

Debrosland Property Survey - Lot 1 0.64 ACRES

COMMENCING: At a Found PK Nail in County Road Number 1277 being the Southwest Corner of the Southeast Quarter Section 16, Township 11 South, Range 7 East, Lee County, Mississippi, Chickasaw Meridian, described as follows, using NAD 83 Mississippi East (Zone 2301) bearings and distances with a combined scale factor of 1.0003240710307 and a convergence angle of 1 degree 03 minutes 04.61 seconds at the Commencing Point (Northing: 1,680,133.6124 Easting: 1,063,949.6357), grid coordinates were derived using GPS (I-Net) base station located in Tupelo; thence run North 0 degrees 25 minutes 51 seconds West for a distance of 19.92 feet to a Found Capped Rebar; thence run South 84 degrees 22 minutes 33 seconds West for a distance of 23.54 feet to a Found 3/4" Rebar on the North side of County Road 1277; thence run South 89 degrees 07 minutes 03 seconds West along the North line of said County Road 1277 for a distance of 128.68 feet, to a Set 1/2" Rebar; thence continue South 89 degrees 07 minutes 03 seconds West along said North line for a distance of 108.48 feet to a Set 1/2" Rebar at the intersection of the North line of County Road 1277 and the East line of County Road 1463; thence run along the East line of said County Road 1463 for the following calls:

North 44 degrees 43 minutes 26 seconds West - 206.24 feet;
 North 44 degrees 43 minutes 26 seconds West - 8.39 feet;
 North 31 degrees 27 minutes 02 seconds West - 107.17 feet, more or less, to a Set 1/2" Rebar and the POINT OF BEGINNING; thence continue along said East line of County Road 1463, North 11 degrees 41 minutes 18 seconds West for a distance of 115.91 feet, to a Found 3/8" Pipe at the Southwest Corner of the Theodus Porter property as recorded in deed reference 2013007332 in the Office of the Chancery Clerk in Lee County Mississippi; thence run North 89 degrees 09 minutes 45 seconds East along said South property line for a distance of 252.95 feet, more or less, to a Set 1/2" Rebar; thence run South 3 degrees 23 minutes 12 seconds East for a distance of 113.95 feet, to a Set 1/2" Rebar; thence run South 89 degrees 09 minutes 45 seconds West for a distance of 236.20 feet, more or less, to the POINT OF BEGINNING.

(INDEXING INSTRUCTIONS: all lying and being in the Southwest Quarter of the Southeast Quarter of Section 16, Township 11 South, Range 7 East, Lee County, Mississippi, Chickasaw Meridian and containing 0.64 Acres, more or less)

Debrosland Property Survey - Lot 2 0.47 ACRES

COMMENCING: At a Found PK Nail in County Road Number 1277 being the Southwest Corner of the Southeast Quarter Section 16, Township 11 South, Range 7 East, Lee County, Mississippi, Chickasaw Meridian, described as follows, using NAD 83 Mississippi East (Zone 2301) bearings and distances with a combined scale factor of 1.0003240710307 and a convergence angle of 1 degree 03 minutes 04.61 seconds at the Commencing Point (Northing: 1,680,133.6124 Easting: 1,063,949.6357), grid coordinates were derived using GPS (I-Net) base station located in Tupelo; thence run North 0 degrees 25 minutes 51 seconds West for a distance of 19.92 feet to a Found Capped Rebar; thence run South 84 degrees 22 minutes 33 seconds West for a distance of 23.54 feet to a Found 3/4" Rebar on the North side of County Road 1277; thence run South 89 degrees 07 minutes 03 seconds West along the North line of said County Road 1277 for a distance of 128.68 feet, to a Set 1/2" Rebar; thence continue South 89 degrees 07 minutes 03 seconds West along said North line for a distance of 108.48 feet to a Set 1/2" Rebar at the intersection of the North line of County Road 1277 and the East line of County Road 1463; thence run along the East line of said County Road 1463, North 44 degrees 43 minutes 26 seconds West for a distance of 206.24 feet to a Set 1/2" Rebar and the POINT OF BEGINNING; thence run North 44 degrees 43 minutes 26 seconds West for a distance of 8.39 feet to a Set 1/2" Rebar; thence run North 31 degrees 27 minutes 02 seconds West for a distance of 107.17 feet, more or less, to a Set 1/2" Rebar; thence run North 89 degrees 09 minutes 45 seconds East for a distance of 236.20 feet, to a Set 1/2" Rebar; thence run South 3 degrees 23 minutes 12 seconds East for a distance of 98.37 feet, to a Set 1/2" Rebar; thence run South 89 degrees 09 minutes 45 seconds West for a distance of 180.19 feet, more or less, to the POINT OF BEGINNING.

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Debrosland Property Survey - Lot 3 0.60 ACRES

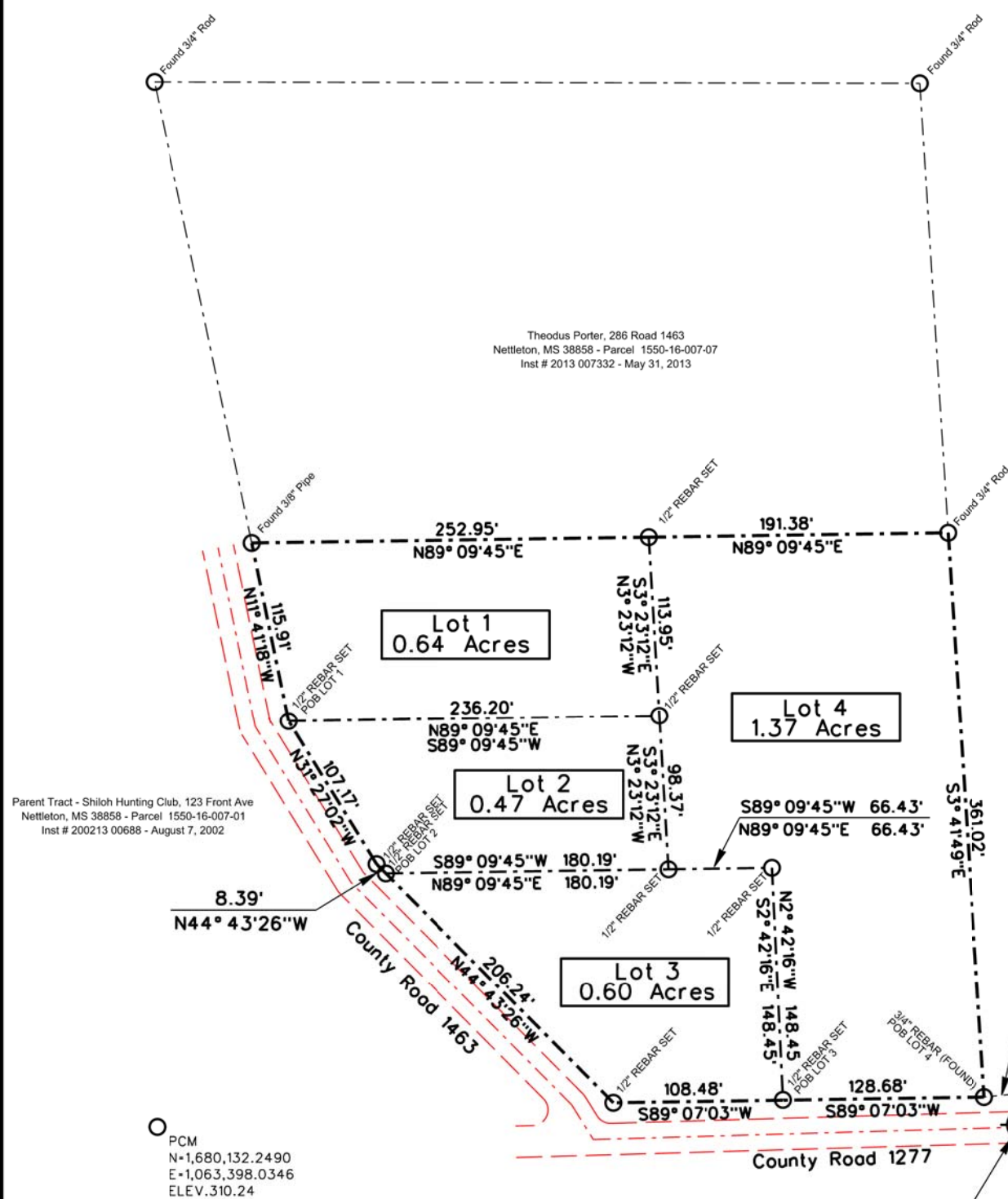
COMMENCING: At a Found PK Nail in County Road Number 1277 being the Southwest Corner of the Southeast Quarter Section 16, Township 11 South, Range 7 East, Lee County, Mississippi, Chickasaw Meridian, described as follows, using NAD 83 Mississippi East (Zone 2301) bearings and distances with a combined scale factor of 1.0003240710307 and a convergence angle of 1 degree 03 minutes 04.61 seconds at the Commencing Point (Northing: 1,680,133.6124 Easting: 1,063,949.6357), grid coordinates were derived using GPS (I-Net) base station located in Tupelo; thence run North 0 degrees 25 minutes 51 seconds West for a distance of 19.92 feet to a Found Capped Rebar; thence run South 84 degrees 22 minutes 33 seconds West for a distance of 23.54 feet to a Found 3/4" Rebar on the North side of County Road 1277; thence run South 89 degrees 07 minutes 03 seconds West along the North line of said County Road 1277 for a distance of 128.68 feet, to a Set 1/2" Rebar for the POINT OF BEGINNING; thence continue South 89 degrees 07 minutes 03 seconds West along said North line for a distance of 108.48 feet to a Set 1/2" Rebar at the intersection of the North line of County Road 1277 and the East line of County Road 1463; thence run along the East line of said County Road 1463, North 44 degrees 43 minutes 26 seconds West for a distance of 206.24 feet to a Set 1/2" Rebar; thence run North 89 degrees 09 minutes 45 seconds East for a distance of 180.19 feet to a Set 1/2" Rebar; thence continue North 89 degrees 09 minutes 45 seconds East for a distance of 66.43 feet, to a Set 1/2" Rebar; thence run South 2 degrees 42 minutes 16 seconds East for a distance of 148.45 feet, more or less, to the POINT OF BEGINNING.

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Debrosland Property Survey - Lot 4 1.37 ACRES

COMMENCING: At a Found PK Nail in County Road Number 1277 being the Southwest Corner of the Southeast Quarter Section 16, Township 11 South, Range 7 East, Lee County, Mississippi, Chickasaw Meridian, described as follows, using NAD 83 Mississippi East (Zone 2301) bearings and distances with a combined scale factor of 1.0003240710307 and a convergence angle of 1 degree 03 minutes 04.61 seconds at the Commencing Point (Northing: 1,680,133.6124 Easting: 1,063,949.6357), grid coordinates were derived using GPS (I-Net) base station located in Tupelo; thence run North 0 degrees 25 minutes 51 seconds West for a distance of 19.92 feet to a Found Capped Rebar; thence run South 84 degrees 22 minutes 33 seconds West for a distance of 23.54 feet to a Found 3/4" Rebar on the North side of County Road 1277 for the POINT OF BEGINNING; thence run South 89 degrees 07 minutes 03 seconds West along the North line of said County Road 1277 for a distance of 128.68 feet, to a Set 1/2" Rebar; thence run North 2 degrees 42 minutes 16 seconds West for a distance of 148.45 feet to a Set 1/2" Rebar; thence run South 89 degrees 09 minutes 45 seconds West for a distance of 66.43 feet to a Set 1/2" Rebar; thence run North 3 degrees 23 minutes 12 seconds West for a distance of 98.37 feet to a Set 1/2" Rebar; thence continue North 3 degrees 23 minutes 12 seconds West for a distance of 113.95 feet, to a Set 1/2" Rebar on the South line of the Theodus Porter property as recorded in Deed 2013007332 in the Office of the Chancery Clerk, Lee County, Mississippi; thence run North 89 degrees 09 minutes 45 seconds East along said South line for a distance of 191.38 feet, more or less, to a Found 3/4" Rod at the Southeast corner of said property; thence run South 3 degrees 41 minutes 49 seconds East for a distance of 361.02 feet, more or less, to the POINT OF BEGINNING.

(INDEXING INSTRUCTIONS: all lying and being in the Southwest Quarter of the Southeast Quarter of Section 16, Township 11 South, Range 7 East, Lee County, Mississippi, Chickasaw Meridian and containing 1.37 Acres, more or less)



Christopher & Kelly Roach, 136 Road 1083 Plantersville, MS 38862 - Parcel 1550-16-008-01 Inst # 2022 01207 - May 24, 2022

PK Nail in the Center of County Road No. 1277 (at a buried spike) at the SE Corner of Section 16, Township 11 South, Range 7 East, Lee County, MS as referenced from Hurt Survey dated April 12, 2022 and as provided by Professional Land Services (Ripley) and based on common Monuments Found.



Surveyed and Platted this the 20th Day of September, 2023

RTK GPS (I-Net) DATA BASED ON NAVD88 (COMPUTED USING GEOID12A)		
STATE PLANE COORDINATES - MS SPC EAST ZONE 2301 (NAD 83) - U.S. SURVEY FEET (GRID)		
EARL DUDLEY BASE STATION - TUPELO MS ON DABBS BUILDING		
FOUND PK NAIL AT THE SW CORNER OF THE SE QUARTER (COMMENCMENT POINT)		
NORTHING : 1,680,133.6124	EASTING : 1,063,949.6357	ELEVATION : 288
COMBINED SCALE FACTOR : 1.000324071	CONVERGENCE ANGLE : 01°03'04.61405"	

NOTES:

- This Survey Classified As A Class A Survey.
- Source Of Information From Deeds Recorded At Lee County, MS Chancery Clerk In Instrument # 200213 00688 and others listed.
- Title Search Not Performed.
- Property Bearings Based On MS SPC East Zone 2301 (NAD83) - U.S. Survey Feet, GRID.

SURVEY	
DEBROSLAND PROPERTY SURVEY COUNTY ROAD 1463 & 1277 LEE COUNTY, MISSISSIPPI	
 COOK-COGGIN ENGINEERS, INC. 703 CROSSOVER RD. TUPELO, MS. 38801	SHEET 1 OF 1 DATE 9-20-2023 DR BY LKJ CHK BY DL

F:\CCIE\Survey 2023\1-10047-231-Debrosland Survey Corner of Lee CR 1463 & 1277\SURVEY\PLAT LOTS.DGN