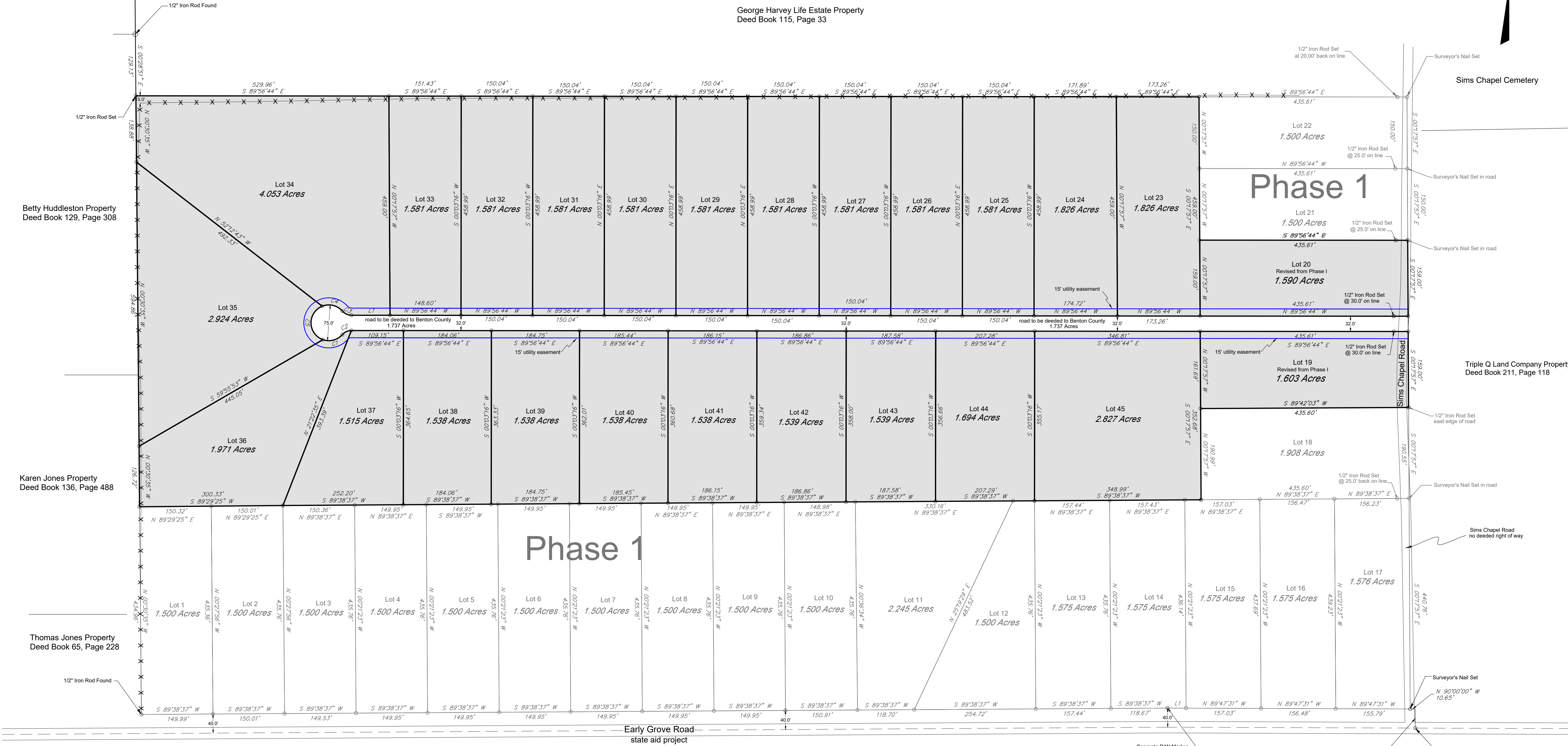


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	37.50'	44.81'	42.19'	N 75°16'46" E	68°27'31"
C2	25.00'	21.38'	20.74'	N 65°33'08" E	49°00'16"
C3	25.00'	21.38'	20.74'	N 65°28'36" W	49°00'16"
C4	37.50'	46.34'	43.45'	N 76°20'35" W	70°48'15"
C5	37.50'	90.81'	70.19'	S 01°02'06" E	138°44'46"

LINE	BEARING	DISTANCE
L1	N 89°56'44" W	80.96'



George Harvey Life Estate Property
Deed Book 115, Page 33



NOTE: 1/2" DIAMETER IRON RODS SET ON ALL LOT CORNERS
UNLESS OTHERWISE NOTED ON PLAT.

SURVEYOR'S CERTIFICATE:

I DO HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE BOARD OF REGISTERED SURVEYORS IN THE STATE OF MISSISSIPPI TO A CLASS "B" SURVEY WITH A HORIZONTAL PRECISION OF GREATER THAN 1:7500.

BOARD OF SUPERVISOR APPROVAL:

THIS FINAL SUBDIVISION PLAT AND LAYOUT WAS APPROVED AND ACCEPTED BY THE BENTON COUNTY BOARD OF SUPERVISORS 20-2024.

BOARD OF SUPERVISORS - PRESIDENT

OWNERS STATEMENT:

WE THE OWNERS OF THIS PROPERTY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AND CONVEY THE LOTS AS DEPICTED, SUBJECT TO ANY AND ALL RECORDED COVENANTS THAT MAY RESTRICT THE TYPE OF HOUSING OR HOMES AND THE LOCATION OF SAID HOMES ON THE LOTS. A 10 FEET WIDE UTILITY EASEMENT IS RESERVED ALONG THE ROAD FRONTAGE OF EARLY GROVE ROAD AND SIMS CHAPEL ROAD FOR THE PURPOSE OF PUBLIC UTILITIES ONLY.

LAND INVESTORS, LLC. (OWNERS)

SUBDIVISION PLAT OF:

BRYAN ROAD FARMS
PHASE II

LAND INVESTORS, LLC. PROPERTY
INSTRUMENT 2024 00017

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 1 WEST
BENTON COUNTY, MISSISSIPPI

JULY 24, 2025



Professional Land Services

LAND SURVEYING - FORESTRY - MAPPING

101 NORTH MAIN STREET
RIPLEY, MISSISSIPPI 38663
662-837-9373

clint@plsripley.com
Website: plsripley.com

JOB NO. 25192

CLINT TIDWELL
PROFESSIONAL SURVEYOR 2832