

P.O.C.  
NORTHEAST CORNER  
OF SECTION 16,  
T 22 N, R 5 W,  
BOLIVAR COUNTY, MS

S89°52'00"W 1609.00'  
(NOT TO SCALE)

N89°52'00"E 400.00'

SUBJECT BITE  
1.56 AC

N 0°15'00" E 400.00'

S00°15'00"E 170.48'

U.S. HIGHWAY NO. 61

1250.00'  
(NOT TO SCALE)

S00°15'00"E

1/2" REBAR SET

1/2" REBAR SET

N 89°52'00" E 150.00'

MEX. REST.

S89°52'00"W 200.00'

55A BLDG

FUTURE STREET RIGHT-OF-WAY

P.O.B.  
1/2" REBAR SET

1/2" REBAR SET

N 0°15'00" W 229.52'

S 0°15'00" E 229.52'

SR ACCESS R.O.W.

CURVE DATA:  
R=25.00'  
L=39.32'  
Δ=90°07'00"  
CHORD=S 44°48'30" W  
35.39'

N89°52'00"E 400.00' (NTS)

150.00'

S 89°52'00" W

50.00'

N89°52'00"E 174.95'

INDUSTRIAL PARKWAY DRIVE

Description:

Part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 22 North, Range 5 West, lying in an unplatted portion of the City of Cleveland, Bolivar County, Mississippi, being more particularly described by metes and bounds as follows: Commencing at the Northeast corner of said Section 16 thence run South 89°52'00" West, along the North line of said Section 16, for 1,609.00 feet, to a point on the East right-of-way line of U.S. Highway No. 61; thence run South 00°15'00" East, along the East right-of-way Line of said U.S. Highway No. 61, for 1,250.00 feet, to a point on the North right-of-way line of Industrial Parkway Drive, said point being the Southwest corner of the VFW property, as recorded in Deed Book M-48 page 209 of the records of the Chancery Clerk of Bolivar County at Cleveland, Mississippi; thence run North 89°52'00" East, along the North right-of-way line of Industrial Parkway Drive and the South line of the said VFW property, for 400.00 feet, to the Southeast corner of the said VFW property, said point being the Southwest corner and the Point of Beginning of the tract of land herein being described; thence run North 00°15'00" West, parallel with the East right-of-way line of said U.S. Highway No. 61 and along the East line of said VFW property for 229.52 feet to a point; thence run North 89°52'00" East, for 150.00 feet; thence run South 00°15'00" West, for 229.52 feet, to a point on the North right-of-way line of said Industrial Parkway Drive; thence run South 89°52'00" West, along the North right of way line of said Industrial Parkway Drive, for 150.00 feet, to the point of beginning, and containing 0.7904 acres of land, more or less.

ELEY ENGINEERING, P.A.

306 Third Street  
Cleveland, MS 38732  
www.eleyengineering.com

Tel 662-846-0100

Fax 662-846-0948

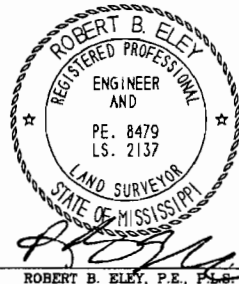
Date: APRIL 22, 2005

Scale: 1"=100'

File Name:  
LP3\LAND SURVEYS 2004\DWG\  
AFTON VILLA DEVELOPERS.DWG

Survey Data: NORTH REF TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 61 AS BEING S 00°15'00" E; REF MATERIAL USED COPY OF SURVEY PLATS BY JOHN W. HESTER AND ASSOCIATES DATED 11-04-03; DEED BOOKS M-40 PAGE 494, M-53 PAGE 56 AND M-48 PAGE 209.

PLAT FOR  
AFTON VILLA DEVELOPERS, LLC  
INDUSTRIAL PARKWAY DRIVE  
CLEVELAND, MISSISSIPPI



ROBERT B. ELEY, P.E., P.L.S.

66,000 / 1.56 ACS