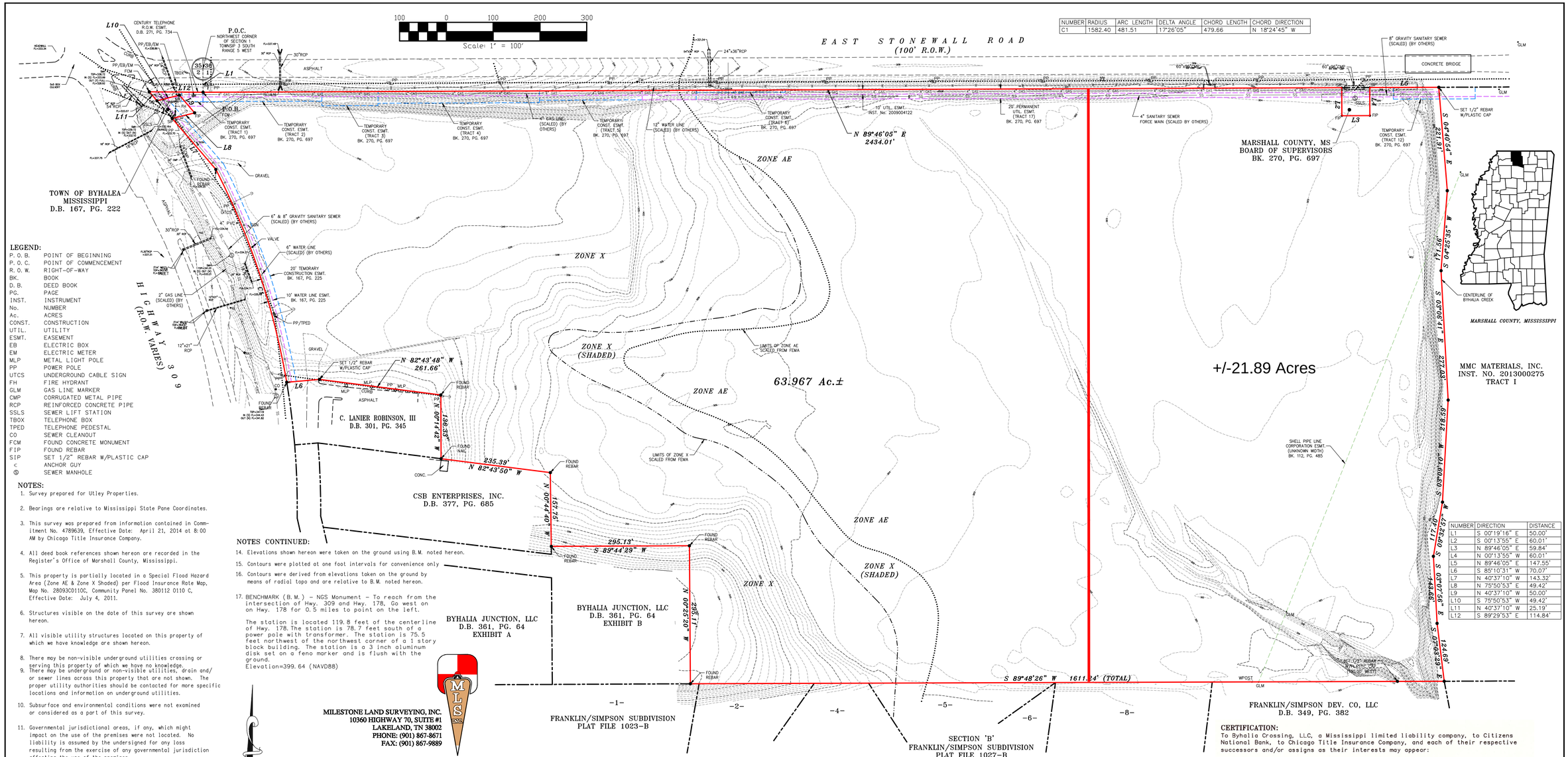


NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	1582.40	481.51	17°26'05"	479.66	N 18°24'45" W

NUMBER	DIRECTION	DISTANCE
L1	S 00°19'16" E	50.00'
L2	S 00°13'55" E	60.01'
L3	N 89°46'05" E	59.84'
L4	N 00°13'55" W	60.01'
L5	N 89°46'05" E	147.55'
L6	S 85°10'31" W	70.07'
L7	N 40°37'10" W	143.32'
L8	N 75°50'53" E	49.42'
L9	N 40°37'10" W	50.00'
L10	S 75°50'53" W	49.42'
L11	N 40°37'10" W	25.19'
L12	S 89°29'53" E	114.84'

LEGEND:

P. O. B.	POINT OF BEGINNING
P. O. C.	POINT OF COMMENCEMENT
R. O. W.	RIGHT-OF-WAY
BK.	BOOK
D. B.	DEED BOOK
PG.	PAGE
INST.	INSTRUMENT
No.	NUMBER
Ac.	ACRES
CONST.	CONSTRUCTION
UTIL.	UTILITY
ESMT.	EASEMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
MLP	METAL LIGHT POLE
PP	POWER POLE
UTCS	UNDERGROUND CABLE SIGN
FH	FIRE HYDRANT
GLM	GAS LINE MARKER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SSLS	SEWER LIFT STATION
TBOX	TELEPHONE BOX
TPED	TELEPHONE PEDESTAL
CO	SEWER CLEANOUT
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND REBAR
SIP	SET 1/2" REBAR W/PLASTIC CAP
<	ANCHOR GUY
Ⓢ	SEWER MANHOLE

NOTES:

1. Survey prepared for Utley Properties.
2. Bearings are relative to Mississippi State Pane Coordinates.
3. This survey was prepared from information contained in Commitment No. 4789639, Effective Date: April 21, 2014 at 8:00 AM by Chicago Title Insurance Company.
4. All deed book references shown hereon are recorded in the Register's Office of Marshall County, Mississippi.
5. This property is partially located in a Special Flood Hazard Area (Zone AE & Zone X Shaded) per Flood Insurance Rate Map, Map No. 28093C0110C, Community Panel No. 380112 0110 C, Effective Date: July 4, 2011.
6. Structures visible on the date of this survey are shown hereon.
7. All visible utility structures located on this property of which we have knowledge are shown hereon.
8. There may be non-visible underground utilities crossing or serving this property of which we have no knowledge.
9. There may be underground or non-visible utilities, drain and/or sewer lines across this property that are not shown. The proper utility authorities should be contacted for more specific locations and information on underground utilities.
10. Subsurface and environmental conditions were not examined or considered as a part of this survey.
11. Governmental jurisdictional areas, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.
12. If this survey plat is also provided in electronic form, the electronic copy must be compared to the original hard copy issued at the survey date with its original seal to insure the accuracy of the information and to further insure that no changes, alterations or modifications have been made. No reliance should be made on a document transmitted by computer or other electronic means unless first compared to the original sealed document issued at the time of the survey.
13. Survey is valid only if print has original seal of surveyor.

NOTES CONTINUED:

14. Elevations shown hereon were taken on the ground using B.M. noted hereon.
15. Contours were plotted at one foot intervals for convenience only
16. Contours were derived from elevations taken on the ground by means of radial topo and are relative to B.M. noted hereon.
17. BENCHMARK (B.M.) – NGS Monument – To reach from the intersection of Hwy. 309 and Hwy. 178, Go west on on Hwy. 178 for 0.5 miles to point on the left.

    The station is located 119.8 feet of the centerline of Hwy. 178. The station is 78.7 feet south of a power pole with transformer. The station is 75.5 feet northwest of the northwest corner of a 1 story block building. The station is a 3 inch aluminum disk set on a feno marker and is flush with the ground.
    Elevation=399.64 (NAVD88)

ALTA/ACSM LAND TITLE SURVEY OF THE JAMES C. CASTLEBERRY AND WIFE, KAREN S. CASTLEBERRY PROPERTY RECORDED IN DEED BOOK 264, PAGE 718 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 AND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 3 SOUTH RANGE 5 WEST BYHALIA, MARSHALL COUNTY, MISSISSIPPI

SCALE: 1" = 100' DATE: APRIL 29, 2014

MLS JOB No. 22178

MILESTONE LAND SURVEYING, INC.
10360 HIGHWAY 70, SUITE #1
LAKELAND, TN 38002
PHONE: (901) 867-8671
FAX: (901) 867-9889

GRID NORTH

DESCRIPTION:

Description of the James C. Castleberry and wife, Karen S. Castleberry property recorded in Deed Book 264, Page 718, said property being located in the northeast quarter of the Northeast Quarter of Section 2 and the north half of the Northwest Quarter of Section 1, Township 3 South, Range 5 West, Byhalia, Marshall County, Mississippi:

Commencing at the northwest corner of Section 1, Township 3 South, Range 5 West, said point being located in the centerline of East Stonewall Road (100' R.O.W.); thence south 00 degrees 19 minutes 16 seconds east, 50.00 feet to a found concrete monument in the south line of said East Stonewall Road and being the Point of Beginning, said point being located 114.84 feet east of the intersection of the south line of said East Stonewall Road and the east line of Highway 309 (R.O.W. varies): thence north 89 degrees 46 minutes 05 seconds east with the south line of said East Stonewall Road, 2434.01 feet to a set 1/2" rebar with plastic cap in the west line of the Marshall County, MS Board of Supervisors property recorded in Book 270, Page 697; thence south 00 degrees 13 minutes 55 seconds east with the west line of said property recorded in Book 270, Page 697, 60.01 feet to a found rebar; thence north 89 degrees 46 minutes 05 seconds east with the south line of said property recorded in Book 270, Page 697, 59.84 feet to a found rebar; thence north 00 degrees 13 minutes 55 seconds west with the east line of said property recorded in Book 270, Page 697, 60.01 feet to a set 1/2" rebar with plastic cap in the south line of said East Stonewall Road; thence north 89 degrees 46 minutes 05 seconds east with the south line of said East Stonewall Road, 147.55 feet to a set 1/2" rebar with plastic cap in the west line of Tract 1 of the MMC Materials, Inc. property recorded at Instrument No. 2013000275; thence in a southerly direction with the west line of said property recorded at Instrument No. 2013000275 and with the centerline of Byhalia Creek the following calls: south 04 degrees 40 minutes 54 seconds east, 221.91 feet; south 04 degrees 25 minutes 35 seconds west, 171.56 feet; south 03 degrees 06 minutes 41 seconds east, 277.03 feet; south 03 degrees 09 minutes 10 seconds west, 218.59 feet; south 09 degrees 32 minutes 57 seconds west, 117.40 feet; south 03 degrees 07 minutes 56 seconds east, 143.66 feet; south 07 degrees 03 minutes 29 seconds east, 124.69 feet to a point in the north line of the Franklin/Simpson Dev. Co., LLC property recorded in Deed Book 349, Page 382; thence south 89 degrees 48 minutes 26 seconds west with the north line of said property recorded in Deed Book 349, Page 382 and with the north line of Section 'B', Franklin/Simpson Subdivision recorded in Plat File 1027-B and with the north line of Franklin/Simpson Subdivision recorded in Plat File 1023-B, passing a set 1/2" rebar with plastic cap at 100.00 feet and on for a total distance of 1611.24 feet to a found rebar in the east line of Exhibit B of the Byhalia Junction, LLC property recorded in Deed Book 361, Page 64; thence north 00 degrees 25 minutes 20 seconds west with the east line of Exhibit B of said property recorded in Deed Book 361, Page 64, 295.11 feet to a found rebar; thence south 89 degrees 44 minutes 29 seconds west with the north line of Exhibit B of said property recorded in Deed Book 361, Page 64, 295.13 feet to a found rebar in the east line of the CSB Enterprises, Inc. property recorded in Deed Book 377, Page 685; thence north 00 degrees 44 minutes 40 seconds west with the east line of said property recorded in Deed Book 377, Page 685, 157.75 feet to a found rebar; thence north 82 degrees 43 minutes 50 seconds west with the north line of said property recorded in Deed Book 377, Page 685, 235.39 feet to a found nail in the east line of the C. Lanier Robinson, III property recorded in Deed Book 301, Page 345; thence north 00 degrees 14 minutes 42 seconds west with the east line of said property recorded in Deed Book 301, Page 345, 136.33 feet to a found rebar; thence in a westerly direction with the north line of said property recorded in Deed Book 301, Page 345 the following calls: north 82 degrees 43 minutes 48 seconds west, 261.66 feet to a set 1/2" rebar with plastic cap; south 85 degrees 10 minutes 31 seconds west, 70.07 feet to a found rebar in the east line of the aforesaid Highway 309; thence in a northerly direction with the east line of said Highway 309 the following calls: along a curve to the left having a radius of 1582.40 feet, delta angle of 17 degrees 26 minutes 05 seconds, chord = north 18 degrees 24 minutes 45 seconds west – 479.66 feet, an arc length of 481.51 feet to a found rebar; north 40 degrees 37 minutes 10 seconds west, 143.32 feet to a set 1/2" rebar with plastic cap in the south line of the Town of Byhalia, Mississippi property recorded in Deed Book 167, Page 222; thence north 75 degrees 50 minutes 53 seconds east with the south line of said property recorded in Deed Book 167, Page 222, 49.42 feet to a found rebar; thence north 40 degrees 37 minutes 10 seconds west with the east line of said property recorded in Deed Book 167, Page 222, 50.00 feet to a set 1/2" rebar with plastic cap; thence south 75 degrees 50 minutes 53 seconds west with the north line of said property recorded in Deed Book 167, Page 222, 49.42 feet to a set 1/2" rebar with plastic cap in the east line of said Highway 309; thence north 40 degrees 37 minutes 10 seconds west with the east line of said Highway 309, 25.19 feet to a found concrete monument in the south line of the aforesaid East Stonewall Road; thence south 89 degrees 29 minutes 53 seconds east with the south line of said East Stonewall Road, 114.84 feet to the Point of Beginning and containing 63.967 acres of land, more or less.

EXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by the Commitment. (not a survey matter)
2. The homestead, or other statutory marital rights, if any, of the spouse of any individual insured. (not a survey matter)
3. The rights or claims of parties in possession not shown by the public records. (not a survey matter)
4. Easements, or claims of easements, not shown by the public records. (none of which we are aware)
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (none of which we are aware)
6. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (not a survey matter)
7. Any tax or assessment not posted on the records of the taxing authority(ies) of which the land described in Schedule A hereof is subject. (not a survey matter)
8. Rights of way and easements for public roads and public utilities, subdivision regulations in effect in Marshall County, Mississippi, and all applicable building restrictions and the restrictive covenants of record. (not a survey matter)
9. Title to all oil, gas and gravel within and underlying the premises together with all mining rights and other rights, privileges, and immunities relating thereto. (not a survey matter)
10. Taxes or special assessments which are not shown as existing liens by the public records. (not a survey matter)

EXCEPTIONS CONTINUED:

11. City of Byhalia and Marshall County Taxes for the year 2014, liens, but not yet due or payable. (not a survey matter)
12. Right of Way to Shell Pipe Line Corporation of record at Deed Book 112, Page 485, in the aforesaid Chancery Clerk's Office. (location shown hereon, no width of easement stated in said document)
13. Easement to Northwest Mississippi Consolidated Drainage District of record at Deed Book 129, Page 465, in the aforesaid Chancery Clerk's Office. (if is our opinion that this easement does offect the subject property along Byhalia Creek. We were unable to plot the location of said easement due to insufficient information contained therein)
14. Right of Way to Town of Byhalia of record at Deed Book 167, Page 225, in the aforesaid Chancery Clerk's Office. (shown hereon)
15. Utility easements of record at Book 270, Page 697, in the aforesaid Chancery Clerk's Office. (shown hereon)
16. Right of way of record at Deed Book 271, Page 734 (Note possible epiration offer 15 years), in the aforesaid Chancery Clerk's Office. (shown hereon)
17. Easement of record at Instrument No. 2009004122, in the aforesaid Chancery Clerk's Office. (shown hereon)
18. Rights, if any, of the property owners abutting said Byhalia Creek in and to the waters of Byhalia Creek and in and to the bed thereof. (not a survey matter)
19. Gravel drive, power poles, underground cable sign, and fire hydrant, as shown on survey by Milestone Land Surveying, dated November 29, 2013. (shown hereon)
20. Rights of tenants in possession, as tenants only, under unrecorded leases, if any. (not a survey matter)

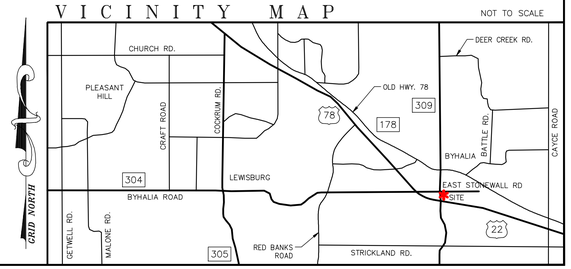
CERTIFICATION:

To Byhalia Crossing, LLC, a Mississippi limited liability company, to Citizens National Bank, to Chicago Title Insurance Company, and each of their respective successors and/or assigns as their interests may appear:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11(a), 13, 14, 16, and 18 of Table A thereof. The field work was completed on April 29, 2014.

MILESTONE LAND SURVEYING, INC.

By _____ 04-29-14
Daryl Menard, RLS Date
President
Mississippi Certificate No. 2960

VICINITY MAP

NOT TO SCALE