

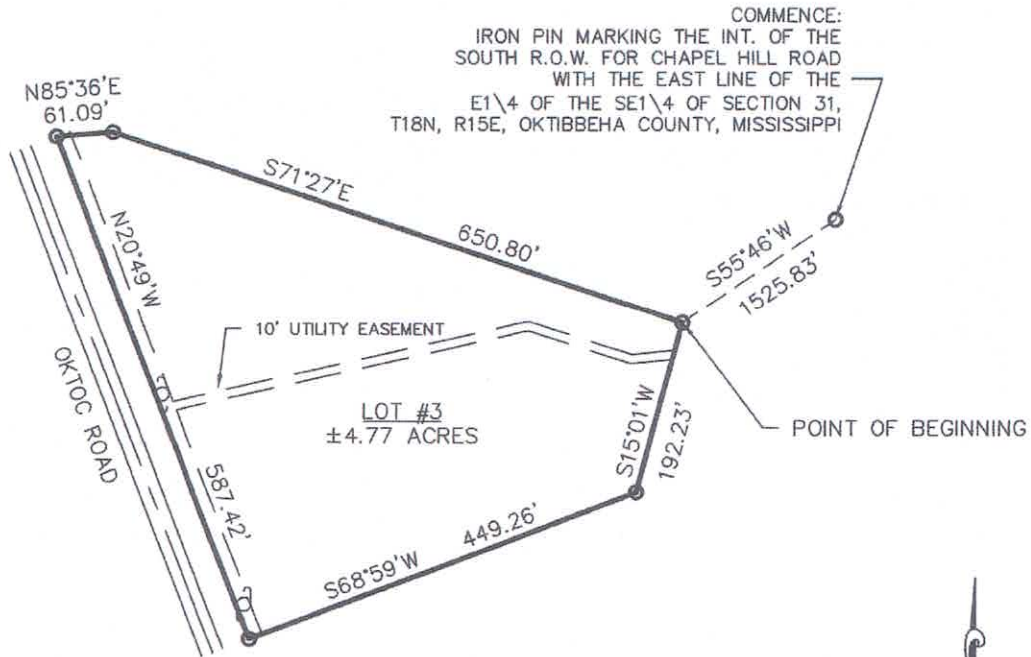
PLAT OF SURVEY AND DESCRIPTION OF
LOT #3 ASHBROOK DEVELOPMENT

A PARCEL OF LAND BEING 4.77 ACRES, MORE OR LESS, SITUATED IN THE NORTHWEST 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, SOUTH 55 DEGREES 46 MINUTES WEST FOR 1525.83 FEET TO THE FOUND IRON PIN MARKING THE POINT OF BEGINNING; RUN THENCE, SOUTH 68 DEGREES 59 MINUTES WEST FOR 449.26 FEET TO AN IRON PIN ON THE EAST RIGHT-OF-WAY FOR OKTOC ROAD; RUN THENCE, ALONG SAID RIGHT-OF-WAY, NORTH 20 DEGREES 49 MINUTES WEST FOR 587.42 FEET TO AN IRON PIN; RUN THENCE, NORTH 85 DEGREES 36 MINUTES EAST FOR 61.09 FEET TO AN IRON PIN; RUN THENCE, SOUTH 71 DEGREES 27 MINUTES EAST FOR 650.08 FEET TO THE IRON PIN MARKING THE POINT OF BEGINNING.

BEING 4.77 ACRES, PLUS OR MINUS A STRIP OF LAND FROM THE WEST SIDE TO THE EAST RIGHT-OF-WAY FOR OKTOC ROAD.

ALSO BEING SUBJECT TO ALL EASEMENTS AS SHOWN.



COMMENCE:
IRON PIN MARKING THE INT. OF THE
SOUTH R.O.W. FOR CHAPEL HILL ROAD
WITH THE EAST LINE OF THE
E1\4 OF THE SE1\4 OF SECTION 31,
T18N, R15E, OKTIBBEHA COUNTY, MISSISSIPPI



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

SURVEY PARTY:
ERIC KOIVA
ALONZO SKINNER

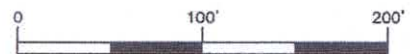
DATE OF FIELD WORK: OCTOBER 8, 2020

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 #3 Legal 11-12-2020

- FOUND IRON PIN
- SET 1/2" REBAR
- x - FENCE
- CONCRETE RIGHT-OF-WAY MONUMENT



Scale: 1" = 200'