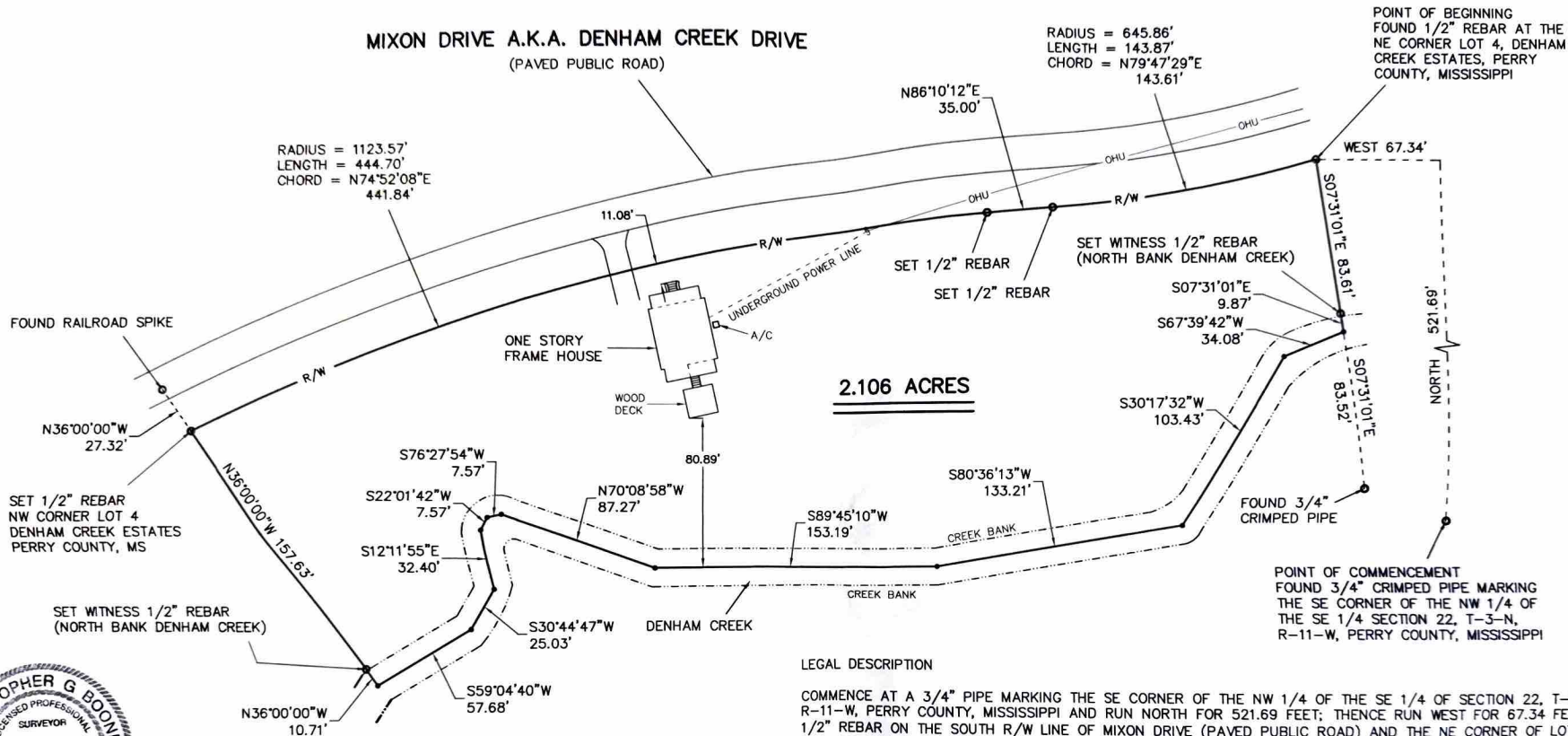


MIXON DRIVE A.K.A. DENHAM CREEK DRIVE
(PAVED PUBLIC ROAD)



2.106 ACRES

LEGAL DESCRIPTION

COMMENCE AT A 3/4" PIPE MARKING THE SE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 22, T-3-N, R-11-W, PERRY COUNTY, MISSISSIPPI AND RUN NORTH FOR 521.69 FEET; THENCE RUN WEST FOR 67.34 FEET TO A 1/2" REBAR ON THE SOUTH R/W LINE OF MIXON DRIVE (PAVED PUBLIC ROAD) AND THE NE CORNER OF LOT 4 OF DENHAM CREEK ESTATES AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN S07°31'01"E ALONG THE EAST LINE OF SAID LOT 4 FOR 83.61 FEET TO A 1/2" REBAR AND THE NORTH BANK OF DENHAM CREEK; THENCE CONTINUE S07°31'01"E ALONG SAID LOT LINE FOR 9.87 FEET TO THE CENTERLINE OF SAID DENHAM CREEK; THENCE RUN THE FOLLOWING TEN (10) CALLS ALONG SAID CENTERLINE: RUN S67°39'42"W FOR 34.08 FEET; THENCE S30°17'32"W FOR 103.43 FEET; THENCE S80°36'13"W FOR 133.21 FEET; THENCE S89°45'10"W FOR 153.19 FEET; THENCE N70°08'58"W FOR 87.27 FEET; THENCE S76°27'54"W FOR 7.57 FEET; THENCE S22°01'42"W FOR 7.57 FEET; THENCE S12°11'55"E FOR 32.40 FEET; THENCE S30°44'47"W FOR 25.03 FEET; THENCE S59°04'40"W FOR 57.68 FEET TO THE WEST LINE OF SAID LOT 4; THENCE RUN N36°00'00"W ALONG SAID WEST LINE FOR 10.71 FEET TO A 1/2" REBAR AND THE AFOREMENTIONED NORTH BANK OF DENHAM CREEK; THENCE CONTINUE N36°00'00"W ALONG SAID WEST LINE FOR 157.63 FEET TO A 1/2" REBAR; THENCE RUN N86°10'12"E ALONG SAID R/W LINE FOR 35.00 FEET TO A 1/2" REBAR; THENCE CONTINUE ALONG SAID R/W LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 645.86 FEET, A LENGTH OF 143.87 FEET, AND A CHORD BEARING AND DISTANCE OF N79°47'29"E AND 143.61 FEET, RESPECTIVELY, BACK TO THE POINT OF BEGINNING.

SAID PARCEL IS A PART OF LOT 4 OF DENHAM CREEK ESTATES SUBDIVISION AND IS LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 22, T-3-N, R-11-W, PERRY COUNTY, MISSISSIPPI AND CONTAINS 2.106 ACRES, MORE OR LESS.



THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY OF THE BOUNDARY LINES SHOWN ON THIS PLAT AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

MIDSOUTH SURVEYING AND MAPPING, LLC

103 JESSAMINE STREET 203-B1 MAIN STREET
ELLISVILLE, MS 39437 NEW AUGUSTA, MS 39462
PHONE 601-964-0115, 601-517-9908, 601-765-0015, FAX 601-800-8150

SURVEY FOR: GERALD DUSTIN SMITH

REFERENCE MATERIAL

- DB 180, PP 432-435
- DB 107, PP 523-525
- DB 177, PP 716-718
- PREVIOUS SURVEY BY MIDSOUTH
- CLIENT INSTRUCTION

CLASS "B" SURVEY

SURVEY DATE: 10/20/2025
PLAT DATE: 10/20/2025
CREW CHIEF: C. BOONE
TECHNICIAN: J. ODOM
DRAWN BY: C. BOONE

RIGHT OF WAY

R/W

CENTERLINE

ε

OVERHEAD UTILITIES

OHU

ε - UTILITY POLE

BEARING DERIVATION
GEODETIC

(APR) - AS PER RECORD
(APS) - AS PER SURVEY

DRAWING ID.
220311-102025BS

CHRISTOPHER G. BOONE, PS MS 02905