

SURVEYOR'S NOTES:

1. Boundary Survey conducted without benefit of a Title Opinion.
2. Monuments set are:

a. 1/2" X 20" Capped Rebar stamped PS-26001 in non-asphalt locations.

b. Mag-nail w/ washer stamped PS-26001 in asphalt.
3. Bearings are Geodetic North and Ground distances determined by GNSS / VRS observations. Bearings / Distances are denoted (M) measured vs. Deed.
4. This survey did not locate and does not show the following:

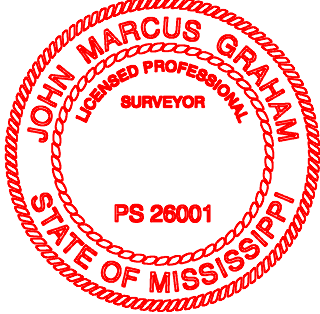
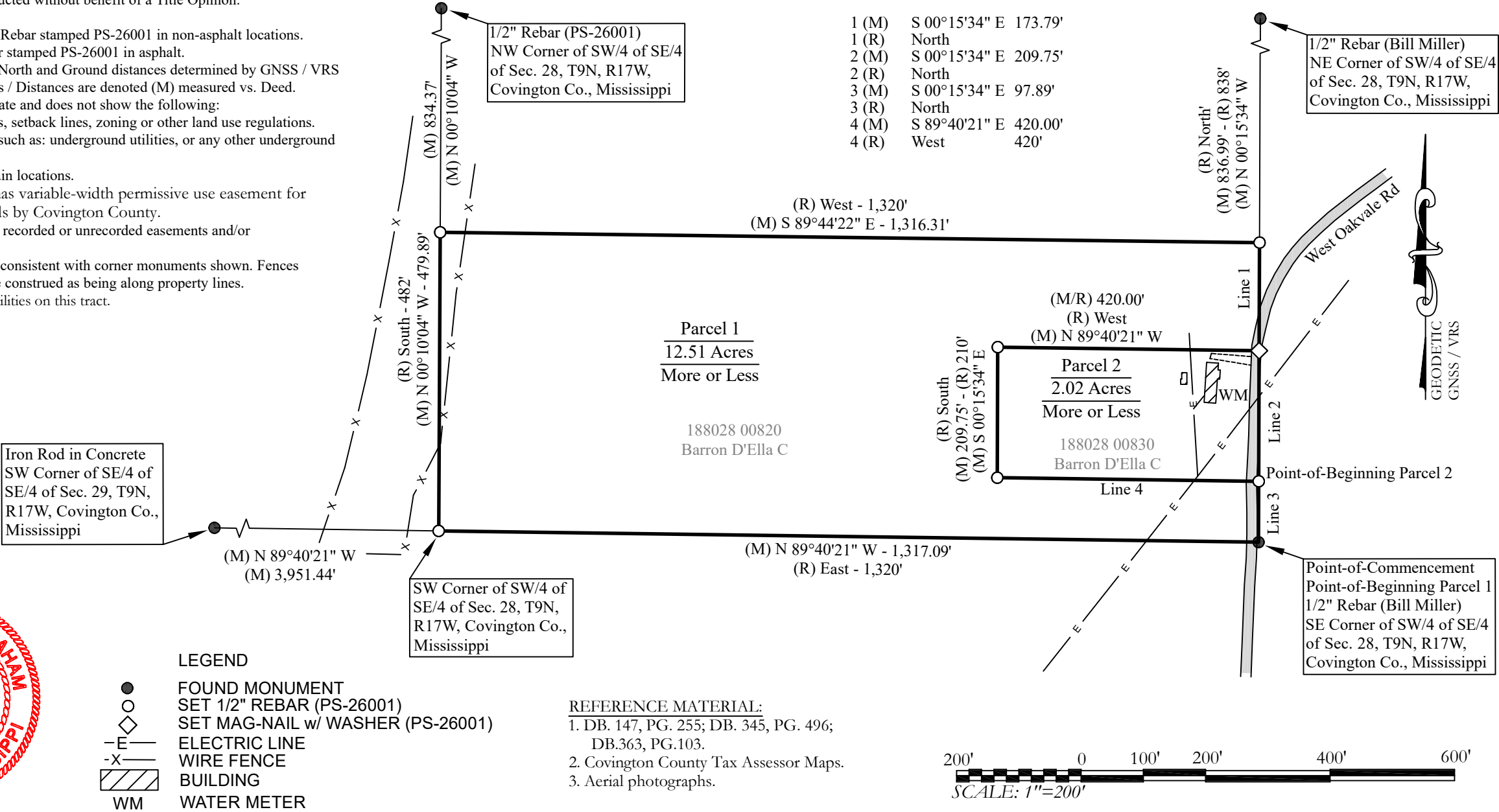
a. Restrictive covenants, setback lines, zoning or other land use regulations.

b. Subsurface features such as: underground utilities, or any other underground encroachment.

c. Wetlands or floodplain locations.
5. West Oakvale Road has variable-width permissive use easement for maintenance of roads by Covington County.
6. Property subject to any recorded or unrecorded easements and/or Right-of-Ways.
7. Possession and use are consistent with corner monuments shown. Fences meander and not to be construed as being along property lines.
8. There may be buried utilities on this tract.

LINE # BEARING DISTANCE

- 1 (M) S 00°15'34" E 173.79'
- 1 (R) North
- 2 (M) S 00°15'34" E 209.75'
- 2 (R) North
- 3 (M) S 00°15'34" E 97.89'
- 3 (R) North
- 4 (M) S 89°40'21" E 420.00'
- 4 (R) West 420'



LEGEND

- FOUND MONUMENT
- SET 1/2" REBAR (PS-26001)
- ◇

SET MAG-NAIL w/ WASHER (PS-26001)
- E-

ELECTRIC LINE
- X-

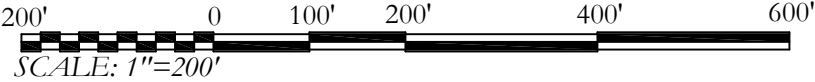
WIRE FENCE
- WM

BUILDING
- WM

WATER METER

REFERENCE MATERIAL:

1. DB. 147, PG. 255; DB. 345, PG. 496; DB.363, PG.103.
2. Covington County Tax Assessor Maps.
3. Aerial photographs.



John M. Graham
JOHN M. GRAHAM, PLS
PS - 26001

Witness Tree Surveying, LLC 35 Blueberry Lane Seminary, MS 39479 Phone: 601-441-4359	Part of SW/4 of SE/4 of Sec. 28, T-9-N, R-17-W, Covington County, Mississippi	SURVEY CLASS: C	SCALE: 1" = 200'
		BOUNDARY SURVEY	FIELD WORK: 08/30/2025
			PLAT DATE: 09/01/2025
			DRAWN BY: JMG
PROJECT No:	250834	CLIENT: JAY 10 PROPERTIES, LLC	CHECKED BY: JMG
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