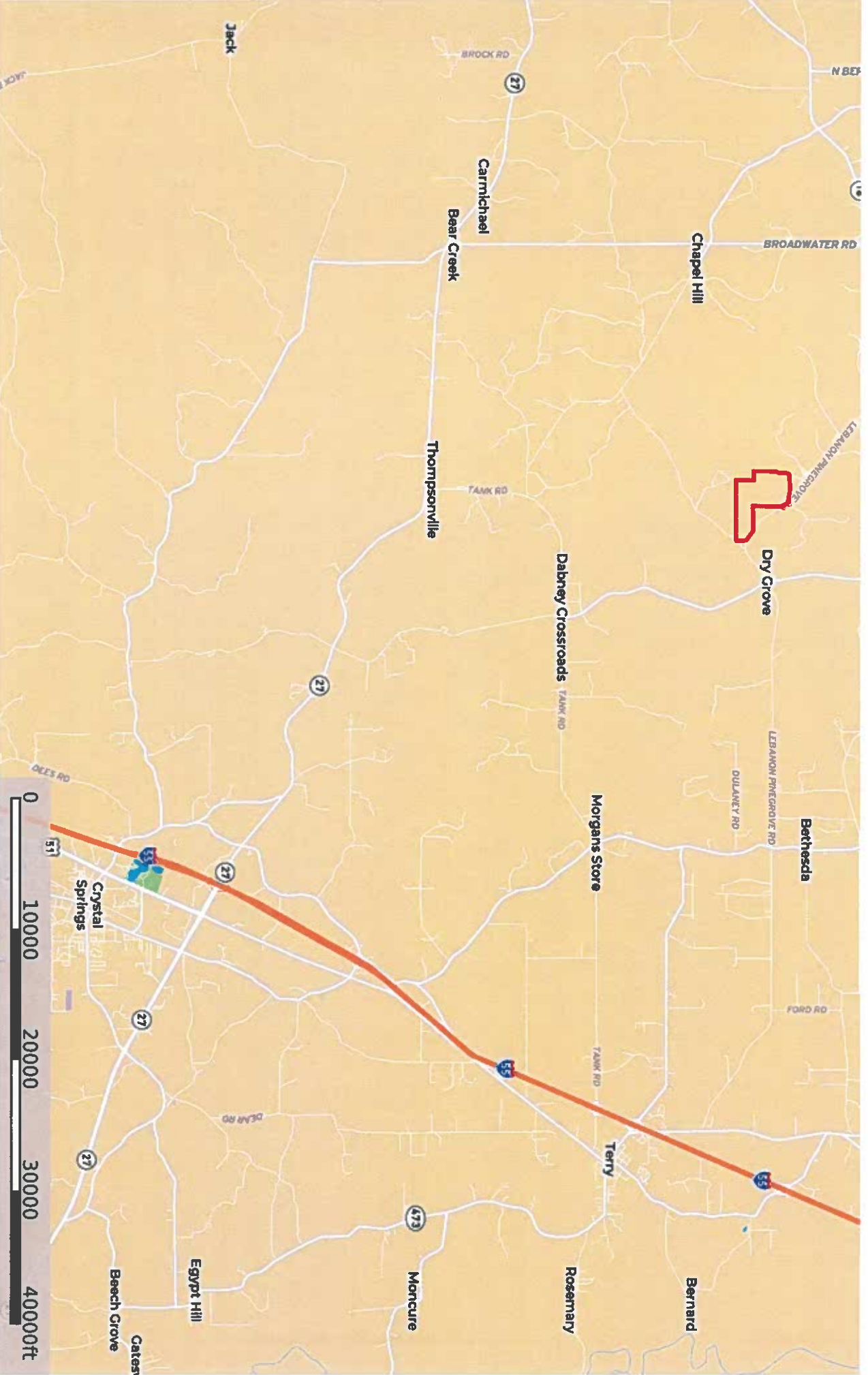


291.61 Acres / Utica / MS Combination  
Mississippi, AC +/-



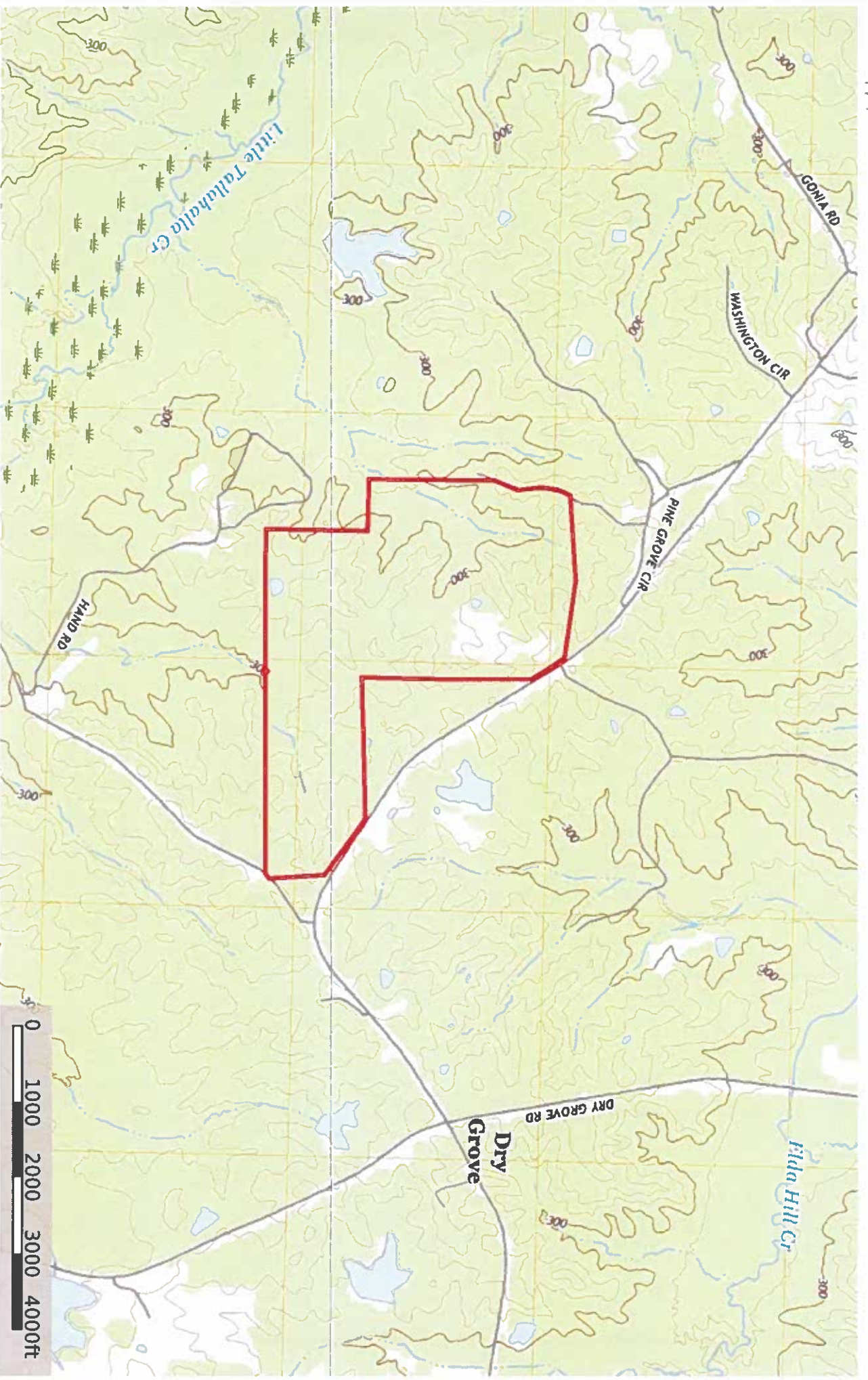
291.61 Acres / Utica / MS Combination  
Mississippi, AC +/-



Boundary



291.61 Acres / Utica / MS Combination  
Mississippi, AC +/-



Doug Rushing Realty, Inc

The information contained herein was obtained from sources deemed to be reliable. Land rd™ Services make no warranties or guarantees as to the completeness or accuracy thereof.



# PLAT OF SURVEY for Black River Properties, LLC

This property may be subject to recorded or unrecorded easements, rights-of-way or other encroachments which are not indicated on this survey, but which would be revealed by a title search performed by a competent attorney.

This boundary survey was performed and this plat was prepared by Colin L. Baird, L.S., Surveyor, No. 508 Jefferson Street, Canton, MS 39056. Phone: (801) 828-5018.

This survey is considered valid only when original and signature of surveyor of record is affixed hereto.

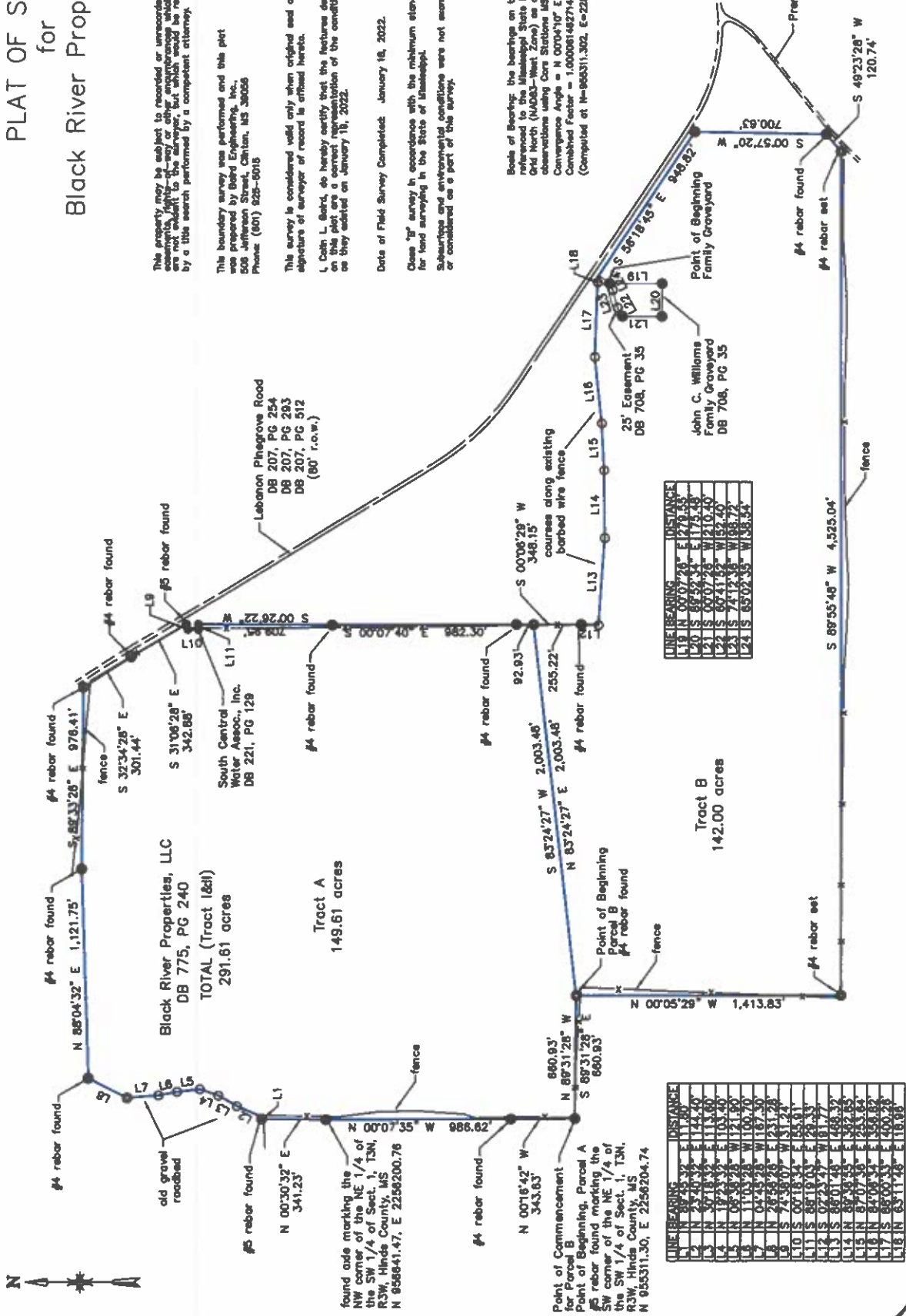
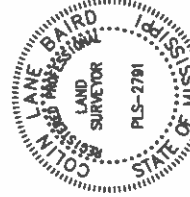
I, Colin L. Baird, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on January 18, 2022.

Date of Field Survey Completed: January 18, 2022.

Close "to" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

Suburbs and environmental conditions were not examined or considered as a part of this survey.

Beals of Bearings: The bearings on this plat are based on and referenced to the Mississippi State Plane Coordinate System Grid North (NAD83-West Zone) as derived using RTK GPS observations using CORS Stations MSJK and MSYZ. Convergence Angle = N 00'04"10" E. Combined Factor = 1.00008149271442207 (Grid to Ground) (Computed at N=865311.302, E=2256204.744)



LINE	BEARING	DISTANCE
L19	N 00°07'28" E	1270.53'
L20	S 89°59'54" E	1175.48'
L21	S 00°07'28" W	210.40'
L22	S 65°41'42" W	852.40'
L23	S 74°12'38" W	888.72'
L24	S 65°02'35" W	1038.54'

LINE	BEARING	DISTANCE
L1	N 00°07'35" W	986.62'
L2	N 85°04'32" E	1,121.75'
L3	S 32°34'28" E	301.44'
L4	S 31°06'28" E	342.88'
L5	S 00°26'22" E	734.81'
L6	S 00°00'40" E	962.30'
L7	S 00°06'28" W	348.15'
L8	S 83°24'27" W	2,003.46'
L9	N 83°24'27" E	2,003.46'
L10	N 00°16'42" W	343.63'
L11	S 89°31'28" E	660.93'
L12	S 02°23'57" E	25.31'
L13	S 46°01'48" E	448.57'
L14	N 89°43'45" E	552.62'
L15	N 87°09'43" E	544.62'
L16	N 87°09'43" E	544.62'
L17	S 85°00'33" E	400.28'
L18	N 83°11'45" E	116.96'

A tract of land being situated in the East Half (E ½) of the Northwest Quarter (NW ¼), the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 1, Township 3 North, Range 3 West, Hinds County Mississippi, and being more particularly described as follows:

Beginning at the Southwest corner of the Northeast Quarter of said Section 1, said point being represented by a #5 rebar found; run thence North 00 degrees 42 minutes West for a distance of 343.63 feet to a #4 rebar found; run thence North 00 degrees 07 minutes 35 minutes West for a distance of 986.62 feet to a found axle marking the Northwest corner of the Northeast Quarter of the Southwest Quarter; run thence North 00 degrees 32 seconds East for a distance of 341.23 feet to a #5 rebar found; run thence North 89 degrees 45 minutes 32 seconds East for a distance of 11.80 feet to a point in the center of an old gravel roadbed; run thence along said old gravel roadbed the following courses: North 23 degrees 40 minutes 32 seconds East for 144.40 feet to a point; North 30 degrees 18 minutes 32 seconds East for 113.60 feet to a point; North 19 degrees 23 minutes 32 seconds East for 103.40 feet to a point; North 06 degrees 38 minutes 28 seconds West for 121.90 feet to a point; North 11 degrees 03 minutes 28 seconds West for 167.30 feet to a point; North 26 degrees 56 minutes 26 seconds East for 231.28 feet to a #4 rebar found; run thence North 88 degrees 04 minutes 32 seconds East for 1,121.75 feet to a #4 rebar; run thence, South 89 degrees 33 minutes 28 seconds East for a distance of 976.41 feet to a #4 rebar found on the Southernly right-of-way line of Lebanon Pinegrove Road; run thence along said Southernly right-of-way line, South 32 degrees 34 minutes 28 seconds East for a distance of 301.44 feet to a #4 rebar found; run thence South 31 degrees 06 minutes 28 seconds East for a distance of 342.88 feet to a #5 rebar found; run thence leaving said Southernly right-of-way line South 74 degrees 38 minutes 07 seconds West for 31.24 feet to a #4 rebar found; run thence South 00 degrees 18 minutes 34 seconds East for 55.91 feet to a #4 rebar found; run thence South 88 degrees 19 minutes 03 seconds East for 29.33 feet to a #4 rebar found; run thence South 00 degrees 26 minutes 22 seconds West for a distance of 709.95 feet to a #4 rebar found; run thence South 00 degrees 07 minutes 40 seconds East for a distance of 982.30 feet to a #4 rebar found; run thence South 00 degrees 06 minutes 29 seconds West for 92.93 feet to a #4 rebar set; run thence South 83 degrees 24 minutes 27 seconds West for a distance of 2,003.48 feet back to a #4 rebar found; thence run North 89 degrees 31 minutes 28 seconds West for a distance of 660.93 feet to the Point of Beginning and being 149.61 acres, more or less.



Tract B

A tract of land being situated in the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼), the East Half (E ½) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) and the South Half (S ½) of the Southeast Quarter (SE ¼) of Section 1, Township 3 North, Range 3 West, also the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 6, Township 3 North, Range 2 West, Hinds County, Mississippi, and being more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 1, said point being represented by a #5 rebar found; run thence South 89 degrees 31 minutes 28 seconds East for 660.93 feet to a #4 rebar found, said point being the Point of Beginning of the tract herein described:

From the Point of Beginning run thence North 83 degrees 24 minutes 27 seconds East for 2,003.48 feet to a #4 rebar set; run thence South 00 degrees 06 minutes 29 seconds West for 255.22 feet to a #4 rebar found; run thence South 02 degrees 23 minutes 47 seconds West for 91.77 feet to a point on an existing fence line, thence following fence line the following courses: South 86 degrees 01 minutes 46 seconds East for 468.32 feet to a point; North 89 degrees 36 minutes 55 seconds East for 362.85 feet to a point; North 87 degrees 07 minutes 36 seconds East for 253.64 feet to a point; North 84 degrees 06 minutes 34 seconds East for 356.82 feet to a point; South 88 degrees 00 minutes 33 seconds East for 400.26 feet to a point; North 63 degrees 11 minutes 46 seconds East for 18.96 feet to a #4 rebar found being on the Southern right-of-way line of Lebanon Pinegrove Road; run thence along said Southern right-of-way line, South 56 degrees 18 minutes 45 seconds East for 948.82 feet to a 1 inch cumped top pipe found; run thence leaving said Southern right-of-way line, South 00 degrees 57 minutes 20 seconds West for 700.63 feet to a #4 rebar found being on the Northern right-of-way line of Prentiss Crump Road; run thence along said Northern right-of-way line, South 49 degrees 23 minutes 28 seconds West for 120.74 feet to a #4 rebar set; run thence leaving said Northern right-of-way line, South 89 degrees 55 minutes 48 seconds West for 4,525.04 feet to a #4 rebar set; run thence North 00 degrees 05 minutes 29 seconds West for 1,413.83 feet back to the Point of Beginning and being 143.00 acres, more or less.

LESS AND EXCEPT:

A 1.00 acre parcel of land being the John C. Williams Family Graveyard situated in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 6, Township 3 North, Range 2 West, Hinds County, Mississippi, and being more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 1, said point being represented by a #5 rebar found; run thence South 89 degrees 31 minutes 28 seconds East for 660.93 feet to a #4 rebar found; run thence South 87 degrees 21 minutes 55 seconds East for 3,822.82 feet to a #4 rebar found, said point being the Point of Beginning of the tract herein described:

From the Point of Beginning run thence South 65 degrees 02 minutes 35 seconds West for 38.54 feet to a #4 rebar found; run thence South 74 degrees 12 minutes 36 seconds West for 98.72 feet to a #4 rebar found; run thence South 60 degrees 41 minutes 52 seconds West for 52.40 feet to a #4 rebar found; run thence South 00 degrees 07 minutes 26 seconds West for 210.40 feet to a #4 rebar found; run thence South 89 degrees 52 minutes 34 seconds East for 175.48 feet to a #4 rebar found; run thence North 00 degrees 07 minutes 26 seconds East for 279.55 feet back to the Point of Beginning and being 1.00 acres. More or less.

