

SECTION 2, T4S, R18W

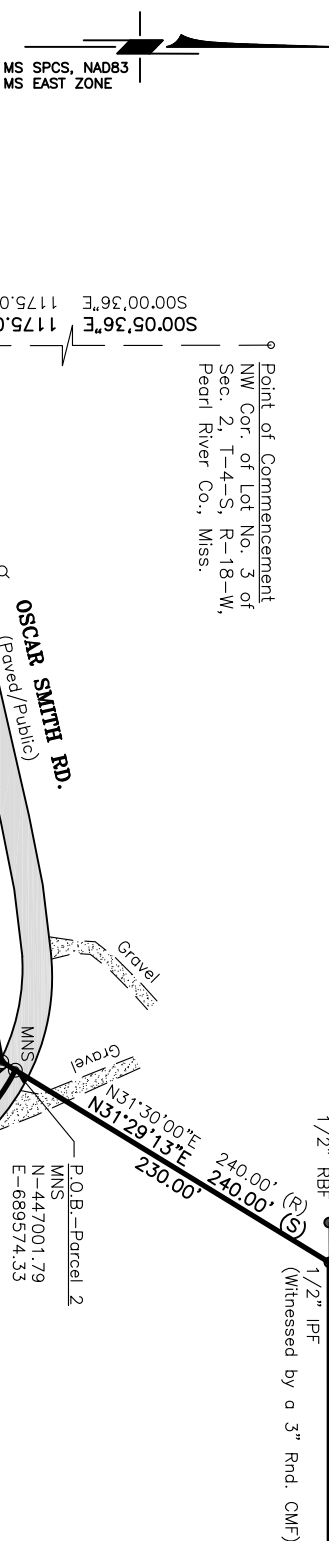
N/F: Moe Breland

Parcel No.  
418102000000402  
D.B. 435, P. 41

EAST 765.00' (R)  
N89°59'13"E 765.12' (S)

5/8" RBF  
(Witnessed by a 3" Rnd. CMF)

Point of Commencement  
NW Cor. of Lot No. 3 of  
Sec. 2, T-4-S, R-18-W,  
Pearl River Co., Miss.



- REFERENCE MATERIAL:
- Warranty Deed Book 1075, Page 965
  - Survey for Charles Stephen Mitchell by Billy Alan Chovers, P.L.S., Dale Stockstill & Assoc., dated May 3, 2011.
  - Quitclaim Deed Book 2024, Page 7214
  - Warranty Deed Book 570, Page 235

Point of Beginning--Parcel 1  
Convergence Angle: -00°28'47"  
Combined Scale Factor: 1.00004978

No Above/Below grade utilities were located in this survey. A MS 811 "One Call" is recommended before you dig.

GENERAL NOTES:  
This survey was performed without the benefit of a current title report and should not be used as one. Therefore, all recorded and unrecorded right-of-ways and/or easements may not be shown hereon.

The Basis of Bearings is the Mississippi State Plane Coordinate System, NAD 83, MS East Zone. State Plane Coordinates were determined by Carlson BRX7 GPS observations utilizing Topnet Live, Real-Time Kinematic (RTK) Network.

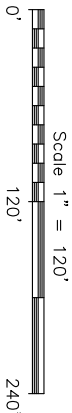
N/F: Clint Gallo  
Parcel No.  
4181020000000103  
D.B. 2023, P. 7534

N/F: Koone Mississippi Reel  
Estate Hold  
Parcel No.  
4181020000000901  
D.B. 1020, P. 210

SURVEYOR'S CERTIFICATION  
I, Chad H. Cutrer, Mississippi Professional Survey No. 25125, do hereby certify that this drawing is a true and accurate representation of a survey conducted by me and that the results shown hereon are in compliance with the Mississippi Standards of Practice for Professional Land Surveyors.

CHAD H. CUTRER, PLS# 25125

*Chad H. Cutrer*



PLAT OF BOUNDARY SURVEY FOR:

**CHARLES MITCHELL**

SECTION 2, TOWNSHIP 4 SOUTH, RANGE 18  
WEST, PEARL RIVER COUNTY, MISS.



DRAWING NO: 2221-25

DRAWN BY: TM

FIELD CREW: CHC,CHC

DRAWING DATE: MAR. 23, 2025

SCALE: 1" = 120'

SURVEY CLASS: "C"

FIELD CREW: CHC,CHC



N/F: Mark Herring  
Parcel No.  
4181020000000500  
D.B. 2023, P. 6206

N/F: Donald Koone  
Parcel No.  
4181020000000501  
D.B. 639, P. 106

**SURVEY DESCRIPTION--PARCEL 1:**  
Commencing at the Northwest Corner of Lot No. 3 of Section 2, Township 4 South, Range 18 West, Pearl River County, Mississippi; thence South 00 degrees 05 minutes 36 seconds East 1175.00 feet to a 3" Round Concrete Monument Found at a Fence Corner on the South margin of Oscar Smith Road; thence North 79 degrees 05 minutes 22 seconds East 455.71 feet to a Mog Nail Set in the edge of said Oscar Smith Road; thence North 31 degrees 29 minutes 13 seconds East 10.00 feet to a Mog Nail Set in the centerline of Oscar Smith Road; thence North 07 degrees 05 minutes 22 seconds East 455.71 feet to a Mog Nail Set in the edge of said Oscar Smith Road; thence North 31 degrees 29 minutes 13 seconds East 10.00 feet to a Mog Nail Set in the center of Oscar Smith Road; thence along said centerline in a curve to the right having a radius of 129.94 feet, a chord bearing of South 39 degrees 28 minutes 33 seconds East and a chord distance of 104.29 feet, thence along said curve an arc length of 107.32 feet; thence South 17 degrees 06 minutes 22 seconds East 53.43 feet; thence South 09 degrees 29 minutes 22 seconds East 75.18 feet; thence South 07 degrees 13 minutes 25 seconds East 213.32 feet to a Mog Nail Set; thence leaving said centerline, North 89 degrees 13 minutes 54 seconds West 573.48 feet to a 3" Square Concrete Monument; thence North 00 degrees 05 minutes 36 seconds West 314.87 feet to the Point of Beginning, containing 4.59 acres, more or less, and being located in the North part of Lot 3 of Section 2, Township 4 South, Range 18 West, Pearl River County, Mississippi. The Basis of Bearings is the Mississippi State Plane Coordinate System, NAD83, MS East Zone. This description of Parcel 1 as per the field survey by Cutrer Land Surveying, LLC dated March 23, 2025, Drawing Number 2221-25.

**SURVEY DESCRIPTION--PARCEL 2:**

Commencing at the Northwest Corner of Lot No. 3 of Section 2, Township 4 South, Range 18 West, Pearl River County, Mississippi; thence South 00 degrees 05 minutes 36 seconds East 1175.00 feet to a 3" Round Concrete Monument Found at a Fence Corner on the South margin of Oscar Smith Road; thence North 79 degrees 05 minutes 22 seconds East 455.71 feet to a Mog Nail Set in the edge of said Oscar Smith Road; thence North 31 degrees 29 minutes 13 seconds East 10.00 feet to a Mog Nail Set in the centerline of Oscar Smith Road and the Point of Beginning, said point having the grid coordinates of N-447001.79, E-689574.33 according to the Mississippi State Plane Coordinate System, NAD83, MS East Zone; thence North 31 degrees 29 minutes 13 seconds East 230.00 feet to a 1/2" Iron Pipe Found witnessed by a 3" Round Concrete Monument; thence North 89 degrees 59 minutes 13 seconds East 765.12 feet to a 5/8" Rebar Found witnessed by a 3" Round Concrete Monument; thence South 00 degrees 50 minutes 22 seconds East 624.09 feet to a Mog Nail Set in the centerline of Oscar Smith Road; thence along said centerline for the following calls: North 07 degrees 13 minutes 25 seconds West 213.32 feet; thence North 09 degrees 29 minutes 22 seconds West 75.18 feet; thence North 17 degrees 06 minutes 22 seconds West 53.43 feet to the P.C. of a curve to the left having a radius of 129.94 feet, a chord bearing of North 39 degrees 28 minutes 33 seconds West and a chord distance of 104.29 feet, thence along said curve an arc length of 107.32 feet to the Point of Beginning, containing 11.51 acres, more or less, and being located in the North part of Lot 3 of Section 2, Township 4 South, Range 18 West, Pearl River County, Mississippi. The Basis of Bearings is the Mississippi State Plane Coordinate System, NAD83, MS East Zone. This description is of Parcel 2 as per the field survey by Cutrer Land Surveying, LLC dated March 23, 2025, Drawing Number 2221-25.