



Survey and description of a 26.67 acre tract located in the Southeast quarter of Section 28 Township 1 South, Range 6 West of the Chickasaw Cession in Desoto County, Mississippi being part of the Billy Mason Perry Estate tract as recorded in Will Book 8, page 7, in the Desoto County Chancery Court Clerk's office and also being known as tax parcel 16828004-0008 and being more particularly described as follows:

Commencing at a 3/8" Rebar (FOUND) at the Southwest corner of the Hoover Subdivision recorded in Plat Book 2, page 34 in the Southeast quarter of Section 28, Township 1 South, Range 6 West; thence S89°01'21" along the South line of the Henry Christopher Clinic tract as recorded in Land Deed Book 440, Page 656 a distance of 165.31' to a 3/8" Rebar (FOUND) at the Southeast corner of said Henry Christopher tract and also being on the North Right of Way line of Goodman road per Land Deed Book 440, Page 656, east 3/8" Rebar being the true point of beginning for the hereafter described tract; thence S89°18'24" along the North Right of Way line of Goodman road as recorded in Land Deed Book 40, page 98 a distance of 99.84' to a 1/2" Rebar with Tom King cap (SET); thence N80°14'43" departing said Right of Way line along a new line in said Perry tract 12.96' and along the N.W. and Louise Perry tract as recorded in Land Deed Book 63, page 147 a distance of 399.23' for a total distance travelled of 399.19' to a point in Camp Creek; thence N78°28'38" along the North line of said Perry tract passing a 1/2" Rebar (SET) at 30.00' and continuing a total distance of 108.00' to a 1/2" Rebar with Tom King cap (SET); thence S29°03'24" along the West line of said Perry tract 299.30' and a new line in said Perry tract a distance of 114.82' for a total distance travelled of 380.92' to a 1/2" Rebar with Tom King cap (SET) in the North Right of Way line of said Goodman Road; thence S89°18'24" along said North line a distance of 163.10' to a point; thence N02°52'22" along said North line 10.00' to a point; thence S89°18'24" along said North line a distance of 209.00' to a point; thence S00°44'32" along said North line 10.00' to a point; thence S89°18'24" along said North line a distance of 47.20' to a 1/2" Rebar with Russell cap (FOUND); thence N03°44'50" departing said Goodman Right of Way line along the Billy and Louise Huffstatler tracts as recorded in Land Deed Book 84, Page 351, Land Deed Book 80, Page 6, and Land Deed Book 85, page 3 a total distance travelled of 840.00' to an old crimp top pipe (FOUND); thence N83°17'04" along said Huffstatler East line passing a 1/2" Rebar with Russell cap (FOUND) at 265.75' and continuing a total distance of 346.10' to a point in Camp Creek; thence N00°40'31" along the East line of said Huffstatler tract a distance of 203.65' to a point in Camp Creek; thence N02°52'22" along the City of Olive Branch tract as recorded in Land Deed Book 84, page 73 passing a 1/2" Rebar (SET) at 47.00' and continuing for a total distance travelled of 113.20' to 1/2" Rebar with Tom King cap (SET) in the South Right of Way line of Mississippi Highway 302, Project # 97-0021-01-014-10; thence N81°28'07" along said Mississippi Highway 302 Right of Way line a distance of 679.20' to a concrete right of way marker (FOUND); thence N83°39'47" along said Highway 302 ROW line a distance of 146.78' to a 1/2" Rebar with Tom King cap (SET) in the West line of the Hoover Subdivision as recorded in Plat Book 2, page 34; thence S28°44'06" departing said Highway 302 ROW line along the West line of said Hoover Subdivision a distance of 78.18' to a 3/4" Pipe (FOUND); thence S02°58'24" along the West line of said Hoover Subdivision a distance of 102.47' to a point (FOUND); thence S78°09'09" along the North line of said Henry Christopher Clinic tract a distance of 114.63' to a 3/8" Rebar (FOUND); thence S02°58'24" along the North line of said Henry Christopher Clinic tract a distance of 60.09' to a 6/8" Rebar (FOUND); thence S89°18'24" along the West line of said Henry Christopher Clinic tract a distance of 354.97' to the point of beginning containing 1,187,422.69 square feet on 26.67 acres.

Subject to Desoto County Subdivision and Zoning Regulations.
Subject to Olive Branch City Subdivision and Zoning Regulations.
Subject to any easements for utilities. See Sewer Easement in L03 80, Pg 155 and L03 223, Pg 381.
Subject to road Right of Way.

M.S.P.C.S. WEST ZONE - MISSISSIPPI STATE PLANE COORDINATE SYSTEM - WEST ZONE AS DERIVED BY STATIC GPS OBSERVATION ON JULY 6, 2009 RELATIVE TO THE NAD 83 DATUM
CONVERSION = 0.9999824, SCALE 0.999975
DECLINATION TO HOOPER SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 34 IS 0°16'36" COUNTER CLOCKWISE
PREPARED FOR MS SUBURBAN TROOP
CLASS OF SURVEY "C" SUBURBAN
ALL CORNERS PAINTED OR FLAGGED ORANGE
FIELD WORK AS OF JULY 10, 2009
SCALE 1"=100'
0 100 200

NO POW DEED WAS FOUND FOR THE 10 X100' TO 022' AREAS IN FRONT OF THE HUFFSTATLER TRACT. IT APPEARS THAT THESE ARE PART OF THE ORIGINAL PERRY TRACT, BUT WERE NOT INCLUDED IN THE DESCRIBED PROPERTY.

PART OF THIS PROPERTY LIES WITHIN THE FLOOD HAZARD AREA AS DEPICTED ON FEMA FIRM PANEL 26033001048 EFFECTIVE DATE 6/4/2007

NO RIGHT OF WAY DEEDS WERE FOUND FOR THE STRIPS IN FRONT OF THE MARR TRACT 0.03 ACRES ON THE LEFT AND 0.08 ACRES ON THE RIGHT. IT APPEARS THAT THESE ARE PART OF THE ORIGINAL PERRY TRACT, BUT WERE NOT INCLUDED IN THE DESCRIBED PROPERTY.

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