

NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD HAZARD AREA AS
DEFINED ON FEMA FIRM PANEL 28033C0300G EFFECTIVE 6/4/2007.

CLASS OF SURVEY "C" SUBURBAN
PREPARED FOR EDDY ODOM
FIELD WORK AS OF 1/15/2025

POINT OF COMMENCEMENT FOR AREA DEEDS IS A 1/2" REBAR WITH REF CAP (SET) AT THE
SOUTHEAST CORNER OF SECTION 4 AS DETERMINED BY SURVEY BY THOMAS W KING SR
DATED JUNE 19, 1974 AND RECORDED IN PLAT BOOK 13 PAGE 40. THIS REBAR HAS A MISSISSIPPI
STATE PLANE WEST ZONE COORDINATE OF NORTH 1945166.25, EAST 2479393.13 AND LIES
N00°44'15" 2598.42' FROM THE 2" PIPE (FOUND) AT THE SOUTHEAST CORNER OF THE NORTHEAST
QUARTER OF SECTION 9, T-3-S, R-5-W. MSPCS WEST ZONE COORDINATE OF NORTH 1,942,568.04, EAST
2,479,426.58 PIPE NOT SHOWN DUE TO SCALE LIMITATIONS.

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

I CERTIFY THIS TO BE A CLASS "C" SURVEY, AND THAT THIS PLAT IS DRAWN FROM A GROUND SURVEY BY
ME. THE SAME IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ROBERT E. FARLEY RPLS
#3153.



Farm Tract 1
Survey and description of a 14.27 acre tract in the Northeast and Southeast quarters of Section 4,
Township 3 South, Range 5 West of the Chickasaw Cession in Desoto County, being part of the Edward J
and Virginia G 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 1/2" rebar with
REF cap (SET) at the Southeast corner of section 4 as determined by Plat Book 13 page 40, said rebar
having a Mississippi State Plane West zone coordinate of North 1,945,166.25, East 2,479,393.13 thence
N 31°39'05" W a distance of 4,372.69' to a magnail (SET) in the centerline of Myers Road, said
magnail having a Mississippi State Plane West zone coordinate of North 1,948,888.53, East 2,477,098.57
and being the true point of beginning; thence Northwardly along said Myers Road centerline the
following courses: N 11°26'34" W a distance of 211.32', N 10°49'55" W a distance of 100.33' to the
Southwest corner of the Wade A Burrow property as recorded in Deed Book 528 page 499, line
determined by boundary line agreement recorded in Deed Book 115 page 553 and Plat Book 13 page 40;
thence N 89°58'35" E along said Burrow property a distance of 1016.92' to a 1/2" rebar (FOUND); thence
N 89°19'51" E along said Burrow property a distance of 729.16' to a 1/2" rebar (FOUND) in an existing pipe
& cable fence; thence S 18°27'52" W along said pipe & cable fence a distance of 36.72' to a fence corner;;
thence S 05°59'05" E along said pipe & cable fence a distance of 336.42' to a fence corner;; thence
S 84°20'22" W along said pipe & cable fence a distance of 373.32' to a fence corner;; thence
N 89°28'40" W along a new line in said Odom property a distance of 314.71' to a 1/2" rebar with REF cap
(SET) in a ditch;; thence N 89°28'02" W along said ditch a distance of 239.47' to a 1/2" rebar with REF cap
(SET); thence N 79°39'59" W along said ditch a distance of 378.32' to a 1/2" rebar with REF cap (SET);
thence N 81°13'22" W along said ditch a distance of 316.38' to a 1/2" rebar with REF cap (SET); thence
S 73°14'00" W along said ditch and the projection thereof a distance of 102.55' to the point of beginning,
having an area of 621653.6 Square Feet, 14.27 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 Myers Road right of way.

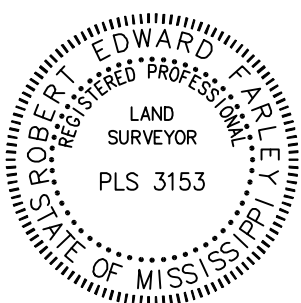
Farm Tract 2
Survey and description of a 12.04 acre tract in the Northeast and Southeast quarters of Section 4,
Township 3 South, Range 5 West of the Chickasaw Cession in Desoto County, being part of the Edward J
and Virginia G Odom property as recorded in Deed Book 1023 page 20528 in the Desoto County
Chancery Court clerks office, and being more particularly described as: Commencing at a 1/2" rebar with
REF cap (SET) at the Southeast corner of section 4 as determined by Plat Book 13 page 40, said rebar
having a Mississippi State Plane West zone coordinate of North 1,945,166.25, East 2,479,393.13 thence
N 35°41'25" W a distance of 4,055.12' to a magnail (SET) in the centerline of Myers Road, said
magnail having a Mississippi State Plane West zone coordinate of North 1,948,459.75, East 2,477,027.37
and being the true point of beginning; thence Northwardly along said Myers Road centerline the
following courses: N 21°06'05" E a distance of 141.30', N 15°33'31" E a distance of 98.96', N 03°53'28" E
a distance of 89.44', N 05°15'52" W a distance of 91.74', N 10°24'50" W a distance of 21.40' to the
southwest corner of Lot 1; thence N 73°14'00" E departing said Myers Road, along a ditch and said Lot 1
a distance of 102.55' to a 1/2" rebar with REF cap (SET); thence S 81°13'22" E along said ditch a distance
of 316.38' to a 1/2" rebar with REF cap (SET); thence S 79°39'59" E along said ditch a distance of 378.32'
to a 1/2" rebar with REF cap (SET); thence S 89°28'02" E along said ditch a distance of 239.47' to a 1/2"
rebar with REF cap (SET); thence S 89°28'40" E departing said ditch along said Lot 1 a distance of 314.71'
to a pipe & cable fence corner; thence S 18°25'30" E along a pipe & cable fence a distance of 303.62' to
a 1/2" rebar with REF cap (SET); thence S 89°39'02" W along Lot 3 passing a 1/2" rebar with REF cap (SET) at
a distance of 11477.56' and continuing for a total distance of 1517.76' to the point of beginning, having
an area of 524546.6 Square Feet, 12.04 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 Myers Road right of way.

Farm Tract 3
Survey and description of a 19.26 acre tract in the Northeast and Southeast quarters of Section 4,
Township 3 South, Range 5 West of the Chickasaw Cession in Desoto County, being part of the Edward J
and Virginia G 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 1/2" rebar with
REF cap (SET) at the Southeast corner of section 4 as determined by Plat Book 13 page 40, said rebar
having a Mississippi State Plane West zone coordinate of North 1,945,166.25, East 2,479,393.13 thence
N 35°41'25" W a distance of 4,055.12' to a magnail (SET) in the centerline of Myers Road, said
magnail having a Mississippi State Plane West zone coordinate of North 1,948,459.75, East 2,477,027.37
and being the true point of beginning; thence N 89°39'02" E departing said Myers Road along Lot 2
passing a 1/2" rebar with REF cap (SET) at a distance of 40.2' and continuing along said Lot 2 a total
distance of 1517.76' to a 1/2" rebar with REF cap (SET) in a pipe & cable fence; thence S 18°28'33" E along
said pipe & cable fence a distance of 140.01' to a fence corner;; thence S 52°23'33" W along said pipe &
cable fence a distance of 119.83' to a fence corner;; thence S 35°32'00" E along said pipe & cable fence a
distance of 26.71' to the northern most gate post being a 6" pipe set in concrete (FOUND); thence
departing said pipe & cable fence along a new line S 29°18'43" W a distance of 39.43' to a 1/2" rebar with
REF cap (SET); thence S 22°48'50" E along a new line a distance of 16.93' to a 1/2" rebar with REF cap
(SET); thence S 36°01'14" E along a new line a distance of 148.89' to a 1/2" rebar with REF cap (SET);
thence S 03°08'54" E along a new line a distance of 142.92' to a 1/2" rebar with REF cap (FOUND) at the
Northeast corner of the Anderson property as recorded in Deed Book 1024 page 15602; thence
S 87°58'47" W along said Anderson tract a distance of 1203.87' to a pipe & cable fence corner; thence
N 60°41'07" W along said pipe & cable fence and Anderson line a distance of 291.00' to a pipe & cable
fence angle point; thence N 47°57'36" W a distance of 230.49' to a pipe & cable fence post at a
stonewall; thence with a curve turning to the left with an arc length of 24.16', with a radius of 30.68',
with a chord bearing of N 42°42'37" W, with a chord length of 23.54'; thence with a curve to a pipe &
cable fence post; thence N 51°01'10" W along said Anderson line a distance of 40.36' to a point in
said Myers Road centerline; thence N 26°06'13" E a distance of 157.79'; thence N 23°32'28" E a distance
of 101.11' to the point of beginning, having an area of 838775.7 Square Feet, 19.26 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 Myers Road right of way.

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

ODOM FARM TRACTS SALE
NORTH OF 500 MYERS ROAD
BYHALIA, MS
Date:
1/10/2025
Scale:
1"=200'
Filename:
JAMEDDYSSELLS

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INCORPORATED HEREIN, AS AN INSTRUMENT OF
PROFESSIONAL SERVICES IS THE PROPERTY OF FARLEY
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WRITTEN PERMISSION.
Drawing No
2023-9-10G
Sheet No.:
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No.	Date	Revision	By
1	10/2025	REVISED TRACTS 2 & 3	