

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 SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 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.

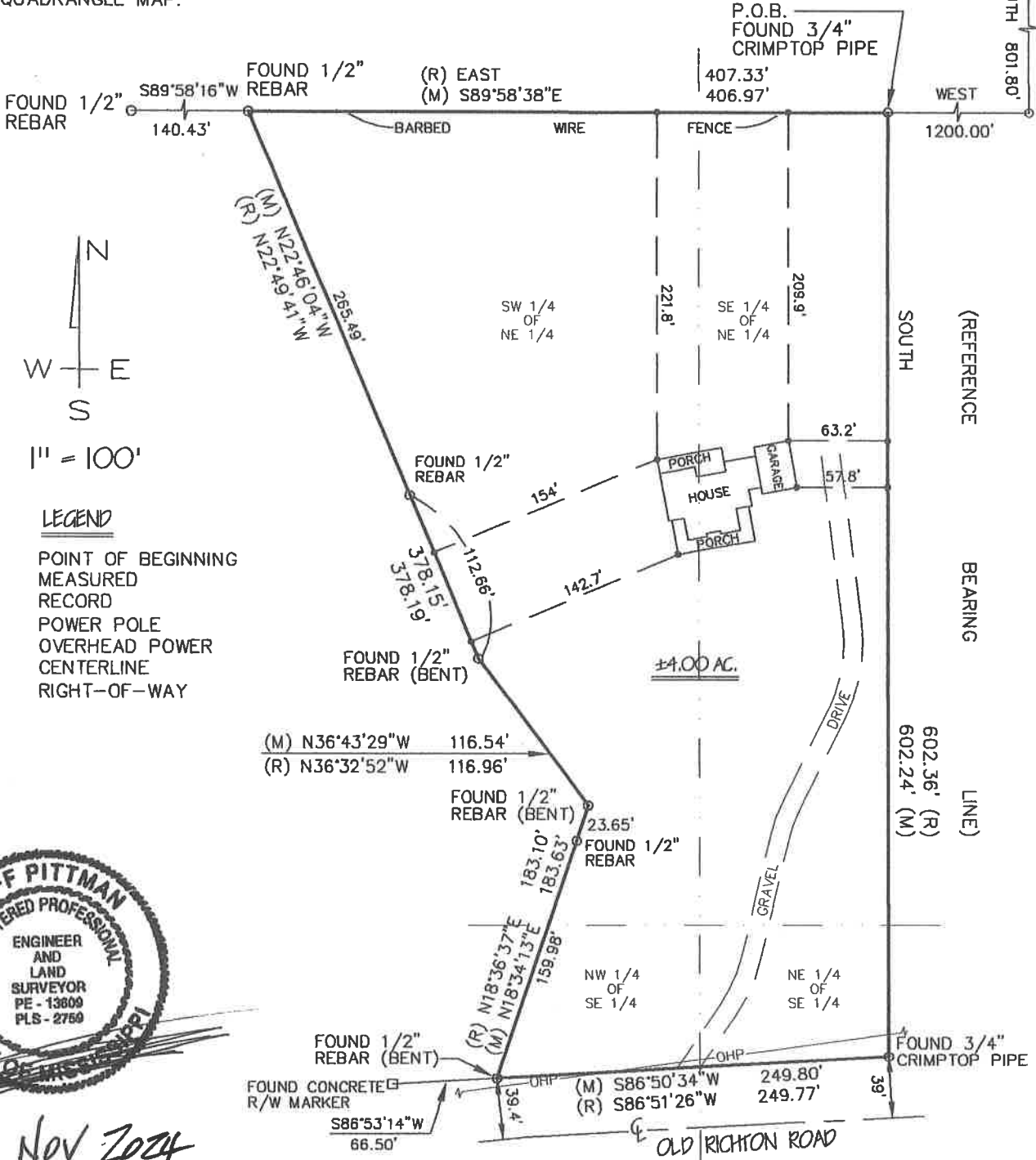
SURVEY CLASSIFICATION:

CLASS 'C'

REFERENCE MATERIALS:

1. OWNER'S DESCRIPTION.
2. ADJACENT PROPERTY OWNER'S DESCRIPTIONS.
3. COUNTY TAX MAP.
4. PLAT OF SURVEY BY FLYNT & ASSOC.
5. U.S.G.S. QUADRANGLE MAP.

NE CNR SE 1/4 OF NE 1/4,  
SEC. 23, T-5-N, R-12-W,  
FORREST CO., MS  
(RAILROAD SPIKE)



LEGEND

- P.O.B. POINT OF BEGINNING  
(M) MEASURED  
(R) RECORD  
PP POWER POLE  
OHP OVERHEAD POWER  
CL CENTERLINE  
R/W RIGHT-OF-WAY



26 Nov 2024

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) 28035C00700  
DATED MARCH 2, 2010, THIS PROPERTY IS SITUATED IN ZONE 'X', AREAS  
OF MINIMAL FLOOD HAZARD

SURVEY for COOLEY CAPITAL, LLC				PITTMAN ENGINEERS, INC.	
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, FORREST COUNTY, MISSISSIPPI				ENGINEERING-SURVEYING-PLANNING	
SURVEYED BY: JP				III ABBINGTON ROAD	
DATE OF SURVEY: 25 NOV 2024				ELLISVILLE, MISSISSIPPI 39437	
DRAWN BY: JP				601-210-8285	
CHECKED BY: JP					
PROJECT #: 117-24					
DRAWING #: 971					