

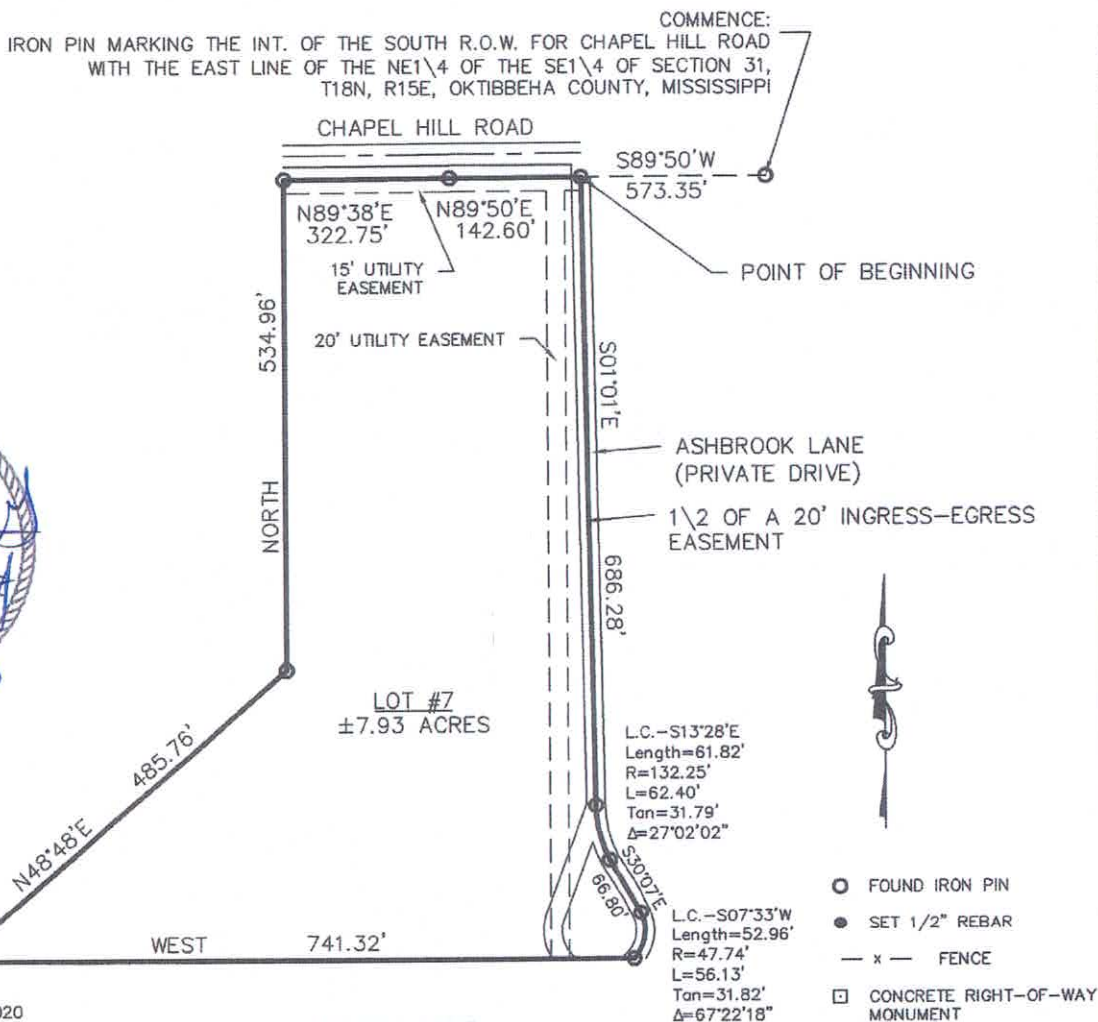
PLAT OF SURVEY AND DESCRIPTION OF
LOT #7 ASHBROOK DEVELOPMENT

A PARCEL OF LAND BEING 7.93 ACRES, MORE OR LESS, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 15 EAST, OKTIBBEHA COUNTY, MISSISSIPPI, AND BEING PART OF THAT PARCEL RECORDED IN DEED BOOK 2018 PAGE 20183 AND BEING FURTHER DESCRIBED AS FOLLOWS;

COMMENCE AT THE IRON PIN MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY FOR CHAPEL HILL ROAD WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; RUN THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 89 DEGREES 50 MINUTES WEST FOR 573.35 FEET TO THE FOUND IRON PIN MARKING THE POINT OF BEGINNING; RUN THENCE, ALONG ASHBROOK DRIVE, SOUTH 01 DEGREES 01 MINUTES EAST FOR 686.28 FEET TO AN IRON PIN; RUN THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 132.25 FEET AND ALSO HAVING A LONG CHORD OF BEARING SOUTH 13 DEGREES 28 MINUTES EAST AND LENGTH OF 61.82 FEET FOR AN ARC DISTANCE OF 62.40 FEET TO AN IRON PIN; RUN THENCE, SOUTH 30 DEGREES 07 MINUTES EAST FOR 66.80 FEET TO AN IRON PIN; RUN THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 47.74 FEET AND ALSO HAVING A LONG CHORD OF BEARING SOUTH 07 DEGREES 33 MINUTES WEST AND LENGTH OF 52.96 FEET FOR AN ARC DISTANCE OF 56.13 FEET TO AN IRON PIN; RUN THENCE, WEST FOR 741.32 FEET TO AN IRON PIN; RUN THENCE, NORTH 48 DEGREES 48 MINUTES EAST FOR 485.76 FEET TO AN IRON PIN; RUN THENCE, NORTH FOR 534.96 FEET TO AN IRON PIN ON THE SOUTH RIGHT-OF-WAY FOR CHAPEL HILL ROAD; RUN THENCE, ALONG SAID RIGHT-OF-WAY, NORTH 89 DEGREES 38 MINUTES EAST FOR 322.75 FEET TO AN IRON PIN; CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 89 DEGREES 50 MINUTES EAST FOR 142.60 FEET TO THE IRON PIN MARKING THE POINT OF BEGINNING.

BEING 7.93 ACRES, PLUS OR MINUS A STRIP OF LAND FROM THE NORTH SIDE TO THE SOUTH RIGHT-OF-WAY FOR CHAPEL HILL ROAD.

ALSO BEING SUBJECT TO ALL EASEMENTS AS SHOWN.



SURVEY PARTY:
ERIC KOIVA
ALONZO SKINNER

DATE OF FIELD WORK: OCTOBER 8, 2020

CLASS "D" SURVEY

NOTES:
BEARINGS DETERMINED BY SOLAR OBSERVATION
DISTANCES BY E.D.M.
CALCULATIONS BY COMPUTER
SURVEY PERFORMED WITHOUT CURRENT TITLE SEARCH

C:\ACAD\20061\20-061 Lot #7 Legal 11-16-2020

MICHAEL G. BRENT
MISS. PLS #2738
BRENT ENGINEERING SERVICE, INC.
507-A M.L. KING DRIVE
STARKVILLE, MISSISSIPPI
662-324-0713

REFERENCE:
DEED BOOK 2018 PAGE 20183