



DATE OF FIELD SURVEY
MARCH 27, 2025
MAY 2, 3&5, 2025
CLASS "C" SURVEY
BASIS OF ALL BEARINGS:
GRID NORTH BY GPS
REFERENCED TO
U.S. STATE PLANE NAD 83 (2011)
MISSISSIPPI WEST ZONE

LEGEND
P.O.B. POINT OF BEGINNING
--- CENTERLINE ROAD
--- EDGE OF ROAD
--- PROPERTY LINE
--- ADJOINING LOT LINE
● SET 1/2" REBAR WITH CAP
△ FOUND 1/2" REBAR
■ FOUND CONCRETE RIGHT
OF WAY MARKER
● CORNERS IN CREEK
◆ SECTION CORNER
⊙ TORNADO SIREN

SURVEY REFERENCE DATA:
TAX MAP NO. 185 & 188
DEED BOOK F-10 PAGE 115
DEED BOOK 2020 PAGE 1356
DEED BOOK 2013 PAGE 2376
DEED BOOK 2011 PAGE 933
FINAL PLANS FOR EUREKA ROAD
BRIDGE PLANS FOR BR-0839(4)B
FINAL PLANS FOR I-55

CALCULATED AT THE P.O.B.
CONVERGENCE = N00°14'04"W
COMBINED SCALE FACTOR =
0.9999591633

DESCRIPTION:

A fractional part of the Southeast Quarter and a fractional part of the Southwest Quarter of Section 22 and a fractional part of the Northeast Quarter and a fractional part of the Northwest Quarter of Section 27, all in Township 9 South, Range 7 West, Second Judicial District, Panola County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a Set 1/2" Rebar on the North right of way line of Eureka Road that is 1311.00 feet South of and 1353.61 feet West of a Found 1/2" Rebar marking the Northeast corner of said Section 27; then run along the North right of way line of Eureka Road the following (11) calls: then run North 60 degrees 50 minutes 17 seconds West 200.00 feet to a Set 1/2" Rebar; then run South 29 degrees 03 minutes 57 seconds West 140.00 feet to a Set 1/2" Rebar; then run North 60 degrees 56 minutes 03 seconds West 475.00 feet to a Set 1/2" Rebar; then run South 29 degrees 03 minutes 57 seconds West 15.00 feet to a Set 1/2" Rebar; then run North 60 degrees 53 minutes 58 seconds West 305.32 feet to a Set 1/2" Rebar; then run North 29 degrees 03 minutes 57 seconds East 15.00 feet to a Found Concrete right of way Marker; then run North 60 degrees 58 minutes 43 seconds West 220.22 feet to a Found Concrete right of way Marker; then run along a curve to the right having a Radius distance of 1849.84 feet and an Arc distance of 271.45 feet and a Chord bearing of North 56 degrees 41 minutes 56 seconds West for a Chord distance of 271.21 feet to a Found Concrete right of way Marker; then run North 36 degrees 11 minutes 28 seconds East 14.77 feet to a Found Concrete right of way Marker; then run along a curve to the right having a Radius distance of 1834.84 feet and an Arc distance of 114.62 feet and a Chord bearing of North 50 degrees 35 minutes 12 seconds West for a Chord distance of 114.60 feet to a Found Concrete right of way Marker; then run North 49 degrees 03 minutes 12 seconds West 197.59 feet to a Found Concrete right of way Marker on the East right of way line of Pine Lodge Road; then run along the East right of way line of Pine Lodge Road the following (5) calls: then run North 06 degrees 03 minutes 27 seconds East 703.67 feet to a Set 1/2" Rebar; then run South 83 degrees 56 minutes 59 seconds East 5.00 feet to a Set 1/2" Rebar; then run North 06 degrees 03 minutes 27 seconds East 750.00 feet to a Found Concrete right of way Marker; then run North 84 degrees 43 minutes 01 seconds West 5.00 feet to a Found Concrete right of way Marker; then run North 06 degrees 03 minutes 27 seconds East 367.19 feet to a Found 1/2" Rebar on the East right of way line of Pine Lodge Road; then leaving the East right of way line of Pine Lodge Road run North 89 degrees 06 minutes 56 seconds East (passing over a Set 1/2" Rebar witness corner 75' from the corner in the creek) 1282.48 feet to a point in the center of a creek; then run along the center of the creek the following (19) calls: then run South 06 degrees 41 minutes 56 seconds East 36.08 feet; then run South 09 degrees 10 minutes 48 seconds West 170.32 feet; then run South 03 degrees 17 minutes 53 seconds East 34.92 feet; then run South 16 degrees 36 minutes 09 seconds East 33.37 feet; then run South 33 degrees 44 minutes 11 seconds East 311.30 feet; then run South 20 degrees 49 minutes 18 seconds East 53.44 feet; then run South 04 degrees 26 minutes 35 seconds East 220.00 feet; then run South 15 degrees 58 minutes 03 seconds East 181.74 feet; then run South 08 degrees 41 minutes 28 seconds East 36.93 feet; then run South 16 degrees 48 minutes 14 seconds West 193.60 feet; then run South 35 degrees 31 minutes 25 seconds West 185.06 feet; then run South 15 degrees 01 minutes 30 seconds West 36.57 feet; then run South 09 degrees 46 minutes 07 seconds East 27.47 feet; then run South 59 degrees 52 minutes 12 seconds East 114.13 feet; then run South 35 degrees 21 minutes 16 seconds East 205.87 feet; then run South 30 degrees 56 minutes 38 seconds East 47.97 feet; then run South 09 degrees 16 minutes 15 seconds East 56.55 feet; then run South 07 degrees 40 minutes 35 seconds West 114.13 feet; then run South 13 degrees 51 minutes 14 seconds East 236.39 feet to the Point of Beginning and containing 86.11 Acres, more or less. All bearings for this description are Grid Bearings referenced to U.S. State Plane NAD 83 (2011), Mississippi West Zone by GPS.

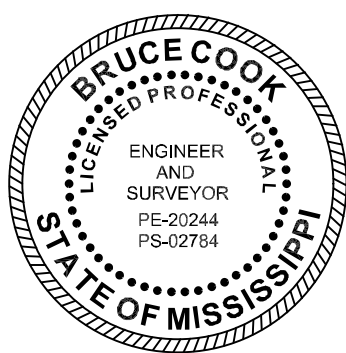
CERTIFICATE OF SURVEYOR:

I, BRUCE COOK, DO HEREBY CERTIFY THIS TO BE A TRUE AND ACCURATE PLAT AND DESCRIPTION OF THE HEREIN DESCRIBED LANDS AS SURVEYED AND MARKED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION.

SIGNED AND DATED THIS THE 7TH DAY OF MAY, 2025.

Bruce Cook
BRUCE COOK, P.S. 2784

COOK ENGINEERING & SURVEYING, PLLC
682 C Highway 6 East, Batesville, MS 38606
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Surveyed By:

BC

Drawn By:

BC

Checked By:

BC

Client:

RICHARD T. PHILLIPS
VERA M. PHILLIPS

Date:

5-07-2025

Scale:

1"=200'

Filename:

PHILLIPS-FRONTAGERD.DWG

Sheet Title:

86.11 ACRE BOUNDARY SURVEY
A PART OF THE S.E. 1/4 AND A PART OF THE
S.W. 1/4 OF SECTION 22 AND A PART OF THE N.E.
1/4 AND A PART OF THE N.W. 1/4 OF SECTION 27,
ALL IN T9S, R7W, PANOLA COUNTY, MS.

Sheet No.:

C1

No.	Date	Revision	By