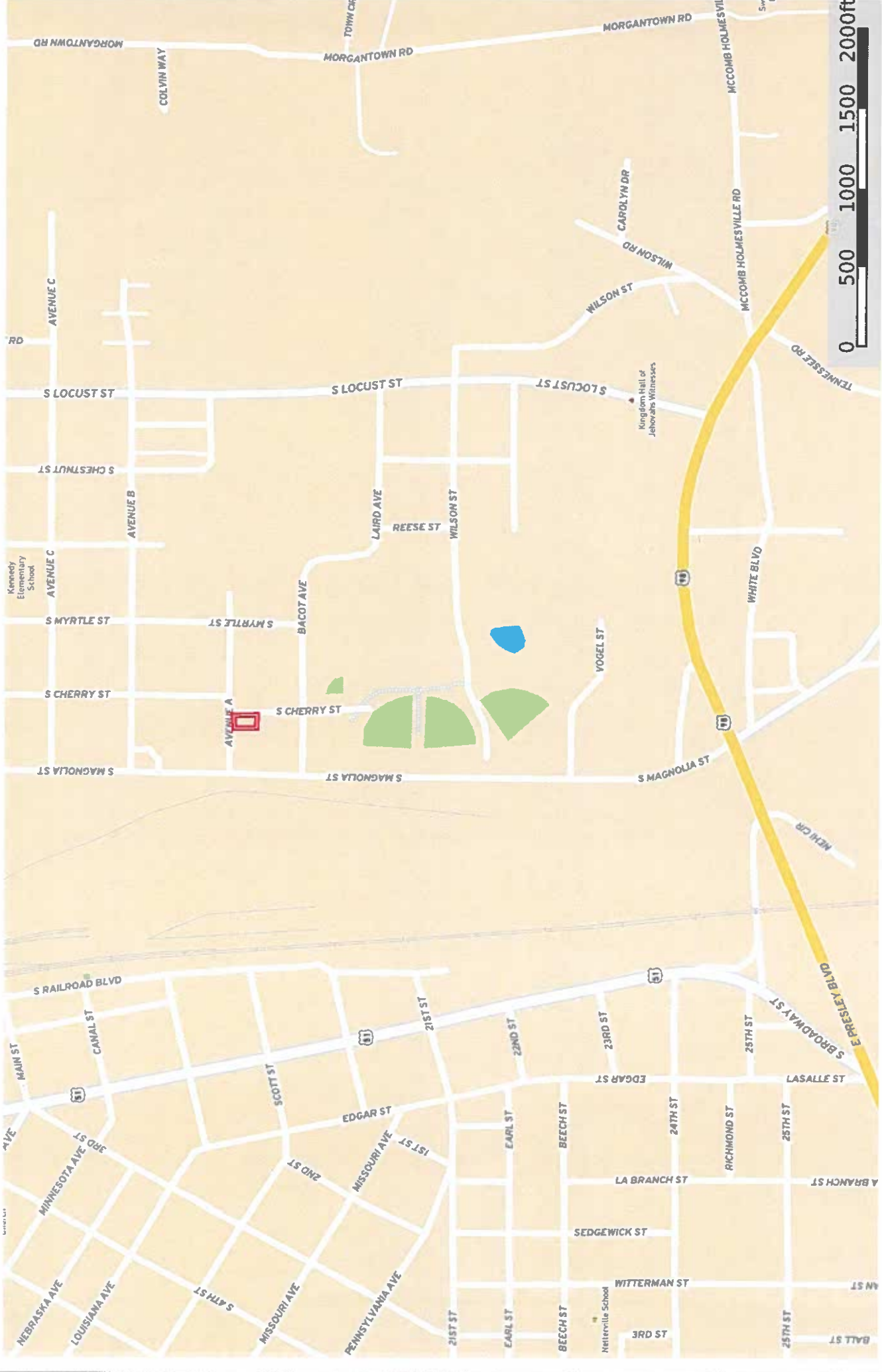


0.27 AC +/-



Boundary

AVENUE A - MISSISSIPPI, 0.27 AC +/-













Boundary

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 310, PG 318
TAX MAPS
OWNERSHIP MAPS

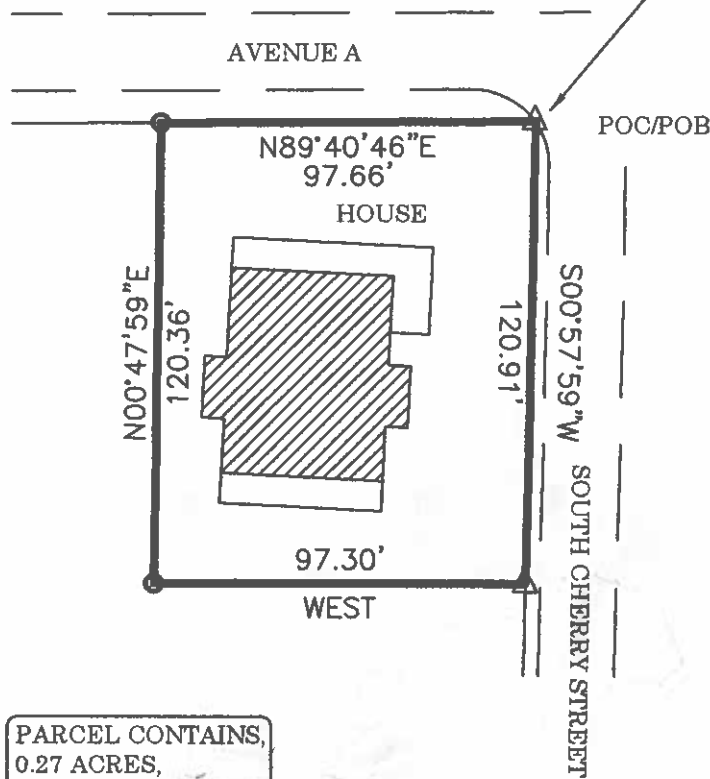
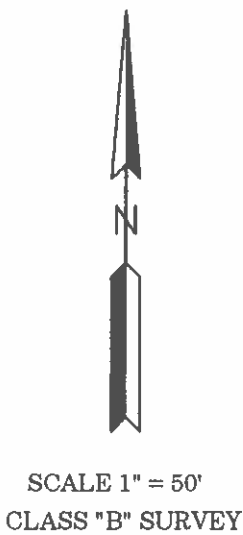
LEGEND

-  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

DESCRIPTION PARCEL 1:

BASED ON BOOK 310, PAGE 318 AND BEGINNING AT A RAILROAD SPIKE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE A AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH CHERRY STREET IN SECTION 7, T-3-N, R-8-E, PIKE COUNTY, MISSISSIPPI AND RUN S00°57'59"W 120.91 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH CHERRY STREET TO A RAILROAD SPIKE; THENCE RUN WEST 97.30 FEET TO AN IRON PIN; THENCE RUN N00°47'59"E 120.36 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE A; THENCE RUN N89°40'46"E 97.66 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE A, BACK TO THE BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.27 ACRES, MORE OR LESS, AND BEING LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 7, T-3-N, R-8-E, PIKE COUNTY, MISSISSIPPI.

INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE A AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH CHERRY STREET IN SECTION 7, T-3-N, R-8-E, PIKE COUNTY, MS



PARCEL CONTAINS, 0.27 ACRES, MORE OR LESS.

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.



DATE OF FIELD SURVEY: DECEMBER, 2023
NOTE: ALL BEARINGS SHOWN ON THIS PLAT WERE DERIVED FROM DEED BK 310, PG 318.

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.

VANCE B. BERRY, PLS

SURVEY FOR: THE WELL, INC.

A PART OF SECTION 7, T-3-N, R-8-E, PIKE COUNTY, MISSISSIPPI.

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

Project No.: 3133S001	Scale: 1" = 50'	Class Survey: "B"	CHAINMEN:
Date: 01/23/24	Drawn by: VBB	Checked by: SB	