

SETBACKS
FRONT 35'
REAR 25'
SIDE 20'

TUCKER ROAD
LOT 29, BLOCK 3, SUBURBAN ACRES
PART OF CYPRESS CREEK ESTATES
JACKSON COUNTY, MISSISSIPPI
PARCEL #05130027.000



GLENDALE ROAD

POINT OF BEGINNING
PARCEL "A"

SCALE: 1"=100'

NOTE:
Land Surveys do not transfer title or ownership. No part of this map should be interpreted as an instrument conveying ownership or any other rights between parties. Further more this map does not create an easement. Easements shown do not exist unless or until recordation of a properly prepared instrument.

IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET
CMF CONCRETE MONUMENT
PKS PK NAIL SET

P=PLAT OF RECORD
M=MEASURED
D=DEED

REFERENCE:
CYPRESS CREEK ESTATES
PB 23 PG 17

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such. This survey therefore does not depict all easements and encumbrances that could affect this property.

This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

Bearings based on GPS Observation of the east margin of Tucker Road, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, Jackson County, Mississippi, Community Panel Number 28059C-0280-H, Revised: 12/21/17. This does not warranty that this property will not or could not flood

PARCEL "A"
95925 SQ FT
2.20 ACRES

LOT 1

PARCEL "B"
54463 SQ FT
1.25 ACRES

LOT 2

TUCKER ROAD

DENEEN ROAD

N 46°30'31" W (M)
40.29' (M)

LEGAL DESCRIPTION
PARCEL "A" (Per Survey)

A parcel of land situated within Cypress Creek Estates, a previously recorded subdivision per Plat Book 23, Page 17 of the records of the Chancery Clerk of Jackson County, Mississippi, more particularly described as follows, to-wit:

Beginning at the Northwest corner of Lot 1, Cypress Creek Estates, said point being on the south margin of Glendale Road, thence run S 00°13'19" W 267.91 feet to an iron rod and the Southwest corner of said Lot 1, thence S 00°00'41" E 74.50 feet to an iron rod, N 88°44'55" W 255.22 feet to an iron rod on the East margin of Tucker Road, thence N 16°04'24" W 214.98 feet to a concrete monument on said East margin, thence N 27°16'50" E 132.13 feet to a concrete monument, thence N 76°15'17" E 49.96 feet to an iron rod on the South margin of Glendale Road thence N 89°44'04" E 206.61 feet to the Point of Beginning. Said parcel contains 95925 square feet or 2.20 acres.

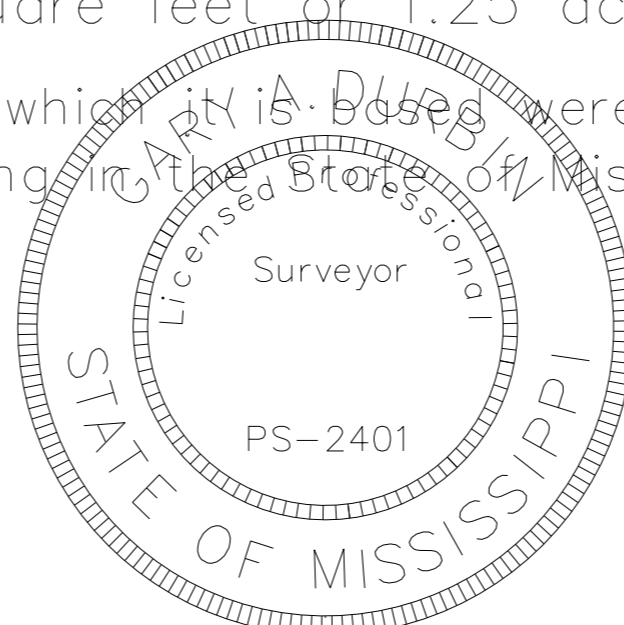
LEGAL DESCRIPTION
PARCEL "B" (Per Survey)

A parcel of land situated within Cypress Creek Estates, a previously recorded subdivision per Plat Book 23, Page 17 of the records of the Chancery Clerk of Jackson County, Mississippi, more particularly described as follows, to-wit:

Commencing at the Southwest corner of Lot 1, Cypress Creek Estates, thence run S 00°00'41" E 74.50 feet to an iron rod and the Point of Beginning, thence run S 00°00'41" E 248.70 feet to an iron rod and the Southwest corner of said Lot 2 and the North margin of Deneen Road. thence N 89°38'23" W 160.99 feet to an iron rod on the East margin of Tucker Road, thence N 46°30'31" W 40.29 feet to a concrete monument on said East margin, thence N 16°04'24" W 234.71 feet to an iron rod, thence S 88°44'55" E 255.22 feet to the Point of Beginning. Said parcel contains 54463 square feet or 1.25 acres.

This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi".

Gary A. Durbin, P.L.S. 2401
April 24, 2024



JOB 11261B

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