

LEGAL DESCRIPTION PARCEL A 155.32 ACRES

COMMENCE AT A 1/2" REBAR MARKING THE SW CORNER OF SECTION 26, T-1-N, R-3-E, SIMPSON COUNTY, MISSISSIPPI AND RUN S89°31'35"E ALONG THE SOUTH LINE OF SAID SECTION 26 FOR 3212.15 FEET TO A MAG NAIL AND THE CENTERLINE OF ROBERT BUSH ROAD (PAVED PUBLIC ROAD) AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN N25°53'27"W ALONG SAID CENTERLINE FOR 468.14 FEET TO A MAG NAIL; THENCE RUN N25°17'59"W ALONG SAID CENTERLINE FOR 2058.53 FEET TO A COTTON SPINDLE; THENCE LEAVING SAID CENTERLINE RUN N70°07'21"E FOR 35.21 FEET TO A CONCRETE R/W MARKER; THENCE RUN ALONG THE EAST R/W LINE OF SAID ROAD AND ALONG A CURVE WHICH BEARS TO THE RIGHT HAVING A RADIUS OF 537.96 FEET, A LENGTH OF 624.33 FEET, AND A CHORD BEARING AND DISTANCE OF N07°51'06"E AND 589.87 FEET TO A CONCRETE R/W MARKER; THENCE RUN N41°01'13"E ALONG SAID R/W LINE FOR 778.64 FEET TO A 1/2" REBAR; THENCE RUN S48°44'56"E ALONG SAID R/W LINE FOR 35.00 FEET TO A CONCRETE R/W MARKER; THENCE CONTINUE ALONG SAID R/W LINE AND ALONG A CURVE WHICH BEARS TO THE LEFT HAVING A RADIUS OF 643.00 FEET, A LENGTH OF 268.52 FEET, AND A CHORD BEARING AND DISTANCE OF N28°50'35"E AND 266.57 FEET, RESPECTIVELY, TO A 1/2" REBAR; THENCE LEAVING SAID R/W LINE RUN EAST FOR 485.67 FEET TO A 1/2" REBAR; THENCE RUN NORTH FOR 348.03 FEET TO A COTTON SPINDLE IN A GRAVEL DRIVE; THENCE RUN N25°26'26"E FOR 420.31 FEET TO THE CENTERLINE OF STRONG RIVER; THENCE RUN THE FOLLOWING FIVE (5) CALLS ALONG SAID CENTERLINE: RUN S62°22'00"E FOR 112.79 FEET; THENCE S76°43'32"E FOR 157.47 FEET; THENCE N85°58'06"E FOR 218.58 FEET; THENCE N76°54'27"E FOR 111.91 FEET; THENCE N70°03'25"E FOR 213.63 FEET; THENCE LEAVING SAID CENTERLINE RUN S00°00'08"E FOR 3113.79 FEET TO A FENCE AND PAINTED LINE INTERSECTION AND THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE RUN N89°21'18"W ALONG SAID SOUTH LINE FOR 333.04 FEET TO A 1/2" REBAR AT A LIGHTER STUMP MARKING THE SW CORNER OF SAID NE 1/4 OF THE SE 1/4; THENCE RUN SOUTH ALONG THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26 FOR 1325.76 FEET TO A 1/2" REBAR AND THE SE CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE RUN N89°31'35"W ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE SE 1/4 FOR 809.99 FEET BACK TO THE POINT OF BEGINNING.

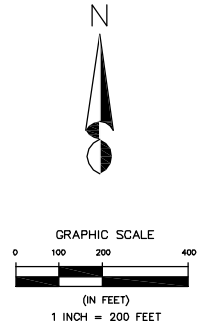
SAID PARCEL OF LAND IS A PART OF THE NW 1/4 OF THE NE 1/4, A PART OF THE NE 1/4 OF THE NE 1/4, A PART OF THE SE 1/4 OF THE NE 1/4, A PART OF THE SW 1/4 OF THE NE 1/4, A PART OF THE SE 1/4 OF THE SW 1/4, A PART OF THE NW 1/4 OF THE SE 1/4, A PART OF THE NE 1/4 OF THE SE 1/4, A PART OF THE SW 1/4 OF THE SE 1/4, AND A PART OF THE SW 1/4 OF THE SW 1/4, ALL IN SECTION 26, T-1-N, R-3-E, SIMPSON COUNTY, MISSISSIPPI AND CONTAINS 155.32 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL B (9.88 ACRES)

COMMENCE AT A 1/2" REBAR MARKING THE SW CORNER OF SECTION 26, T-1-N, R-3-W, SIMPSON COUNTY, MISSISSIPPI AND RUN S89°31'35"E ALONG THE SOUTH LINE OF SAID SECTION 26 FOR 3212.15 FEET TO A MAG NAIL AND THE CENTERLINE OF ROBERT BUSH ROAD (PAVED PUBLIC ROAD); THENCE RUN N25°53'27"W ALONG SAID CENTERLINE FOR 468.14 FEET TO A MAG NAIL; THENCE RUN N25°17'59"W ALONG SAID CENTERLINE FOR 2058.53 FEET TO A COTTON SPINDLE; THENCE RUN S70°07'21"W FOR 35.21 FEET TO A CONCRETE R/W MARKER AND THE WEST R/W LINE OF SAID ROBERT BUSH ROAD; THENCE RUN ALONG SAID R/W LINE AND ALONG A CURVE WHICH BEARS TO THE RIGHT HAVING A RADIUS OF 607.96 FEET, A LENGTH OF 280.63 FEET, AND A CHORD BEARING AND DISTANCE OF N11°32'06"W AND 278.15 FEET, RESPECTIVELY, TO A 1/2" REBAR AND THE CENTERLINE OF THE OLD ROADWAY (DIRT) AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THE FOLLOWING TWELVE (12) CALLS ALONG THE CENTERLINE OF SAID OLD ROADWAY: RUN N11°43'29"W FOR 101.86 FEET TO A 1/2" REBAR; THENCE N02°50'02"W FOR 77.63 FEET TO A 1/2" REBAR; THENCE N03°37'54"E FOR 94.56 FEET TO A 1/2" REBAR; THENCE N08°13'55"E FOR 90.56 FEET TO A 1/2" REBAR; THENCE N16°39'42"E FOR 162.66 FEET TO A 1/2" REBAR; THENCE N16°39'43"E FOR 240.20 FEET TO A 1/2" REBAR; THENCE N22°34'55"E FOR 137.73 FEET TO A 1/2" REBAR; THENCE N28°22'52"E FOR 185.47 FEET TO A 1/2" REBAR; THENCE N30°24'19"E FOR 273.95 FEET TO A 1/2" REBAR; THENCE N74°34'26"E ALONG SAID CENTERLINE FOR 16.88 FEET TO THE WEST R/W LINE OF THE AFOREMENTIONED ROBERT BUSH ROAD; THENCE RUN S16°17'08"E ALONG SAID R/W LINE FOR 405.17 FEET TO A CONCRETE R/W MARKER; THENCE RUN S79°39'19"W ALONG SAID R/W LINE FOR 19.69 FEET TO A CONCRETE R/W MARKER; THENCE CONTINUE ALONG SAID R/W LINE AND ALONG A CURVE WHICH BEARS TO THE RIGHT HAVING A RADIUS OF 503.00 FEET, A LENGTH OF 503.22 FEET, AND A CHORD BEARING AND DISTANCE OF S12°22'39"W AND 482.50 FEET, RESPECTIVELY, TO A CONCRETE R/W MARKER; THENCE S41°01'13"W ALONG SAID R/W LINE FOR 779.54 FEET TO A CONCRETE R/W MARKER; THENCE CONTINUE ALONG SAID R/W LINE AND ALONG A CURVE WHICH BEARS TO THE LEFT HAVING A RADIUS OF 607.96 FEET, A LENGTH OF 417.56 FEET, AND A CHORD BEARING AND DISTANCE OF S21°21'53"W AND 409.40 FEET, RESPECTIVELY, BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND IS A PART OF THE NE 1/4 OF THE NW 1/4, A PART OF THE NW 1/4 OF THE NE 1/4, A PART OF THE SE 1/4 OF THE NW 1/4, A PART OF THE SW 1/4 OF THE NE 1/4 AND A PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 26, T-1-N, R-3-E, SIMPSON COUNTY, MISSISSIPPI AND CONTAINS 9.88 ACRES, MORE OR LESS.

- - DENOTES SET 1/2" REBAR UNLESS OTHERWISE NOTED
- - DENOTES FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- - DENOTES FOUND CONCRETE R/W MARKER



(REDUCED COPY)

THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY OF THE BOUNDARY LINES SHOWN ON THIS PLAT AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF		MIDSOUTH SURVEYING AND MAPPING, LLC 502 HILL STREET ELLISVILLE, MS 39437 PHONE 601-964-0115, 601-517-9908, 601-765-0015, FAX 601-800-8150	
SURVEY FOR: KEVIN STEEN		203-81 MAIN STREET NEW AUGUSTA, MS 39462	
REFERENCE MATERIAL	CLASS "C" SURVEY	SURVEY DATE: 04/03/2020	DATE OF THIS PLAT: 04/06/2020
- DB 1061, P. 305		DRAWN BY: C. BURNER	TECHNICIAN: D. HAWKINS
- DB 1053, P. 355		CLIENT INSTRUCTION	
BEARING DERIVATION GEODETIC		(APR) - AS PER RECORD (APS) - AS PER SURVEY	DRAWING ID: 280103-032520KS
CHRISTOPHER G. BOONE, PS MS 02905			