



NOTES:

1. THIS SURVEY IS SUBJECT TO ALL CODES, REGULATIONS, COVENANTS, REVISIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
2. THIS SURVEY WAS PERFORMED AND PREPARED WITHOUT THE REQUEST FOR OR BENEFIT OF A TITLE SEARCH.
3. THIS SURVEY SHOWS VISIBLE EVIDENCE THAT MAY REQUIRE EASEMENTS. TO UNCOVER ALL RECORDED EASEMENTS, A TITLE SEARCH WOULD BE REQUIRED.
4. ALL BEARINGS ARE REFERENCED GPS GRID NORTH, MISSISSIPPI STATE PLANE EAST COORDINATES, NAD83 DATUM.
5. THE SCALE OF THIS DRAWING IS 1" = 100'.
6. CONVERGENCE ANGLE +0° 02' 48.76"
7. SCALE FACTOR: 0.99990775797
8. THIS IS A CLASS "C" SURVEY.
9. DRAWN BY: JOSHUA L. DAVIS, EI
APPROVED BY: BRETT BRASHER, PLS

IRON PIN FOUND
N:1401329.14
E:1012105.79

P.O.C
IRON PIN FOUND AT
THE ACCEPTED NORTHEAST CORNER OF
THE SOUTHEAST QUARTER SECTION
8, TOWNSHIP 17 NORTH, RANGE 15
EAST, OKTIBBEHA COUNTY, MISSISSIPPI

Boundary Survey of Lot 7
Ironwood Subdivision
Section 8, Township 17 N, Range 15 E
Oktibbeha County, Mississippi



JAMES BRETT BRASHER
P.O. BOX 2100
2310 MARTIN LUTHER KING JR. DRIVE
COLUMBUS, MS. 39704-2100
REGISTERED PROFESSIONAL LAND
SURVEYOR L.S. NO. 3231
STATE OF MISSISSIPPI

Scale: 1" = 100'
Date: June 19, 2019
Dwg. No.: 1

201 Academy Road, Suite 2
Starkville, MS 39759
PH: (662)268-7966 / FAX: (662)268-7961

A LEGAL DESCRIPTION OF LOT 7, IRONWOOD SUBDIVISION (NOT RECORDED), CONTAINING 87,120 SQUARE FEET OR 2.00 ACRES, MORE OR LESS, TRACT OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 15 EAST, OKTIBBEHA COUNTY, MISSISSIPPI.

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83, GRID VALUES, US FEET, USING SCALE FACTOR OF 0.99990775797 AND A GRID TO GEODETIC AZIMUTH ANGLE OF (+) 00 DEGREES 02 MINUTES 48.76 SECONDS DEVELOPED AT THE APPROXIMATE CENTER OF THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE IRON PIN FOUND AT THE ACCEPTED NORTHEAST CORNER OF THE SOUTHEAST QUARTER SECTION 8, TOWNSHIP 17 NORTH, RANGE 15 EAST, OKTIBBEHA COUNTY, MISSISSIPPI; THENCE NORTH 63°18'29" WEST FOR A DISTANCE OF 5103.23 FEET TO A "T" POST, FOUND AT THE EAST RIGHT OF WAY OF OKTOC ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 4°39'09" EAST FOR A DISTANCE OF 344.48 FEET TO IRON PIN, FOUND AT THE NORTHWEST CORNER OF LOT 1; THENCE ALONG THE NORTH LINE AND EXTENSION THROUGH OF SAID LOT NORTH 89°56'35" EAST FOR A DISTANCE OF 2013.03 FEET TO IRON PIN, FOUND AT THE NORTHEAST CORNER OF LOT 6; SAID IRON PIN BEING ALSO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE NORTH 89°56'35" EAST FOR A DISTANCE OF 349.91 FEET TO AN IRON PIN, FOUND AT THE NORTHWEST CORNER OF LOT 8; THENCE SOUTH 0°03'25" EAST FOR A DISTANCE OF 248.98 FEET TO AN IRON PIN, FOUND AT THE NORTH RIGHT OF WAY OF IRONWOOD DRIVE; THENCE ALONG SAID RIGHT OF WAY SOUTH 89°56'35" WEST FOR A DISTANCE OF 349.91 FEET TO AN IRON PIN, FOUND AT THE SOUTHEAST CORNER OF LOT 6; THENCE ALONG THE EAST LINE OF SAID LOT NORTH 0°03'25" WEST FOR A DISTANCE OF 248.98 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 87,120 SQUARE FEET OR 2.00 ACRES, MORE OR LESS, BEING SUBJECT TO ALL CODES, REGULATIONS AND RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD.