DESCRIPTION: TRACT 1

26.29 Acres being part of lots 4,5,6,7, and lots 8,9,10 of Watson Farms No. 2 S/D plat file 314-B and being in Section 36, Township 3 South, Range 5 West, Marshall County, Mississippi and being more particularly decribed as follows:

Beginning at a 1/2" rebar with DJH cap set at the Southwest Corner of lot 4 of Watson Farms No. 2 S/D as per plat file 314-B; Said point being the POINT OF BEGINNING; run thence North 01 degrees, 58 minutes, 41 seconds West 198.00 feet to a 3/8" rebar found; run thence North 88 degrees, 39 minutes, 59 seconds East 198.14 feet to a 3/8" rebar found; run thence North 01 degrees, 58 minutes, 41 seconds West 167.73 feet to a 3/8" rebar found; run thence South 89 degrees, 56 minutes, 06 seconds East 166.60 feet to a 3/8" rebar found; run thence North 88 degrees, 59 minutes, 39 seconds East 163.91 feet to a 3/8" rebar found; run thence North 01 degrees, 19 minutes, 29 seconds West 132.46 feet to a 3/8" rebar found; run thence North 01 degrees, 25 minutes, 29 seconds West 168.36 feet to a 3/8" rebar found; run thence North 88 degrees, 58 minutes, 01 seconds East 164.74 feet to a 3/8" rebar found; run thence North 01 degrees, 10 minutes, 38 seconds West 164.48 feet to a 3/8" rebar found; run thence North 88 degrees, 38 minutes, 50 seconds East 131.53 feet to a 3/8" rebar found; run thence North 01 degrees, 06 minutes, 35 seconds West 131.79 feet to a 3/8" rebar found; run thence North 88 degrees, 17 minutes, 16 seconds East 197.93 feet to a 3/8" rebar found; run thence North 01 degrees, 22 minutes, 50 seconds West 231.00 feet to a 1/2" rebar with DJH cap set; run thence North 80 degrees, 42 minutes, 44 seconds East 654.49 feet to a 1/2" rebar with DJH cap set; run thence South 76 degrees, 58 minutes, 58 seconds East 269.95 feet to a 1/2" rebar with DJH cap set on the West right-of-way of MS HWY 309 (50.00 feet from centerline); run thence along said right-of-way South 00 degrees, 46 minutes, 14 seconds East 613.14 feet to a 1/2" rebar with DJH cap set; run thence South 88 degrees, 49 minutes, 14 seconds West leaving said right-of-way for a distance of 903.22 feet to a 1/2" rebar with DJH cap set; run thence South 01 degrees, 22 minutes, 50 seconds East 605.01 feet to a 1/2" rebar with DJH cap set; run thence South 88 degrees, 49 minutes, 14 seconds West 1020.19 feet to the POINT OF BEGINNING.

Said tract containing 26.29 acres (1,145,094 S.Q. F.T.)

DESCRIPTION: TRACT 2

12.50 acres being part of lots 4,5,6,7 of Watson Farms No. 2 S/D plat file 314-B and being in Section 36, Township 3 South, Range 5 West, Marshall County, Mississippi and being more particularly described as follows:

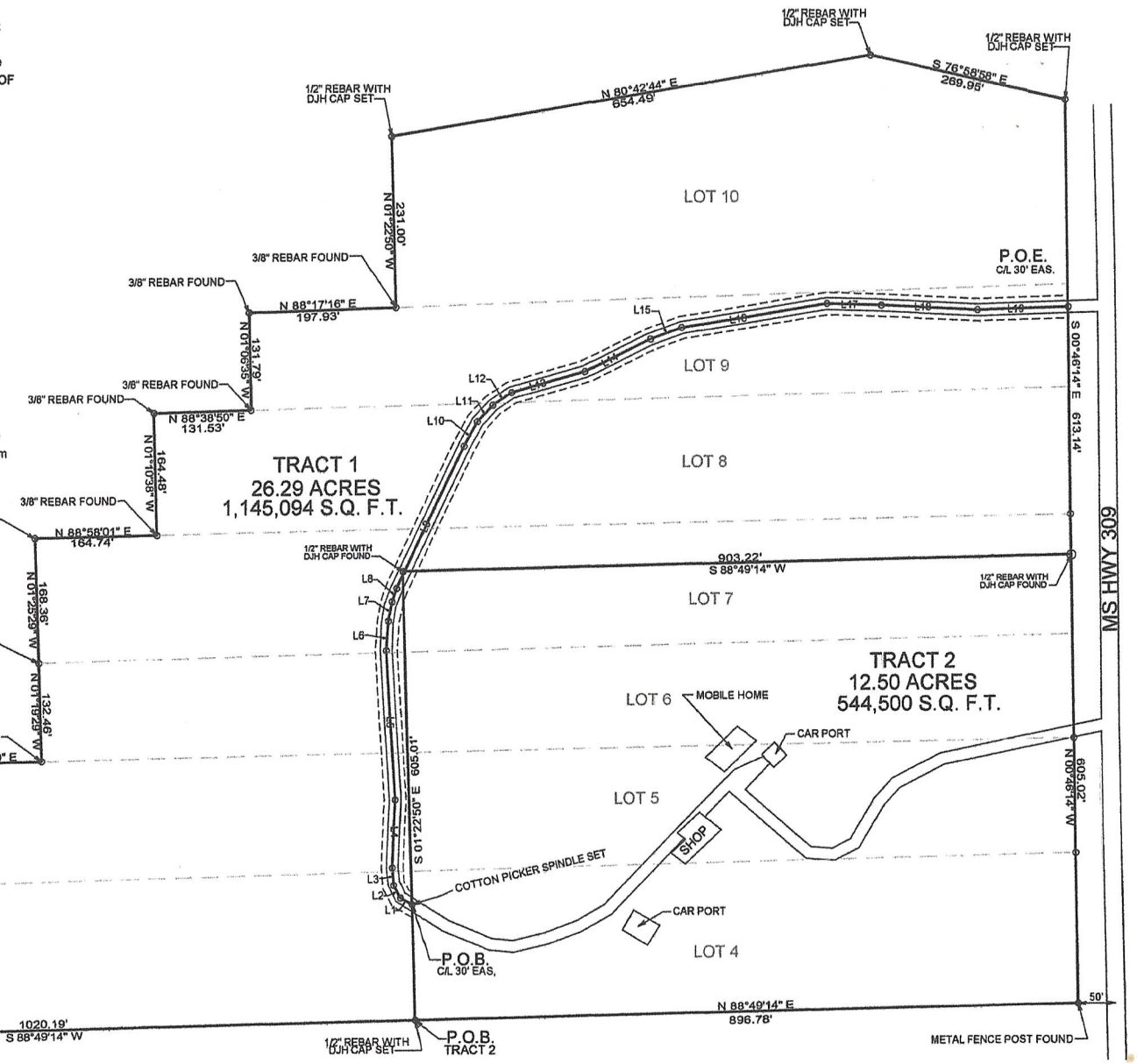
Commence at a 1/2" rebar with DJH cap set at the Southwest Corner of lot 4 of Watson Farms No. 2 S/D; run thence North 88 degrees, 49 minutes, 14 seconds East 1020.19 feet to a 1/2" rebar with DJH cap set; Said point being the POINT OF BEGINNING; run thence North 01 degrees, 22 minutes, 50 seconds West 605.01 feet to a 1/2" rebar with DJH cap set; run thence North 88 degrees, 49 minutes, 14 seconds East 903.22 feet to a 1/2" rebar with DJH cap set on the West right-of-way of MS HWY 309 (50.00 feet from centerline); run thence along said right-of-way South 00 degrees, 46 minutes, 14 seconds East 605.02 feet to a metal fence post found; run thence South 88 degrees, 49 minutes, 14 seconds West 896.78 feet to the POINT OF BEGINNING.

Said tract containing 12.50 acres (544,500 S.Q. F.T.)

DESCRIPTION: 30.00 FEET WIDE (15.00 FEET EACH SIDE OF CENTERLINE)
INGRESS EGRESS EASEMENT

A 30.00 feet wide strip of land (15.00 feet each side of centerline) to be used as a ingress egress easement being located in parts of lots 4,5,6,7,8,9 of Watson Farms No.2 S/D plat file 314-B and being in Section 36, Township 3 South, Range 5 West, Marshall County, Mississippi and being more particularly described as follows:

Commence at a 1/2" rebar with DJH cap set at the Southwest Corner of lot 4 of Watson Farms No. 2 S/D as per plat file 314-B; run thence North 01 degrees, 22 minutes, 50 seconds West 156.00 feet to a cotton picker spindle with wsaher set in a gravel drive; Said point being the CENTERLINE POINT OF BEGINNING; run thence along said gravel drive the following calls; North 57 degrees, 36 minutes, 23 seconds West 18.67 feet to a point; North 25 degrees, 25 minutes, 13 seconds West 21.01 feet to a point; North 05 degrees, 49 minutes, 44 seconds West 20.60 feet to a point; North 02 degrees, 49 minutes, 11 seconds East 91.89 feet to a point; North 03 degrees, 13 minutes, 56 seconds West 201.16 feet to a point North 02 degrees, 14 minutes, 11 seconds East 38.15 feet to a point; North 10 degrees, 14 minutes, 58 seconds East 22.78 feet to a point; North 20 degrees, 57 minutes, 07 seconds East 24.76 feet to a point; North 25 degrees, 33 minutes, 52 seconds East 212.06 feet to a point; North 28 degrees, 37 minutes, 13 seconds East 37.44 feet to a point; North 42 degrees, 43 minutes, 26 seconds East 30.57 feet to a point; North 56 degrees, 37 minutes, 14 seconds East 30.56 feet to a point; North 74 degrees, 29 minutes, 22 seconds East 102.96 feet to a point; North 63 degrees, 46 minutes, 38 seconds East 98.14 feet to a point; North 69 degrees, 50 minutes, 54 seconds East 44.32 feet to a point; North 80 degrees, 52 minutes, 30 seconds East 199.60 feet to a point; South 88 degrees, 00 minutes, 15 seconds East 73.25 feet to a point; South 87 degrees, 06 minutes, 33 seconds East 130.11 feet to a point; North 88 degrees, 27 minutes, 43 seconds East 122.28 feet to a cotton picker spindle set in a gravel drive on the West right-of-way of MS HWY 309 (50.00 feet from the centerline); said point being the CENTERLINE POINT OF ENDING.



N

(GEODETIC)

L1	N 57°36'23" W	18.67'
L2	N 25°25'13" W	21.01'
L3	N 05°49'44" W	20.60'
L4	N 02°49'11" E	91.89'
L5	N 03°13'56" W	201.16'
L6	N 02°14'11" E	38.15'
L7	N 10°14'58" E	22.78'
L8	N 20°57'07" E	24.76'
L9	N 25°33'52" E	212.06'
L10	N 28°37'13" E	37.44'
L11	N 42°43'26" E	30.57'
L12	N 56°37'14" E	30.56'
L13	N 74°29'22" E	102.96'
L14	N 63°46'38" E	98.14'
L15	N 69°50'54" E	44.32'
L16	N 80°52'30" E	199.60'
L17	S 88°00'15" E	73.25'
L18	S 87°06'33" E	130.11'
L19	N 88°27'43" E	122.28'

DONALD HOLLINGSWORTH
REGISTERED PROFESSIONAL
LAND SURVEYOR
#2525
STATE OF MISSISSIPPI

LIMITED TITLE SEARCH PERFORMED
COMPUTER JOBS 2024
CAD FILE: STE-BEL DWG
DATA FILE: STE-BEL
NOTE: 1/2" RE-BAR SET AT ALL CORNERS UNLESS NOTED

e-mail hollingsworthlandsurveying@gmail.com
e mail: d.hollingsworth587@gmail.com
MOBILE NO. (662) 812-3619
MOBILE NO. (662) 252-9595

SCALE
100 50 0 100 200

THE PROPERTY IS CLASS C SURVEY AS SET FORTH IN APPENDIX "A" OF THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

THIS SURVEY MEETS THE CONDITIONS OF CLOSURE AND ACCURACY FOR CONDITION C AS SET FORTH IN APPENDIX "B" OF THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

THIS IS TO CERTIFY THAT, I DON HOLLINGSWORTH, RLS 2525, IN THE STATE OF MISSISSIPPI HAVE ON THIS THE 2 OF MAY 2024 COMPLETED A SURVEY OF THE PREMISES AS DESCRIBED AND DELINEATED HEREON FOR THE PURPOSE OF ACCURATELY DESCRIBED THE SAME AND THAT THIS PLAT REPRESENTS SAID PREMISES AS SURVEYE ON THE GROUND BY ME.
SIGN

HOLLINGSWORTH LAND SURVEYING, LLC
2496 CHURCH CHURCH STREET
BYHALIA, MISSISSIPPI 38611
(662) 252-9595

PLAT OF SURVEY FOR BELINDA STEWART
DIVISION OF LOTS 4, 5, 6, 7, 8, 9, & 10 OF
WATSON FARMS NO. 2 S/D PLAT FILE 314B
SECTION 36, T-3-5, R-5-W,
MARSHALL COUNTY, MISSISSIPPI