



- 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.
 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: BRETT BRASHER, PLS
APPROVED BY: BRETT BRASHER, PLS

Boundary Survey of Lot 34
 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: July 5, 2022
 Dwg. No.: 1

NEEL-SCHAFFER
Solutions you can build upon

P.O. Box 2100 / 39704
 2310 Martin Luther King Jr. Drive
 Columbus, MS 39705
 PH: (662)328-4547 / FAX: (662)328-8552

11/14/2022 10:00 AM 100' scale 11/14/2022 10:00 AM 100' scale 11/14/2022 10:00 AM 100' scale 11/14/2022 10:00 AM 100' scale

A LEGAL DESCRIPTION OF LOT 34, IRONWOOD SUBDIVISION (NOT RECORDED), CONTAINING 65,340 SQUARE FEET OR 1.50 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 FOLLOING 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 38°04'59" WEST FOR A DISTANCE OF 2155.04 FEET TO AN IRON PIN, SET AT THE SOUTHWEST CORNER OF LOT 34, AT THE EAST RIGHT OF WAY OF MADISON DRIVE, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE ALONG SAID RIGHT OF WAY NORTH 0°00'00" EAST FOR A DISTANCE OF 316.81 FEET TO IRON PIN, SET; THENCE NORTH 89°56'35" EAST FOR A DISTANCE OF 206.24 FEET TO AN IRON PIN, SET; THENCE SOUTH 0°00'00" EAST FOR A DISTANCE OF 316.81 FEET TO AN IRON PIN, SET ON THE NORTH RIGHT OF WAY OF MADISON DRIVE; THENCE ALONG SAID RIGHT OF WAY SOUTH 89°56'35" WEST FOR A DISTANCE OF 206.24 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 65340 SQUARE FEET OR 1.50 ACRES, MORE OR LESS, BEING SUBJECT TO ALL CODES, REGULATIONS AND RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD.