SEC. 18, T5N, R9W

N/F: Mary Helen Guy
Parcel No.
044 –18–015.001
D.B. 214, P. 671

N/F: Kenneth Morgan
Parcel No.
044 –18–015.000
D.B. 191, P. 17

GOOD HOPE CHURCH RD.
aka DAVID NEWELL RD.

N/F: Charles Odom
Parcel No.
044 –18–016.002
D.B. 91, P. 131

1" IPF (North bank of creek)

N01°33'16"W
11.68'

1" IPF (South bank of creek)
NW Cor. of the SE/4 of the SE/4, Sec. 18, T5N, R9W, Perry Co., Miss.
N–688643.29, E–953938.67

N89°54'07"E 608.25' (S)
N89°51'50"E 608.37' (R)

1/2" RBFC (BMW)

1/2" RBFC (BMW)
N89°51'37"E 492.12' (R)
N89°53'07"E 492.12' (S)

Forty Line

S00°59'59"W 31.08' (S)
S01°01'17"W 31.08' (R)

X–TIE @ FC

2" IPF at the NE Cor. of the SE/4 of the SE/4, Sec. 18, T5N, R9W, Perry Co., Miss.
N–688642.54 E–955257.28

S01°23'20"W 173.08' (S)
S01°22'48"W 173.01' (R)

N34°41'13"E 175.98' (S)
N34°35'22"E 176.08' (R)

R/W CMF

1/2" RBFC (BMW)

R=9012.38' L=300.55'
Chord=S32°07'02"W 300.53'

R=7048.37' L=411.45'
Chord=N32°40'08"E C.L. 411.39'

MS SPCS, NAD83
MS EAST ZONE

Parcel 2
9.59 Ac.

Barn
Pipe Lot
Shed

Parcel 1–B
13.30 Ac.

N/F: Arthur Scarbrough
Parcel No.
044 –18–001.000
D.B. 147, P. 748

N00°15'05"E 1320.12' (R)
N00°17'48"E 1230.78' (S)

S00°14'30"W 825.61' (S)

N/F: Wynn Alexander
Parcel No.
044 –17–002.000
D.B. 212, P. 157

S00°11'24"W 1321.19' (R)

Pond

ACE CARLISLE RD. (Public–Paved) (70.0' R/W)

S29°15'50"W 921.89'

N29°15'49"E 245.88'

RBSC

S80°49'55"E 942.54'

Gravel Dr.

Single Story Brick on Slab

Shed

P.O.B. Parcel 1–B
RBSC
N–687816.94
E–955253.80

N29°15'49"E 738.06'

Parcel 1–A
14.83 Ac.

Barn
Lean–To

S00°14'30"W 495.54' (S)

P.O.B.–Parcel 2
RBSC
N–687412.53
E–953932.30

P.O.B.–Parcel 1–A
P.O.C.–Parcel 1–B & 2
LKF at the Section Corner common to Sections 17, 18, 19 & 20, T5N, R9W, Perry Co., Miss.
N–687321.40, E–955251.71

L1

RBSC
N–687323.25
E–953962.52

L2 L3

115.00' (R)
N89°58'45"W

1/2" RBFC (BMW)

N89°55'55"W 347.07'

N89°55'01"W 197.83' (R)
N89°54'37"W 197.90' (S)

1/2" RBF

1/2" RBF

N89°55'10"W 659.95'

18 17
19 20

N/F: Ryan Conner
Parcel No.
044 –19–004.000
D.B. 193, P. 607

N/F: Chester Hatchett
Parcel No.
044 –19–002.002
D.B. 188, P. 756

N/F: Kenneth Finnell
Parcel No.
044 –19–002.003
D.B. 129, P. 880

N/F: Scott Brewer
Parcel No.
044 –19–001.001
D.B. 215, P. 552

RRSPK at the SW Cor. of the SE/4 of the SE/4, Sec. 18, T5N, R9W, Perry Co., Miss. (under asphalt surface)
N–687323.32, E–953931.84

S00°05'27"W 377.23' (S)
S00°01'07"W 377.34' (R)

1/2" RBFC (BMW)

S00°02'58"W 417.41' (S)
S00°01'07"W 419.78' (S)

1/2" RBF

LINE	BEARING	DISTANCE
L1	N00°17'48"E	89.21'
L2	S89°52'01"E	30.68'
L3	N89°52'01"W	84.27'

LEGEND
RBSC= 1/2" Rebar Set w/Cap (PLS# 25125)
CMF= Concrete Monument Found
LKF= Lighter Knot Found
IPF= Iron Pipe Found
RBF= Rebar Found
RBFC= Rebar Found w/Cap
P.O.B.= Point of Beginning
D.B.= Deed Book
P.= Page
N/F= Now or Formerly

SURVEY DESCRIPTION–PARCEL 2:

Commencing at a Lighter Knot Found at the Section Corner common to Sections 17, 18, 19 & 20, Township 5 North, Range 9 West, Perry County, Mississippi, said point having the grid coordinates of N–687321.40, E–955251.71 according to the Mississippi State Plane Coordinate System, NAD83, MS East Zone; thence North 89 degrees 55 minutes 10 seconds West 659.95 feet to a 1/2" Rebar Found; thence North 89 degrees 54 minutes 37 seconds West 197.90 feet to a 1/2" Rebar Found; thence North 89 degrees 55 minutes 55 seconds West 347.07 feet to a 1/2" Rebar Found with Cap (BMW); thence North 89 degrees 52 minutes 01 seconds West 84.27 feet to a 1/2" Rebar Set with Cap on the East right–of–way of Ace Carlisle Road; thence continue North 89 degrees 52 minutes 01 seconds West 30.68 feet to a Railroad Spike Found in the asphalt of Ace Carlisle Road; thence North 00 degrees 17 minutes 48 seconds East 89.21 feet to a 1/2" Rebar Set with Cap on the West right–of–way of Ace Carlisle Road and the Point of Beginning (N–687412.53, E–953932.30), thence North 00 degrees 17 minutes 48 seconds East 1230.78 feet to a 1" Iron Pipe Found at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 18; thence North 89 degrees 54 minutes 07 seconds East 608.25 feet to a 1/2" Rebar Found with Cap (BMW) on the West right–of–way of Good Hope Church Road (aka David Newell Road); thence along said right–of–way, South 01 degrees 23 minutes 20 seconds West 173.08 feet to a 1/2" Rebar Found with Cap (BMW) at the P.C. of a curve on the West right–of–way of Ace Carlisle Road; thence along said right–of–way in a curve to the left having a radius of 9012.38 feet, a chord bearing South 32 degrees 07 minutes 02 seconds West, and a chord distance of 300.53 feet, thence along said curve an arc length of 300.55 feet; thence South 29 degrees 15 minutes 50 seconds West 921.89 feet to the Point of Beginning, containing 9.59 acres, more or less, and being located in the Southeast Quarter of the Southeast Quarter of Section 18, Township 5 North, Range 9 West, Perry County, Mississippi. The Basis of Bearings is the Mississippi State Plane Coordinate System, NAD83, MS East Zone. This description Parcel 2 as per the field survey by Cutrer Land Surveying, LLC dated November 16, 2024, Drawing Number 2143–24–2.

REFERENCE MATERIAL:
- Survey for Wendell Edwards Estate by Benjamin Mark Walley. P.L.S., dated July 21, 2017.
- Warranty Deed Book 188, Page 756
- Warranty Deed Book 215, Page 552
- Warranty Deed Book 193, Page 607

GENERAL NOTES:
This survey was performed without the benefit of a current title report and should not be used as one. Therefore, all recorded and unrecorded right–of–ways and/or easements may not be shown hereon.

The Basis of Bearings is the Mississippi State Plane Coordinate System, NAD 83, MS East Zone (2301). State Plane Coordinates were determined by Carlson BRx7 GPS observations utilizing Topnet Live, Real–Time Kinematic (RTK) Network.

Point of Commencement
Convergence Angle: –00°03'02"
Combined Scale Factor: 0.99995105

Not all Above/Below Grade Utilities were located in this survey. A MS 811 "One Call" is recommended before you dig.

Scale 1" = 150'
0' 150' 300'

PLAT OF BOUNDARY SURVEY FOR:
JOSH WEATHERFORD
SECTION 18, TOWNSHIP 5 NORTH, RANGE 9 WEST, PERRY CO., MISS.

BASIS OF BEARINGS: MISS. SPCS, NAD83, MS EAST ZONE.	
FIELD WORK: NOV. 13, 2024	SURVEY CLASS: "C"
DRAWING DATE: NOV. 16, 2024	SCALE: 1"= 150'
DRAWING NO: 2143–24–2	FIELD CREW: CHC,CHC
	DRAWN BY: TM

SURVEYOR'S CERTIFICATION
I, Chad H. Cutrer, Mississippi Professional Survey No. 25125, do hereby certify that this drawing is a true and accurate representation of a survey conducted by me and that the results shown hereon are in compliance with the Mississippi Standards of Practice for Professional Land Surveyors.

CHAD H. CUTRER, PLS# 25125

CHAD H. CUTRER LICENSED PROFESSIONAL SURVEYOR PS-25125 STATE OF MISSISSIPPI

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