

DATE OF FIELD SURVEY: JANUARY 22, 2023

**REFERENCE MATERIAL**

GARDEN TERRACE S/D	
PLAT SLIDE: B-81	
BOOK	PAGE
2012	11277
511	318
2021	1203
415	227
343	489
381	382
409	254

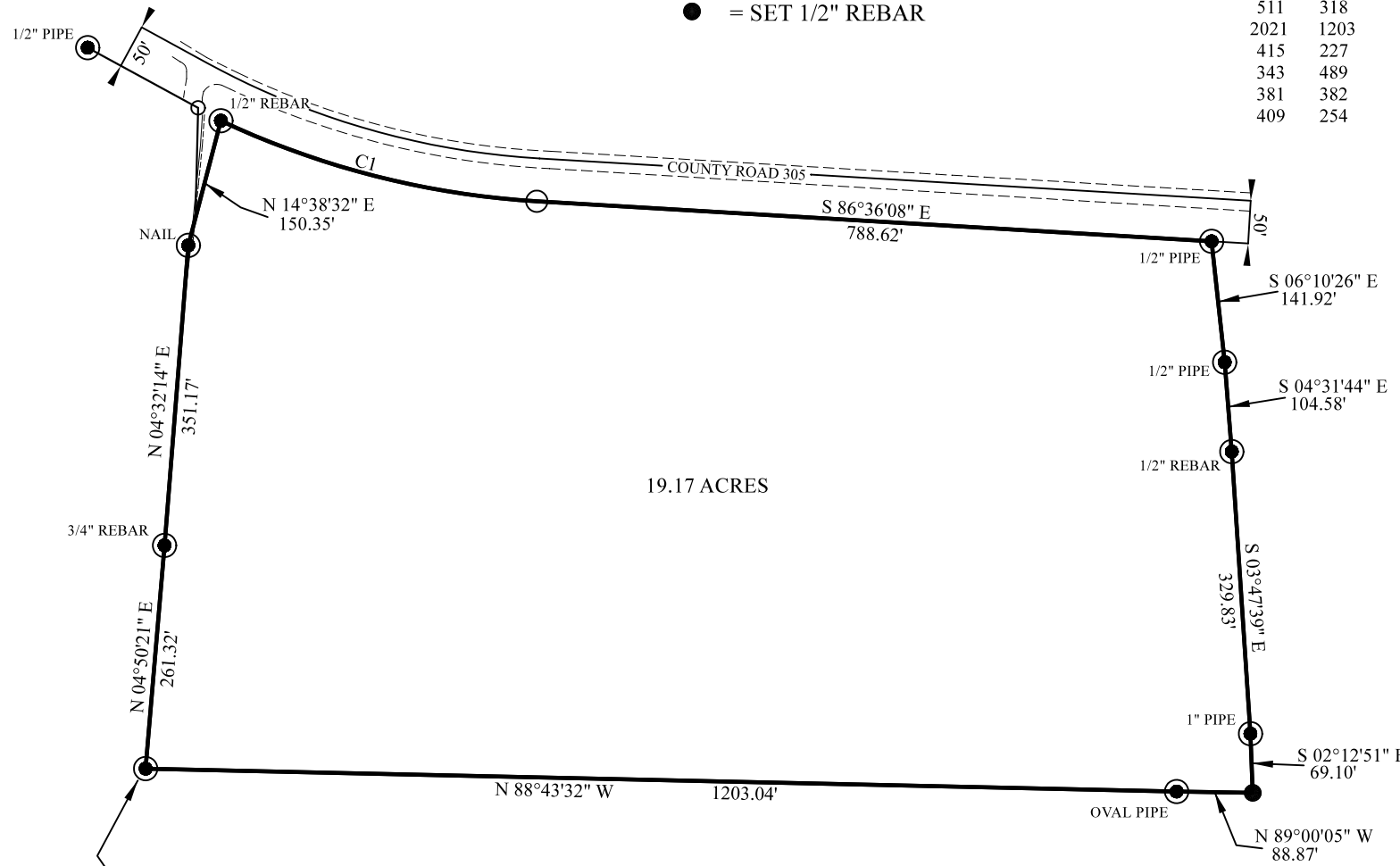
- ⊙ = FOUND MONUMENTS
- = SET 1/2" REBAR



GRID NORTH



BEARINGS ARE DERIVED FROM GPS OBSERVATIONS



**DESCRIPTION OF SURVEY**

A FRACTIONAL PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 4 WEST, LAFAYETTE COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF LOT 41, GARDEN TERRACE SUBDIVISION, PHASE II, LAFAYETTE COUNTY, MISSISSIPPI, AND BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE N 04°50'21" E A DISTANCE OF 261.32' TO A FOUND 3/4" REBAR; THENCE N 04°32'14" E A DISTANCE OF 351.17' TO A FOUND NAIL IN ASPHALT; THENCE N 14°38'32" E A DISTANCE OF 150.35' TO A 1/2" REBAR FOUND ON THE SOUTHERN LINE OF COUNTY ROAD 305 (50' FROM CENTERLINE); THENCE ALONG SAID SOUTHERN LINE OF COUNTY ROAD 305 WITH A CURVE TURNING TO THE LEFT WITH THE FOLLOWING ELEMENTS: AN ARC LENGTH OF 382.62', A RADIUS OF 1004.93', A CHORD BEARING OF S 75°41'40" E, AND A CHORD LENGTH OF 380.31' TO A POINT; THENCE S 86°36'08" E A DISTANCE OF 788.62' TO A FOUND 1/2" PIPE; THENCE S 06°10'26" E LEAVING SAID SOUTHERN LINE OF COUNTY ROAD 305 A DISTANCE OF 141.92' TO A FOUND 1/2" PIPE; THENCE S 04°31'44" E A DISTANCE OF 104.58' TO A FOUND 1/2" REBAR; THENCE S 03°47'39" E A DISTANCE OF 329.83' TO A FOUND 1" PIPE; THENCE S 02°12'51" E A DISTANCE OF 69.10' TO A SET 1/2" REBAR; THENCE N 89°00'05" W A DISTANCE OF 88.87' TO A FOUND OVAL PIPE; THENCE N 88°43'32" W A DISTANCE OF 1203.04' TO THE POINT OF BEGINNING AND HAVING AN AREA OF 19.17 ACRES.

**POINT OF COMMENCEMENT**  
**POINT OF BEGINNING**  
 FOUND 1/2" REBAR AT THE SOUTHEAST CORNER OF LOT 41, GARDEN TERRACE SUBDIVISION, PHASE II, LAFAYETTE COUNTY, MISSISSIPPI

CERTIFICATE: I DO HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS FOR A CLASS "C" SURVEY SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS FOR SURVEYING IN THE STATE OF MISSISSIPPI.

JAMES J. TRELOAR, PS 3253  
 68 COUNTY ROAD 354  
 OXFORD, MS 38655  
 PHONE 662-816-8275

**19.17 ACRE TRACT**

COUNTY ROAD 305  
 LAFAYETTE COUNTY, MS

FIGURE  
 1 OF 1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1004.93'	382.62'	380.31'	S 75°41'40" E	21°48'53"

DRAWN	DT	DATE	1/22/2023	APPROVED	JT	SCALE	1" = 200'	PROJECT NO.
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