



James Sells
 Survey and description of a 37.58 acre tract in the Southeast quarter of Section 5 (9.85 acres), the Northeast quarter (27.73 acres) of Section 8 Township 3 South, Range 5 West of the Chickasaw Cession in Desoto County, being part of the James and Amy Odom property as recorded in Deed Book 1023 page 20518 in the Desoto County Chancery Court clerks office, and being more particularly described as: Commencing and beginning at a 1/2" rebar with REF cap (FOUND) at the corner common to sections 4, 5, 8, & 9, said rebar having a Mississippi State Plane West zone coordinate of North 1,945,208.84, East 2,474,050.57 and being the true point of beginning; thence S 81°53'36" W a distance of 280.40' to a 1/2" rebar with REF cap (SET) at a fence post in a new line of said Odom property, said rebar being the true point of beginning; thence S 00°51'11" W along a new line a distance of 748.74' to a 1/2" rebar with REF cap (SET); thence S 46°08'04" E a distance of 114.18' to a point in the centerline of Byhalia Creek drainage canal; thence S 61°58'26" W along said Byhalia Creek drainage canal centerline being the North line of the Raymond Anthony property as recorded in Deed Book 1024 page 3479 a distance of 1220.06' to a point; thence N 01°14'39" W departing said Byhalia Creek canal passing a 1/2" rebar (FOUND) at 96.50' and continuing along the East line of the Red Banks Road subdivision Section G recorded in Plat Book 144 page 37 and Section F recorded in Plat Book 139 page 35 a total distance of 1451.46' to a 3/4" x 1" flat bar (FOUND); thence N 00°21'01" W along the East line of the Pine Ridge Subdivision as recorded in Plat Book 59 page 42 a distance of 562.87' to a tpost (FOUND) at the Southwest corner of the James Odom property as recorded in Deed Book 619 page 329; thence N 86°19'16" E along said James Odom property a distance of 91.39' to a tpost (FOUND); thence S 70°11'30" E along said James Odom property a distance of 455.41' to a tpost (FOUND); thence N 86°27'26" E along said James Odom property a distance of 274.84' to a tpost (FOUND); thence S 27°08'25" E along a new line a distance of 541.00' to the point of beginning, having an area of 1637023.5 square feet, 37.58 acres. The bearings in this description are MSPCS West zone derived.

Subject to Desoto County subdivision and zoning regulations.
 Subject to any easements for utilities.
 Subject to road right of way.

A PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD HAZARD AREA AS DEFINED ON FEMA FIRM PANEL 28033C0300G EFFECTIVE 6/4/2007. THE LINES FROM THE FEMA SHAPE FILE ARE DEPICTED HEREON.

CLASS OF SURVEY "C" SUBURBAN
 PREPARED FOR JAMES ODOM
 FIELD WORK AS OF 4/5/2024

POINT OF COMMENCEMENT IS A 1/2" REBAR WITH REF CAP (SET) AT THE SOUTHWEST CORNER OF SECTION 4 AS DETERMINED BY SURVEY BY THOMAS W KING SR DATED MARCH 31, 1976 AND RECORDED IN PLAT BOOK 15 PAGE 22. THIS REBAR HAS A MISSISSIPPI STATE PLANE WEST ZONE COORDINATE OF NORTH 1945208.84, EAST 2474050.57 AND LIES N63°50'20"W 5989.60' FROM A 2" PIPE (FOUND) AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, T-3-S, R-5-W. MSPCS WEST ZONE COORDINATE OF NORTH 1,942,568.04, EAST 2,479,426.58 PIPE NOT SHOWN DUE TO SCALE LIMITATIONS.

THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO LIABILITY ASSUMED.

I CERTIFY THIS TO BE A CLASS "C" SURVEY, AND THAT THIS PLAT IS DRAWN FROM A GROUND SURVEY BY ME. THE SAME IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ROBERT E. FARLEY RPLS #3153.



FARLEY SURVEYING, LLC
 ROBERT EDWARD FARLEY
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Engineered By:
 N/A
 Drawn By:
 BF
 Checked By:
 BF

JAMERSON TRACT
 NORTH OF BYHALIA CREEK
 WEST OF MYERS ROAD
 MYERS ROAD, BYHALIA, MS
 Date:
 4/10/2024
 Scale:
 1"=300'
 Filename:
 JAMESODOM.DWG

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF FARLEY SURVEYING, LLC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT EXPRESSED WRITTEN PERMISSION.
 Drawing No
 2023-9-10G
 Sheet No.:
 1

No.	Date	Revision	By
1	10/19/23	CORRECTED PROPERTY DESCRIPTION	