LEGAL DESCRIPTION: COMMENCE AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 12 WEST, FORREST COUNTY, MISSISSIPPI, AND RUN SOUTH, 801.80'; THENCE WEST, 1200.00' TO A FOUND 3/4" CRIMPTOP PIPE AND THE POINT OF BEGINNING; THENCE SOUTH, 602.24' (RECORD 602.36') TO A FOUND 3/4" CRIMPTOP PIPE ON THE NORTH RIGHT—OF—WAY OF OLD RICHTON ROAD; THENCE S 86'50'34" W ALONG SAID RIGHT—OF—WAY, 249.80' (RECORD S 86'51'26" W, 249.77') TO A FOUND 1/2" REBAR (BENT); THENCE N 18'34'13" E, 183.63' (RECORD N 18'36'37" E, 183.10') TO A FOUND 1/2" REBAR (BENT); THENCE N 36'43'29" W, 116.54' (RECORD N 36'32'52" W, 116.96') TO A FOUND 1/2" REBAR (BENT); THENCE N 22'46'04" W, 378.15' (RECORD N 22'49'41" W, 378.19') TO A FOUND 1/2" REBAR ON AN EAST—WEST FENCE LINE; THENCE S 89'58'38" E ALONG SAID FENCE LINE, 406.97' (RECORD EAST, 407.33') TO THE POINT OF BEGINNING. SAID PROPERTY IS SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 23, TOWNSHIP 5 NORTH, RANGE 12 WEST, FORREST COUNTY, MISSISSIPPI, AND CONTAINS ±4.00 ACRES. SURVEY CLASSIFICATION: CLASS 'C' REFERENCE MATERIALS: 1. OWNER'S DESCRIPTION. NE CNR SE 1/4 OF NE 1/4, SEC. 23, T-5-N, R-12-W, FORREST CO., MS (RAILROAD SPIKE) ADJACENT PROPERTY OWNER'S DESCRIPTIONS. COUNTY TAX MAP. PLAT OF SURVEY BY FLYNT & ASSOC. HT NOS 5. U.S.G.S. QUADRANGLE MAP. P.O.B. ———— FOUND 3/4" CRIMPTOP PIPE 80 FOUND 1/2" (R) EAST 407.33' 80 S89'58'16"W REBAR FOUND 1/2" (M) S89*58'38"E WEST 406.97 REBAR BARBED FENCE 140.43 1200.00 N22.49 4 N SW 1/4 OF NE 1/4 SE 1/4 OF NE 1/4 7 E S 63.2 |" = 100' FOUND 1/2" REBAR 57.8 HOUSE LEGEND SORCH . P.O.B. POINT OF BEGINNING 378 BEARING ò **MEASURED** (M) (R) U RECORD Ó. POWER POLE OHP OVERHEAD POWER FOUND 1/2" REBAR (BENT) ±4.00 AC. CENTERLINE Œ R/W RIGHT-OF-WAY 602. 602. (M) N36'43'29"W 116.54 (R) N36'32'52"W 116.96 .36 24 FOUND 1/2" REBAR (BENT) LINE) Œ 23 65 183.63 FOUND 1/2" REBAR PITTMAN GRAVE FNGINEER J N7836'3-AND NW 1/4 OF SE 1/4 NE 1/4 OF SE 1/4 SURVEYOR PE - 13609 PLS - 2759 FOUND 1/2" REBAR (BENT) FOUND 3/4" CRIMPTOP PIPE OHP 249.80 S86'50'34"W FOUND CONCRETED R/W MARKER 39 (R) S86'51'26"W 249.77 26 HOV ZOZA S86"53"14"W OLD RICHTON ROAD 66.50 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) 28035C0070D DATED MARCH 2, 2010, THIS PROPERTY IS SITUATED IN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD PITTMAN ENGINEERS, INC. SURVEY for COOLEY CAPITAL, LLC DATE OF SURVEY: 75 NOV 2024 A ANAMA ENGINEERING-SURVEYING-PLANNING PART OF THE SE 1/4 & SW 1/4 OF SE 1/4 AND THE NE 1/4 & NW 1/4 OF SE 1/4, T-5-N, R-12-W, III ARRINGTON ROAD ELLISVILLE MISSISSIPPI 39437 FORREST COUNTY, MISSISSIPPI 601-210-8285