

NOTE:

NO RECORD SEARCH FOR EASEMENTS WAS CONDUCTED. THE PROPERTY LINES ARE SUBJECT TO ROAD RIGHT-OF-WAY.

REFERENCE MATERIAL:

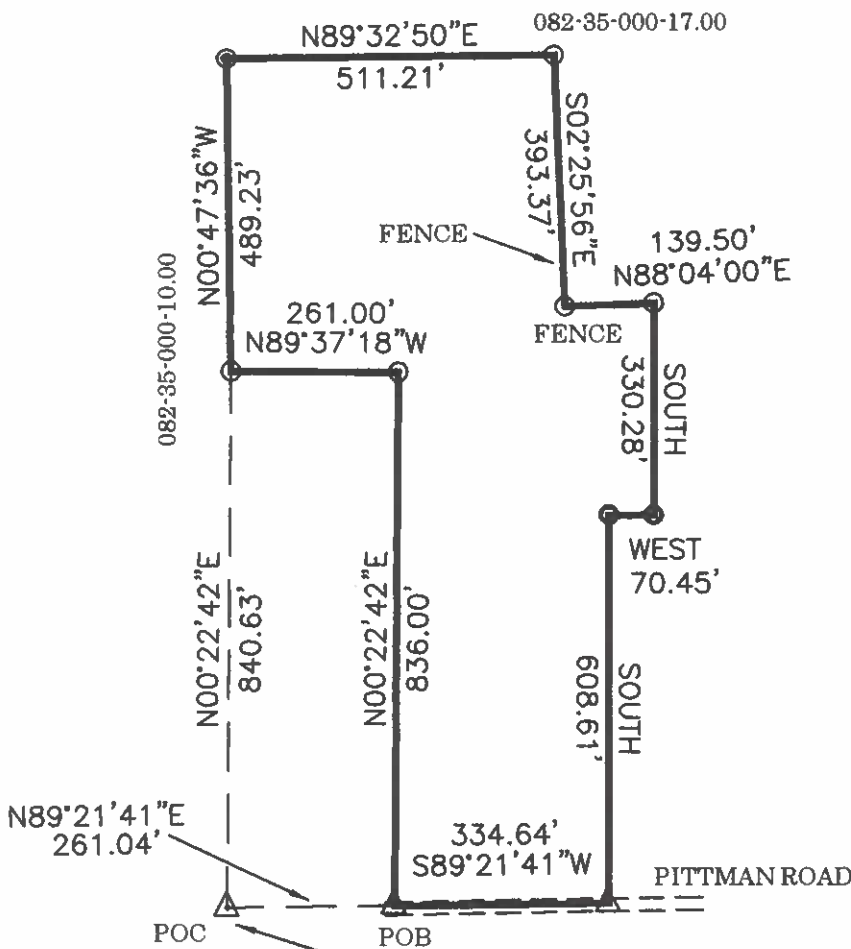
- GOV'T NOTES & PLATS
- DEED BK 303, PG 623
- DEED BK 303, PG 625
- DEED BK 394, PG 26
- DEED BK 305, PG 200
- TAX MAPS
- OWNERSHIP MAPS

DESCRIPTION:

BASED ON A SOLAR OBSERVATION AND COMMENCING AT A RAILROAD SPIKE AT THE SW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T-4-N, R-11-E, WALTHALL COUNTY, MISSISSIPPI AND RUN N89°21'41"E 261.04 FEET ALONG THE SECTION LINE TO A RAILROAD SPIKE FOR THE POINT OF BEGINNING. THENCE RUN N00°22'42"E 836.00 FEET TO AN IRON PIPE; THENCE RUN N89°37'18"W 261.00 FEET TO AN IRON PIPE; THENCE RUN N00°47'36"W 489.23 FEET TO AN IRON PIN AT THE FORTY CORNER; THENCE RUN N89°32'50"E 511.21 FEET ALONG THE FORTY LINE TO AN IRON PIPE; THENCE RUN ALONG A FENCE THE FOLLOWING (2) TWO CALLS: S02°25'56"E 393.37 FEET, N88°04'00"E 139.50 FEET TO AN IRON PIPE; THENCE RUN SOUTH 330.28 FEET TO AN IRON PIN; THENCE RUN WEST 70.45 FEET TO AN IRON PIN; THENCE RUN SOUTH 608.61 FEET TO A RAILROAD SPIKE ON THE SECTION LINE IN PITTMAN ROAD; THENCE RUN S89°21'41"W 334.64 FEET ALONG THE SECTION LINE, BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 12.91 ACRES, MORE OR LESS, AND BEING LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T-4-N, R-11-E, WALTHALL COUNTY, MISSISSIPPI.

LEGEND

- PROPERTY LINE
- GLO/TIE LINE
- IRON PIN FOUND
- IRON PIN SET (1/2x24")
- PINE KNOT FOUND
- RAILROAD SPIKE
- LIGHTERED POST FOUND
- COTTON PINKEN SPINDLE
- TREATED POST FOUND
- IRON PIPE FOUND



PARCEL CONTAINS,
12.91 ACRES,
MORE OR LESS.



SCALE 1" = 300'
CLASS "B" SURVEY

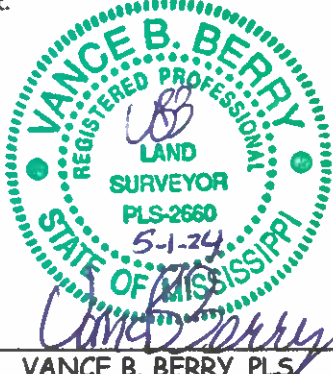


The measurements and lines shown on this survey are based solely upon the information provided to the undersigned surveyor. No title search or public record search has been performed by the undersigned, and this survey does not guarantee warrantable title to the property or properties identified herein. Further, neither this survey nor the undersigned makes any representation as to the legal effect, if any, of natural or artificial monuments identified on this survey or otherwise visible on the ground.

SW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T-4-N, R-11-E, WALTHALL COUNTY, MS

DATE OF FIELD SURVEY:
MARCH, 2024
NOTE: ALL BEARINGS SHOWN ON THIS PLAT WERE DERIVED FROM A SOLAR OBSERVATION.

I certify that the information on this plat is thorough and accurate to the best of my knowledge and belief. If seal isn't green and signature blue, this is not a official plat.



SURVEY FOR: SUNRUSH, LLC

A PART OF SECTION 35, T-4-N, R-11-E, WALTHALL COUNTY, MISSISSIPPI.

LAND DEVELOPMENT AND SURVEYING
P.O. BOX 675, FOXWORTH, MS 39483
(PHONE & FAX 601-736-6758) (CELL 601-441-4565)

Project No.: 3155S001	Scale: 1" = 300'	Class Survey: "B"	CHAINMEN:
Date: 05/01/24	Drawn by: VBB	Checked by: SB	