SURVEY OF THE FAIRVIEW FARMS, LLC PROPERTY

OVERVIEW PAGE

THIS MAP OR PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE OF THE RESPONSIBLE PROFESSIONAL LAND SURVEYOR.

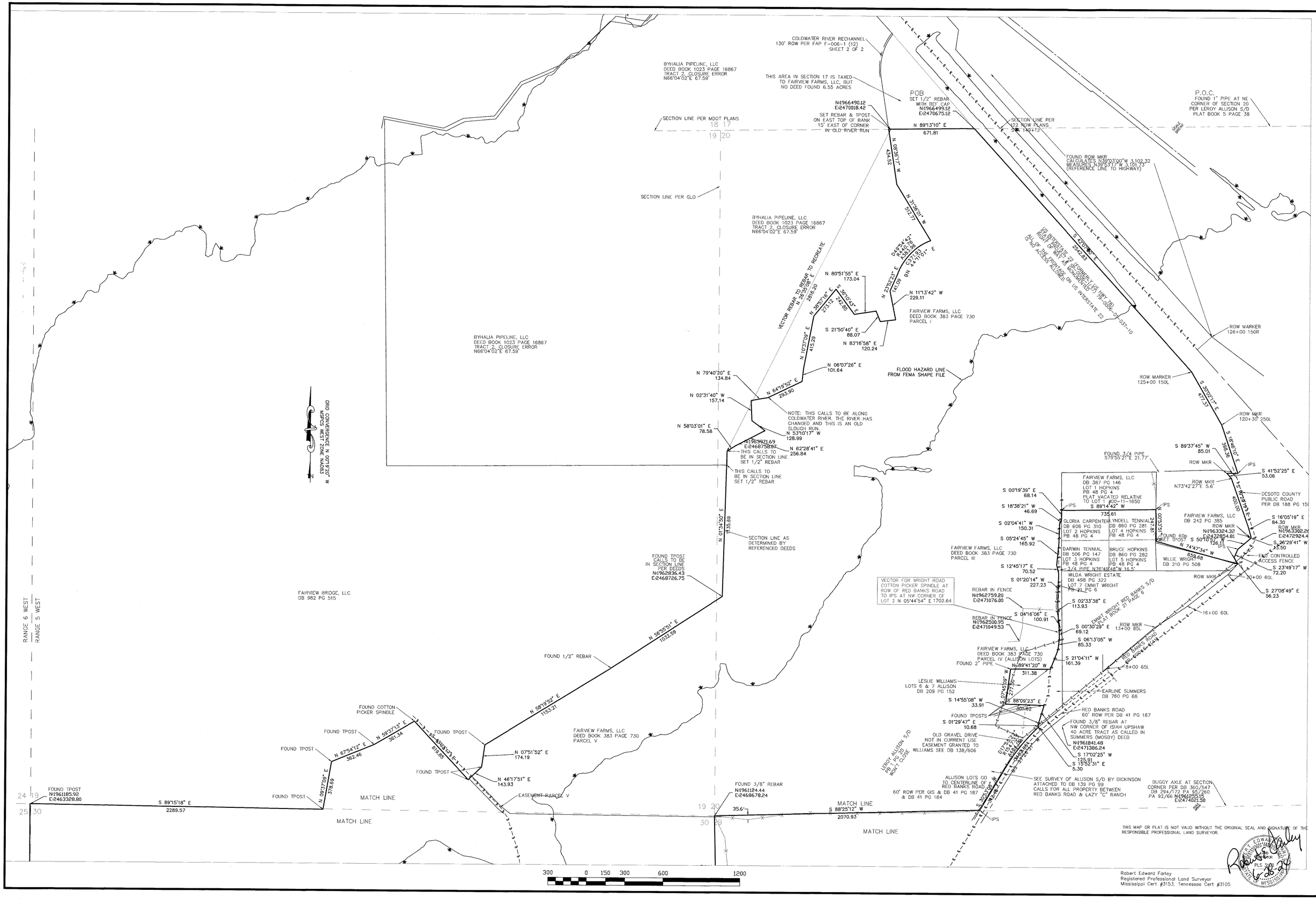
Robert Edward Farley
Registered Professional Land Surveyor
Mississippi Cert #3153, Tennessee Cert #3105

DRAWING NAME: FAIRVIEWFARMS JOB No: 2024-3-1
DRAWN BY: CHECKED BY: R. E. FARLEY
SCALE: DATE: 6/28/2024 SHEET 1 of 6

REVISIONS

BOUNDARY SURVEY OF THE FAIRVIEW FARMS, LLC PROPERTY
DB 242 PG 385, DB 383 PG 730, & DB 387 PG 146
LOCATED IN SECTIONS 19, 20, 29, 30, T2S R6W, & SECTION 25, T2S, R6W
DESOTO COUNTY, MISSISSIPPI

FARLEY SURVEYING, LLC. ROBERT E. FARLEY
235 West Chulahoma Ave – Holly Springs, MS 38635
Phone (662) 544-2050 bob@farleysurveying.com



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DATE:	6/28/2024
SHEET	2 of 6

REVISIONS

BOUNDARY SURVEY OF THE FAIRVIEW FARMS, LLC PROPERTY
DB 242 PG 385, DB 387 PG 146, DB 1023 PG 16867
LOCATED IN SECTIONS 19, 20, 29, 30, T2S R6W, & SECTION 25, T2S, R6W
DESOTO COUNTY, MISSISSIPPI

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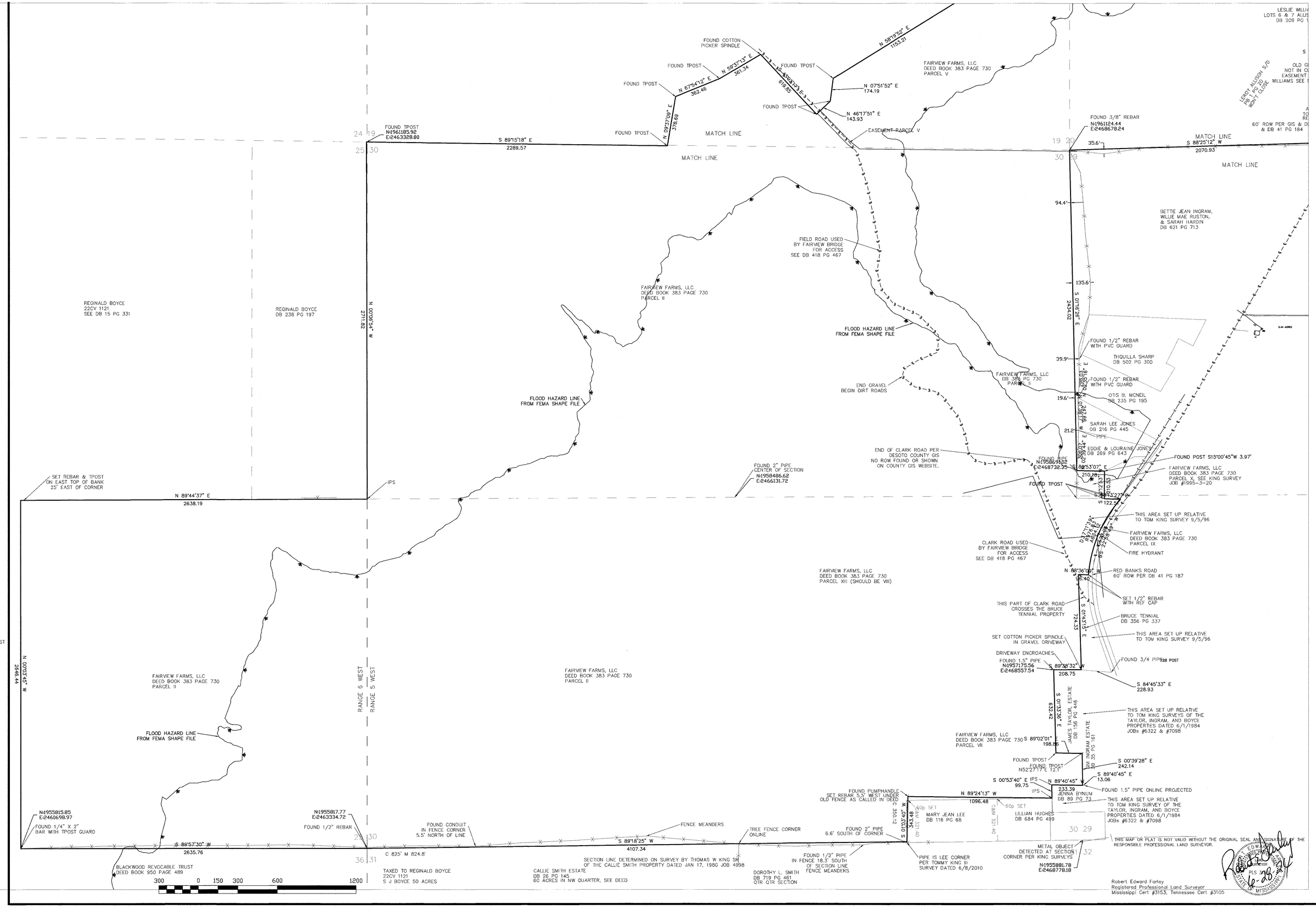

DRAWING NAME: FAIRVIEWFARMS
DRAWN BY:
SCALE:
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DATE: 6/28/2024
SHEET 3 of 6

REVISIONS

BOUNDARY SURVEY OF THE FAIRVIEW FARMS, LLC PROPERTY
DB 242 PG 435, DB 383 PG 730, DB 383 PG 145
LOCATED IN SECTIONS 19, 20, 29, 30, 31, 32, T2S, R6W
DESOTO COUNTY, MISSISSIPPI

FARLEY SURVEYING, LLC. ROBERT E. FARLEY
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Survey and description of a 1168 acre tract in the Southeast and Southwest quarters of Section 19, in the Northwest, Northeast, and Southwest quarters of Section 20, the Southwest quarter of Section 29, the Northwest, Northeast, Southwest, and Southeast quarters of Section 30, Township 2 South, Range 5 West, and the Southeast quarter of Section 25, Township 2 South, Range 6 West of the Chickasaw Cession in Desoto County, Mississippi being part of the Fairview Farms, LLC property as recorded in Deed Book 242 page 385, Deed Book 387 page 146, and Deed Book 383 page 730, also including Lots 1-5, and 8-10 of the Leroy Allison Subdivision as recorded in Plat Book 1 page 20, and Lot 1 of the Hopkins Subdivision as recorded in Plat Book 48 page 4 all recorded in the Desoto County Chancery Court clerks office, also shown as Desoto County Tax parcels 2 05 4 19 00 0 00005.01, 2 05 4 20 00 0 00006.00, 2 05 4 20 00 0 00008.00, 2 05 4 20 00 0 00008.01, 2 05 4 20 00 0 00007.00, 2 05 4 20 00 0 00001.00, 2 05 4 20 01 0 00001.00, 2 05 9 29 00 0 00012.00, 2 05 9 29 00 0 00025.02, 2 05 9 30 00 0 00001.00, 2 05 9 30 00 0 00002.00, 2 05 9 30 00 0 00003.00, and 2 06 7 25 00 0 00006.00, being more particularly described as: Commencing at a 1" pipe (FOUND) at the Northeast corner of said Section 20 as determined by a different Leroy Allison Subdivision as recorded in Plat Book 5 page 38; thence S 89°13'10" W along the North line of said Section 20 a distance of 3289.14' to a ½" rebar with REF cap (SET) at the intersection of the section line and the South right of way line of Interstate 22 (Highway 78, FAP F-006-1 (12) row varies as monumented), said rebar having a Mississippi State Plane West zone coordinate of North 1,966,499.12, East 2,470,675.12 and being the true point of beginning,; thence S 42°07'00" E along said I-22 ROW a distance of 2542.83' to a concrete ROW marker (FOUND); thence S 30°02'17" E along said I-22 ROW a distance of 477.37' to a concrete ROW marker (FOUND); thence S 18°46'10" E along said I-22 ROW a distance of 398.36' to a ½" rebar with REF cap (SET) at the Northeast corner of a Desoto County Road as recorded in Deed Book 188 page 150 (ROW varies); thence S 89°37'45" W along said ROW a distance of 85.01' to a concrete ROW marker (FOUND),; thence S 41°52'25" E along said ROW a distance of 53.06' to a concrete ROW marker (FOUND); thence S 19°29'19" E along said ROW a distance of 400.00' to a ½" rebar with REF cap (SET); thence S 16°05'19" E along said ROW a distance of 84.30' to a concrete ROW marker (FOUND); thence S 26°29'41" W along said ROW a distance of 13.50' to a concrete ROW marker (FOUND); thence S 50°10'57" W along said ROW a distance of 126.11' to a ½" rebar with REF cap (SET); thence S 23°49'17" W along said ROW a distance of 72.20' to a ½" rebar with REF cap (SET); thence S 27°08'49" E along said ROW a distance of 56.23' to a ½" rebar with REF cap (SET) at the Northeast corner of the Willie Wright property as recorded In Deed Book 210 page 508; thence N 74°47'34" W departing said ROW along said Wright property a distance of 659.68' to a 60p (FOUND), set tpost guard; thence N 00°53'51" W along the East line of the Hopkins subdivision as recorded in Plat Book 48 page 4 a distance of 247.81' to a ½" rebar with REF cap (SET); thence S 89°14'42" W along Lots 2 and 4 of said Hopkins Subdivision a distance of 735.61' to a ½" rebar with REF cap (SET); thence S 00°19'39" E along said Lot 2 a distance of 68.14' to a ½" rebar with REF cap (SET) at the North corner of the Earline Summers property as recorded in Deed Book 760 page 68; thence S 18°38'21" W along said Summers property and an old road bed a distance of 46.69' to a ½" rebar with REF cap (SET); thence S 02°04'41" W along said Summers property and old road bed a distance of 150.31' to a ½" rebar with REF cap (SET),; thence S 05°24'45" W along said Summers property and old road bed a distance of 165.92' to a ½" rebar with REF cap (SET); thence S 12°45'17" E along said Summers property and old road bed a distance of 70.52' to a cotton picker spindle (SET) in Wright Road (paved, no ROW conveyance found); thence S 01°20'14" W along said Summers property and Wright Road a distance of 227.23' to a cotton picker spindle (SET); thence S 02°33'38" E along said Summers property and Wright Road a distance of 113.93' to a cotton picker spindle (SET); thence S 04°16'06" E along said Summers property and Wright Road a distance of 100.91' to a cotton picker spindle (SET),; thence S 00°30'29" E along said Summers property and Wright Road a distance of 69.12' to a cotton picker spindle (SET),; thence S 06°13'05" W along said Summers property and Wright Road a distance of 85.33' to a cotton picker spindle (SET),; thence S 21°04'11" W along said Summers property and Wright Road a distance of 161.39' to a cotton picker spindle (SET),; thence N 89°41'20" W departing said Wright Road along Lot 7 of the Leroy Allison Subdivision as recorded in Plat Book 1 page 20 being the Leslie Williams property as recorded in Deed Book 209 page 152 passing a tpost (FOUND) at a distance of 18' and continuing for a total distance of 311.38' to a 2" pipe (FOUND),; thence S 07°45'09" W along said Williams property being Lots 7 and 6 of said Leroy Allison subdivision a distance of 277.00' to a 1" rebar (FOUND) with tpost guard,; thence S 88°09'23" E along said Williams property and Lot 6 passing a tpost (FOUND) at a distance of 288.0' and continuing for a total distance of 301.62' to a point in said Summers property and Wright Road; thence S 17°02'25" W along said Summers property and Wright road a distance of 125.91' to a cotton picker spindle (SET),; thence S 14°55'08" W along said Summers property and Wright Road a distance of 33.91' to a cotton picker spindle (SET),; thence S 01°29'47" E along said Summers property and Wright road a distance of 10.68' to a cotton picker spindle (SET),; thence S 15°52'31" E along said Summers property and Wright Road a distance of 5.30' to a cotton picker spindle (SET) at the intersection of said Wright Road and the North Right of way line of Red Banks Road (60.0' ROW per Deed Book 41, pages 184 & 187); Thence Southwestwardly along said Red Banks Road ROW the following courses: thence with a curve turning to the left with an arc length of 484.02', with a radius of 1547.33', with a chord bearing of S 37°26'31" W, with a chord length of 482.05', with a delta angle of 17°55'22", to the point of tangency; thence S 30°53'08" W a distance of 312.45' to a ½" rebar with REF cap (SET) in the South line of said Section 20; thence S 88°25'12" W departing said Red Banks Road, along the Section line being the North line of the Bettie Jean Ingram, etal property as recorded in Deed Book 621 page 723 a distance of 2070.93' to a 3/8" rebar (FOUND) at the Southwest corner of said Section 20, being the Northeast corner of said Section 30, said rebar having a Mississippi State Plane West zone coordinate of North 1,961,124.44, East 2,468,687.24,; thence S 01°16'26" E along the East line of said Section 30 and said Ingram property a distance of 2434.02' to a 1" pipe (FOUND) at the Southwest corner of the Eddie and Louraine Jones property as recorded in Deed Bok 269 page 643; thence S 88°53'07" E along said Jones property a distance of 210.18' to a point in a ditch (FOUND upost S15°21'38"W 4.00'); thence S 00°12'53" W along said Jones property a distance of 210.53' to a tpost painted red (FOUND),; thence S 88°13'27" E along said Jones property a distance of 122.51' to a tpost (FOUND) in said Red Banks Road ROW; thence along said Red Banks Road ROW with a curve turning to the left with an arc length of 634.12', with a radius of 976.83', with a chord bearing of S 22°58'49" W, with a chord length of 623.05', with a delta angle of 37°11'39", to a 3/8" rebar (FOUND) in a North line of the Bruce Tennial property as recorded in Deed Book 356 page 337; thence N 88°36'09" W departing said Red Banks Road along said Tennial property a distance of 76.40' to a 3/8" rebar (FOUND); thence S 01°43'15" E along said Tennial property a distance of 724.33' to a cotton picker spindle (SET); thence S 89°38'32" W along the James Taylor Estate property as recorded in Deed Book 156 page 446 a distance of 208.75' to a 1.5" pipe (FOUND), said pipe having a Mississippi State Plane West zone coordinate of North 1,957,175.56, East 2,468,557.54; thence S 01°33'36" E along said Taylor Estate property a distance of 632.42' to a tpost (FOUND),; thence S 89°02'01" E along said Taylor Estate a distance of 198.86' to a point (FOUND tpost N52°27'17"E 12.1'); thence S 00°39'28" E along the Sim Ingram Estate property as recorded in Deed Book 35 page 161 a distance of 242.14' to a point in the Jenna Bynum property as recorded in Deed Book 89 page 73 (FOUND 1.5" pipe N18°50'54"E 5.0'); thence N 89°40'45" W along said Bynum property a distance of 233.39' to a ½" rebar with REF cap (SET); thence S 00°53'40" E along said Bynum property a distance of 99.75' to a ½" rebar with REF cap (SET); thence N 89°24'13" W a distance of 1096.48' to a ½" rebar with REF cap (SET) under an old fence being 5.5' West of a pump handle (FOUND) as called for in deeds; thence S 01°03'40" W along the West line of the Mary Jean Lee property as recorded in Deed Book 116 page 68 a distance of 343.48' to a point in the South line of said Section 30 (FOUND 2" pipe 6.6' South online projected); thence S 89°18'25" W along said Section line being the North line of the Dorothy L Smith property as recorded in Deed Book 719 page 461 passing a tree fence corner at 1278.86' and continuing along said Section line being the North line of the Callie Smith Estate property as recorded in Deed Book 26 page 145 and the Reginald Boyce property as recorded in 22CV 1121 for a total distance travelled of 4107.34' to a ½" rebar (FOUND) at the Southwest corner of said Section 30, said rebar having a Mississippi State Plane West zone coordinate of North 1,955,817.77, East 2,463,334.72,; thence S 89°57'30" W along the South line of said Section 25 being the North line of the Blackwood Revocable Trust property as recorded in Deed Book 950 page 489 a distance of 2635.76' to a ¾" x 2" iron bar (FOUND),; thence N 00°03'45" W along the half section line being the East line of the Larry Depriest property as recorded in Deed Book 311 page 151 a distance of 2646.44' to a point in the Coldwater River; thence N 89°44'37" E along the half section line being the Reginald Boyce property as recorded by CV22 1121 and the Reginald Boyce property as recorded in Deed Book 238 page 197 passing a ½" rebar with REF cap (SET) on the river bank at a distance of 25.00' and continuing for a total distance of 2638.19' to a ½" rebar with REF cap (SET); thence N 00°06'54" W along said Boyce property a distance of 2711.82' to a tpost (FOUND) at the Northwest corner of said Section 30; thence S 89°15'18" E along the North line of said Section 30 being the South line of the Fairview Bridge, LLC property as recorded in Deed Book 982 page 515 a distance of 2289.57' to a tpost (FOUND),; thence N 09°37'09" E along said Fairview Bridge property a distance of 378.69' to a tpost (FOUND),; thence N 67°54'12" E along said Fairview Bridge property a distance of 362.46' to a tpost (FOUND),; thence N 59°37'13" E along said Fairview Bridge property a distance of 361.34' to a cotton picker spindle (FOUND),; thence S 43°02'17" E along said Fairview Bridge property a distance of 619.85' to a tpost (FOUND),; thence N 46°17'51" E along said Fairview Bridge property a distance of 143.93' to a tpost (FOUND),; thence N 07°51'52" E along said Fairview Bridge property a distance of 174.19' to a tpost (FOUND),; thence N 58°19'52" E along said Fairview Bridge property a distance of 1153.21' to a ½" rebar (FOUND, set tpost guard); thence N 56°55'51" E along said Fairview Bridge property a distance of 1032.59' to a tpost (FOUND) in the West line of said Section 20,; thence N 01°34'50" E along said West section line passing a ½" rebar (SET) at a distance of 1024.94' (Fairview Bridge corner) and continuing along the Byhalia Pipe Line property as recorded in Deed Book 1023 page 16867 a distance of 110.75', for a total distance of 1135.69' to a ½" rebar with REF cap (SET) on a sand blow in an old slough run (both Byhalia, and Fairview Farms deeds call this to be the Coldwater River); thence Northeastwardly along said Byhalia Pipe Line property calling to be the old Coldwater River/slough run the following courses: N 58°03'01" E a distance of 78.58', N 62°28'41" E a distance of 256.84', N 53°10'17" W a distance of 128.99', N 02°31'40" W a distance of 157.14', N 79°40'20" E a distance of 134.84', N 64°19'52" E a distance of 293.90', N 06°07'26" E a distance of 101.64', N 10°37'09" E a distance of 415.29', N 38°57'16" E a distance of 273.12', S 36°10'43" E a distance of 242.85', N 80°51'55" E a distance of 173.04', S 21°50'40" E a distance of 88.07', N 83°16'58" E a distance of 120.24', N 11°13'42" W a distance of 229.11', N 23°52'23" E a distance of 141.09', thence with a curve turning to the right with an arc length of 383.96', with a radius of 440.76', with a chord bearing of N 44°11'01" E, with a chord length of 371.93', with a delta angle of 49°54'42",N 31°36'01" W a distance of 512.77', N 08°36'17" W a distance of 434.52' to a point in the North line of said Section 20; thence N 89°13'10" E departing said old Coldwater River/slough run passing a ½" rebar with REF cap (SET) on the East bank at 15.00', (the vector course and distance from the ½" rebar (SET) in the sand blow to this ½" rebar (SET) on the East top of bank is N26°35'08"E 2816.20') and continuing along the section line for a total distance of 671.81' to the point of beginning, having an area of 50880397.6 square feet, 1168.05 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 and ingress & egress rights as recorded said Fairview Farms LLC deed Parcel V, and in Deed Book 418 page 467, and for Wright Road.
Subject to any prior reservation of mineral interests.

A PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD HAZARD AREA AS DEFINED ON FEMA FIRM PANEL 28033C0300G EFFECTIVE 6/4/2007. THE LINES FROM THE FEMA SHAPE FILE ARE DEPICTED HEREON.

CLASS OF SURVEY "C" SUBURBAN
PREPARED FOR FAIRVIEW FARMS, LLC % DAVID HALLE
FIELD WORK AS OF 6/27/2024

POINT OF COMMENCEMENT IS A 1" PIPE (FOUND) AT THE NORTHEAST CORNER OF SECTION 20 AS DETERMINED BY A DIFFERENT LEROY ALLISON SUBDIVISION AS RECORDED IN PLAT BOOK 5 PAGE 38; POC TO POB IS S 89°13'10" W A DISTANCE OF 3289.14'

THE DESOTO COUNTY TAX ASSESSOR IS TAXING FAIRVIEW FARMS ON 6.55 ACRES IN SECTION 17. NO DEED REFERENCE FOR THIS PROPERTY WAS FOUND, AND IT IS NOT DESCRIBED ON THIS SURVEY.

MOST OF THE SUBJECT DEEDS AND ADJOINING DEEDS WILL NOT FORM MATHEMATICALLY CLOSED FIGURES. THOSE LINES WERE SET UP FROM FOUND MONUMENTATION OR PRIOR WORK IN THE AREA BY MYSELF OR THOMAS W KING, JR.

THERE IS CONSTRUCTION RUBBLE PUSHED ONTO THE SURVEYED PROPERTY ALONG THE BYNUM TRACT.

PART OF THE GRAVEL DRIVEWAY SERVING THE TAYLOR RESIDENCE ENCROACHES HEREON.

PART OF THE SURVEYED PROPERTY WAS REZONED AS THE FAIRVIEW FARMS, PLANNED DEVELOPMENT DATED 10/20/2000. THAT LAYOUT IS SHOWN ON A SEPARATE SHEET. THE PLANNED DEVELOPMENT LANGUAGE IS 26 PAGES, AND IS AVAILABLE BY REQUEST. IT UNKNOWN IF THIS PLANNED DEVELOPMENT IS STILL CURRENT OR WHAT STEPS MIGHT BE REQUIRED BY DESOTO COUNTY.

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.

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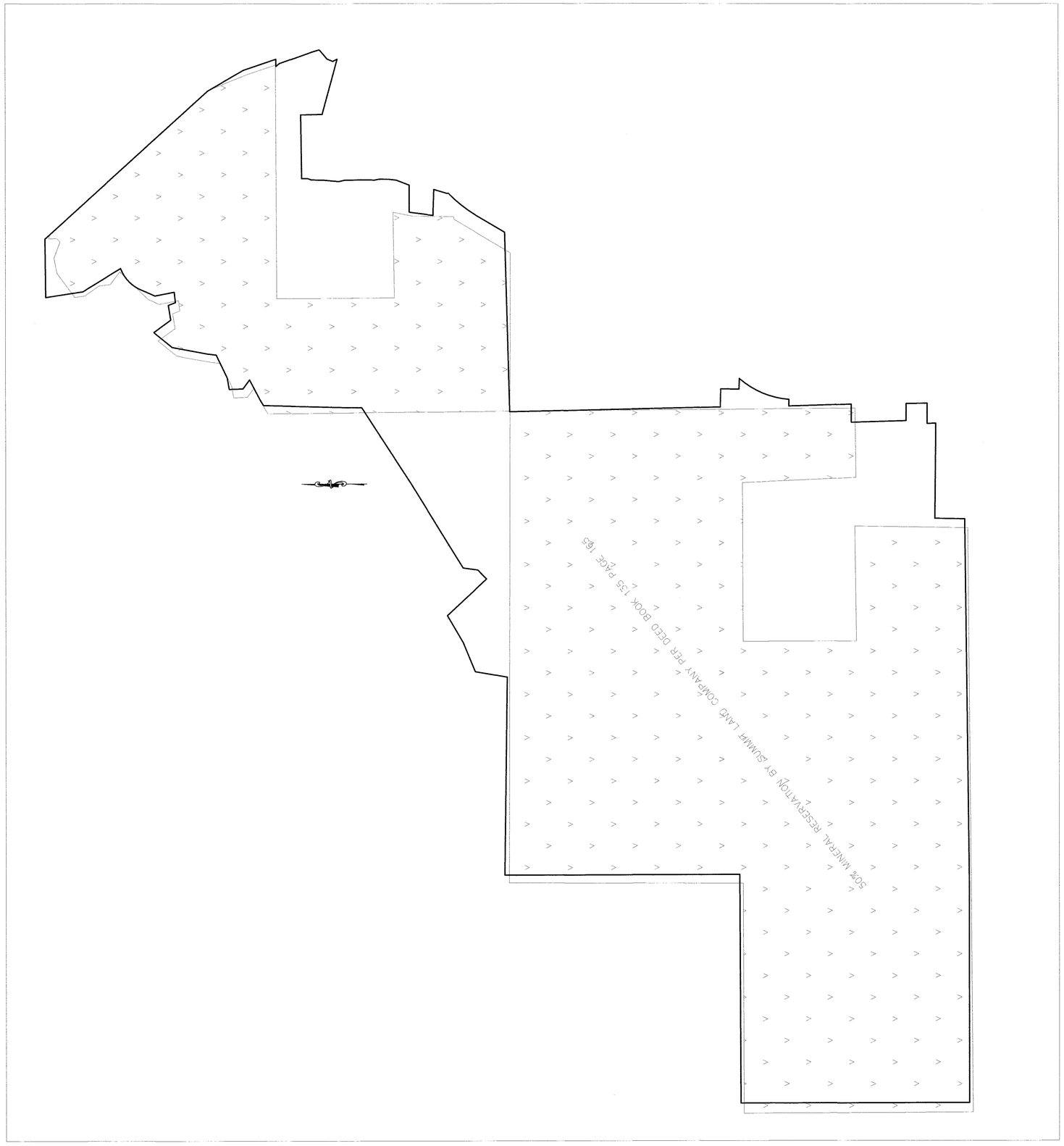
GRAPHIC DEPICTION OF FAIRVIEW FARMS PLANNED DEVELOPMENT
FAIRVIEW FARMS, LLC PROPERTY
LOCATED IN SECTIONS 19,20,29,& 30, T2S, R5W, & SECTION 25, T2S, R6W
DESOTO COUNTY, MISSISSIPPI

REVISIONS	DRAWING Name: FAIRVIEWFARMS	JOB No: 2024-3-1
	DRAWN BY:	CHECKED BY: R. E. FARLEY
	SCALE: 1"=600	DATE: 6/28/2024 SHEET 4 of 6



GRAPHIC DEPICTION OF PRIOR MINERAL RESERVATION PER DB 135 PG 165
FAIRVIEW FARMS, LLC PROPERTY
LOCATED IN SECTIONS 19,20,29,& 30, T2S, R6W, & SECTION 25, T2S, R6W
DESOTO COUNTY, MISSISSIPPI

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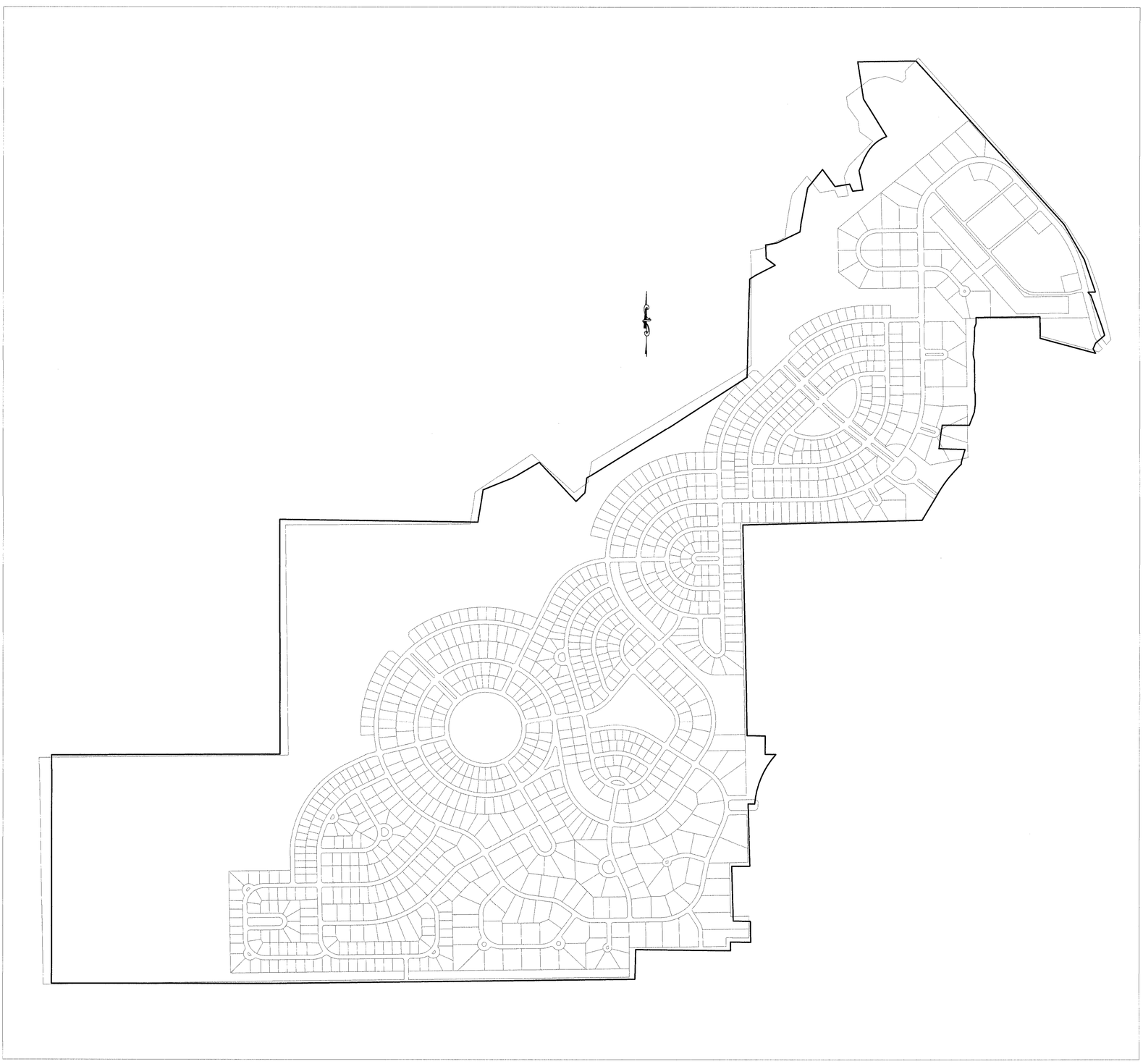

PROPOSED LAYOUT FAIRVIEW FARMS PLANNED DEVELOPMENT, DATED 10/20/2000

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