUGGY AXLE (FOUND) AT NORTHEAST CORNER OF SECTION 33
NOT SHOWN DUE TO SCALE LIMITATIONS.

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

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
235 WEST CHULAHOMA AVENUE
HOLLY SPRINGS, MS 38635
Phone: (662) 544-2050
bob@farleysurveying.com



Engineered By:
N/A

Drawn By:
BF

Checked By:
BF

ODOM FAIRVIEW ROAD MINOR LOT S/D
DESOTO CO FILE # SUB-007910-2024
FAIRVIEW ROAD BYHALIA, MS
SECTION 33, T-2-S, R-5-W
DESOTO COUNTY, MISSISSIPPI

Date:
4/30/2024

Scale:
1”=100’

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