

MISSISSIPPI REAL ESTATE COMMISSION

Property Condition Disclosure Statement (PCDS)

The following is a Property Condition Disclosure Statement (PCDS) required by §89-1-501 through §89-1-527 of the Mississippi Code, made by the SELLER(S) concerning the condition of the RESIDENTIAL PROPERTY (1 TO 4 UNITS) located at:

ADDRESS: 2304 Hwy 72 Lamar, MS 38642		
SELLER(S): Delia Hurdle	Year Built: 1952	

Note to Buyer: If the structure was built before 1978, you are encouraged to investigate the possible presence of lead-based paint.

IS A PCDS NECESSARY? – NO OCCUPANCY AND NO KNOWLEDGE

Instructions to Seller(s): If no seller has occupied (lived in) the property, AND no seller has any knowledge of the property's condition, mark the two boxes below, sign in attestation of the truth of these representations, and leave the remainder of the PCDS blank.

☐ No Seller has occupied the property, AND ☐ no Seller has any knowledge of the property's condition.

Signature(s) of Seller(s) _____ Date _____

IS A PCDS NECESSARY? – STATUTORY EXCLUSIONS

The Property Condition Disclosure statutes require the seller of residential real property to cause a PCDS or a copy thereof to be delivered to a buyer prior to the signing by the buyer of an offer to purchase or a binding contract of sale unless there is a specific statutory exclusion to the contrary for the seller. The following is a "summary" of those transfers which are EXCLUDED (in part) from the requirement to provide a fully completed PCDS. A more thorough explanation is provided in §89-01-501(2) of the Mississippi Code. (Check all that apply, sign in attestation of the truth of this representation, and leave the remainder of the PCDS blank).

Transfers pursuant to a court order, to include the following:

- ☐ Transfer by order of a probate court in the administration of an estate.
- ☐ Transfer pursuant to a writ of execution.
- ☐ Transfer by any foreclosure sale.
- ☐ Transfer by a Trustee in Bankruptcy.
- ☐ Transfer by an eminent domain proceeding.
- ☐ Transfer from a decree for specific performance.
- ☐ Transfer by a fiduciary in the administration of an estate, guardianship, conservatorship or trust.

Transfers by a Mortgagor who is in default to the Mortgagee, to include the following:

- ☐ Transfer to a beneficiary of a deed of trust.
- ☐ Transfer by a foreclosure sale after default on a mortgage.
- ☐ Transfer by a mortgagee or a beneficiary following a foreclosure.
- ☐ Transfer by a deed in lieu of foreclosure.

Other Transfers to include the following:

- ☐ Transfer of real property on which no dwelling is located.
- ☐ Transfer from one co-owner to one or more co-owners.
- ☐ Transfer to a spouse (including due to divorce/separation), or to a person in the lineal line of consanguinity.
- ☐ Transfer to or from any governmental entity.

Signature(s) of Seller(s) _____ Date _____

GENERAL INSTRUCTIONS

This document is a disclosure of the condition of residential property known by the **SELLER** on the date this statement was completed, and it is based on the seller's actual knowledge of the property. It is **NOT a warranty of any kind** by the seller or any Real Estate Licensee participating in any capacity in this transaction and this PCDS is not a substitute for any inspection(s) or test(s). The buyer is encouraged to obtain their own independent professional inspections and environmental tests and is encouraged to check public records pertaining to the property. However, the buyer may rely on the information contained herein when deciding to negotiate the terms for the purchase of this residential real estate. This statement may be made available to other parties and is to be **signed and dated by the SELLER(S)**.

Instructions to Seller(s):

- Complete this form yourself.
- Answer all questions based upon your actual (personal) knowledge of the residential property.
- Attach additional pages with your signature if additional space is required to describe the condition(s).
- If some items do not apply to your property, check "NA" (Not Applicable). If you do not know the answer to a question, you should check "UNK" (Unknown).

Note to Seller(s):

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the statutory duty to deliver a PCDS prior to the signing by the buyer of an offer to purchase or a binding contract of sale, the buyer will be allowed (upon the subsequent receipt of a PCDS or material amendment thereto) to terminate the contract (including a full return of earnest money) by delivery of a written notice of termination within three (3) days after in-person delivery of a PCDS (or material amendment thereto), or within five (5) days after delivery by deposit in the mail of a PCDS (or material amendment thereto).

Note to Buyer(s):

If the seller does not give you a completed PCDS before you make a written offer to purchase the property (or sign a contract to purchase), you may terminate any resulting contract without penalty to you as the buyer (your earnest money will be fully returned). To terminate the contract, you must deliver to the seller or the seller's agent a written notice of termination within three (3) days of your in-person receipt of a PCDS (or material amendment thereto) from the seller (or within five (5) days of the seller's depositing a PCDS (or material amendment thereto) in the mail to you).

SELLER'S STATEMENT OF PROPERTY'S CONDITION

The seller makes the representations on this PCDS based upon the seller's actual (personal) knowledge of the property for delivery to a prospective buyer of the residence. The following are representations made by the seller and are not the representations of any real estate licensee involved in the transaction.

I. GENERAL INFORMATION

- | | | | | |
|---|---|--|---|-----------------------------|
| 1. Does the seller currently have ownership of the residence? | ☒ Yes | ☐ No | ☐ Unk | ☐ NA |
| 2. Does the seller currently occupy the residence? | ☐ Yes | ☒ No | ☐ Unk | ☐ NA |
| 3. Are there certificates of occupancy related to the property? | ☐ Yes | ☐ No | ☒ Unk | ☐ NA |
| 4. Is the residence a condominium? | ☐ Yes | ☒ No | ☐ Unk | ☐ NA |
| 5. Is the residence a modular/mobile home on a permanent foundation? | ☐ Yes | ☒ No | ☐ Unk | ☐ NA |
| 6. Was the residence built in conformity to approved building codes? | ☐ Yes | ☐ No | ☒ Unk | ☐ NA |
| 7. What dates have the seller occupied the residence? | <u>2003 2026</u> | | | |
| 8. What is the approximate square footage of the heated/cooled living area? | <u>2,173</u> | | | |
| 9. How or by whom was the heated/cooled square footage area determined? | <u>Tax Assessor</u> | | | |

II. ROOF

- Are you aware whether all or any portion of the roof has been repaired or replaced? ☐ Yes ☒ No ☐ Unk ☐ NA
If Yes, please explain here (attach additional pages if necessary).
- To your knowledge, are there any written warranties presently in place for the roof? ☐ Yes ☒ No ☐ Unk ☐ NA
If Yes, please provide a copy.
- Are you aware of any current leaks or defects with the roof such as structural issues, dry rot, water backups, moisture issues, wind damage, or hail damage? ☐ Yes ☒ No ☐ Unk ☐ NA
If Yes, please explain here (attach additional pages if necessary).
- The roof is 20 years old.

III. UTILITIES, INTERNET, AND TELEVISION SERVICES

* INCLUDES IN HSUB

Utilities	Service Provider (state NA if Not Applicable)	Average Monthly Bill
Electricity	H.S.U.D.	113.96
Natural Gas		
Water	Well	NA
Garbage Collection	Team Waste	*
Propane	Thompson gas	as needed
Solar Panels	N/A	
(other)		
* Seller Used Verizon for Internet		
Multiple options available		

If applicable, Propane Tank is: ☒ Owned, ☐ Leased. If leased, the fee is \$ _____ per: Month ☐, Year ☐.

- Is your drinking water from a private well? ☒ Yes ☐ No ☐ Unk ☐ NA
a) If YES, has the water quality been tested for safety? ☐ Yes ☒ No ☐ Unk ☐ NA
If YES, please attach the Water Safety Report (if available).
- The sewage system is: ☐ Public ☐ Private ☒ Septic ☐ Cesspool ☐ Treatment ☐ Lift ☐ Other
If an individual system, provide:
Manufacturer Name: _____
Location on Property: (2) West side of house & North
Is a sewage pump installed? ☐ Yes ☒ No ☐ Unk ☐ NA
If an individual system, has it been inspected by the proper state/county/Health Department officials? ☐ Yes ☐ No ☒ Unk ☐ NA
If an individual system, what is the date of the last servicing? unk
How many bedrooms are allowed by the individual wastewater permit? 3
- Is cable Television available at the site? ☒ Yes ☐ No ☐ Unk ☐ NA
What type of internet service is available at the site? ☒ DSL ☒ Cable ☒ Fiber Optic ☒ Satellite ☐ Unk ☐ NA
If internet service is currently available, who is the provider? N/A

IV. STRUCTURAL ITEMS & SOILS

1. Are you aware of any settlement/heaving of soils, any collapsible or expansive soils or poorly compacted fill on the Property? ☐ Yes ☒ No ☐ Unk ☐ NA
2. Are you aware of any past or present movement, shifting, deterioration or other problems with the walls (interior or exterior) or the foundation of the Property? ☐ Yes ☒ No ☐ Unk ☐ NA
3. Are you aware of any tests to determine the composition/compaction of soil or the presence of any "expandable soils" being present on the Property? ☐ Yes ☒ No ☐ Unk ☐ NA
4. Are you aware of any foundation repairs made in the past?
 - a) If YES, is there a written report? ☐ Yes ☒ No ☐ Unk ☐ NA
 - b) If YES, is there a warranty which can be transferred to the buyer? ☐ Yes ☒ No ☐ Unk ☐ NA
5. To your knowledge, are any foundation repairs currently needed? ☐ Yes ☒ No ☐ Unk ☐ NA
6. Except for "Cosmetic Upgrades" (carpet, paint, wallpaper) have you remodeled, made any additions, structural modifications, or other alterations or improvements to the property? ☒ Yes ☐ No ☐ Unk ☐ NA
** Garage added Entry area was enclosed, 3 Season Room was enclosed*
 - a) If YES, please attach a detailed description of all work completed, the name of the building contractor who completed the work and the completion date of the work.
7. Were all necessary work PERMITS and approvals secured in compliance with local, city and county building codes? ☒ Yes ☐ No ☐ Unk ☐ NA

If Yes, please explain here (attach additional pages if necessary).

Eddie Todd

8. Are you aware if there has ever been damage to any portion of the (residence) structure because of the following:

Fire	☐ Yes ☒ No ☐ Unk ☐ NA	Windstorm	☐ Yes ☒ No ☐ Unk ☐ NA
Hail	☐ Yes ☒ No ☐ Unk ☐ NA	Tornados	☐ Yes ☒ No ☐ Unk ☐ NA
Hurricane	☐ Yes ☒ No ☐ Unk ☐ NA	Other Disaster	☐ Yes ☒ No ☐ Unk ☐ NA

If Yes, please explain here (attach additional pages if necessary).

9. Are you aware of the presence of, or damage (repaired or unrepaired) caused by, termites or wood-destroying insects? ☐ Yes ☒ No ☐ Unk ☐ NA

If Yes, please explain here (attach additional pages if necessary).

10. Are you aware of the presence of animals or animal infestations on the property and/or in the residence? ☐ Yes ☒ No ☐ Unk ☐ NA

If Yes, please explain here (attach additional pages if necessary).

11. Other than routine maintenance and upkeep during your ownership, are you aware of any problems, malfunctions, or defects with any of the following?

Interior Walls	☐	Yes	☒	No	☐	Unk	☐	NA	Exterior Walls	☐	Yes	☒	No	☐	Unk	☐	NA
Fireplace	☐	Yes	☒	No	☐	Unk	☐	NA	Chimney	☐	Yes	☒	No	☐	Unk	☐	NA
Windows	☒	Yes	☐	No	☐	Unk	☐	NA	Skylights	☐	Yes	☒	No	☐	Unk	☐	NA
Doors/Door Trim	☐	Yes	☒	No	☐	Unk	☐	NA	Rain Gutters	☐	Yes	☒	No	☐	Unk	☐	NA
Ceiling	☐	Yes	☒	No	☐	Unk	☐	NA	Driveway	☐	Yes	☒	No	☐	Unk	☐	NA
Flooring	☐	Yes	☒	No	☐	Unk	☐	NA	Irrigation Sys	☐	Yes	☐	No	☐	Unk	☐	NA
Sinks/Wet Bar	☐	Yes	☒	No	☐	Unk	☐	NA	French Drain	☐	Yes	☐	No	☐	Unk	☐	NA
Shower	☐	Yes	☒	No	☐	Unk	☐	NA	Patio	☐	Yes	☒	No	☐	Unk	☐	NA
Sauna	☐	Yes	☐	No	☐	Unk	☐	NA	Outdoor Fireplace	☐	Yes	☐	No	☐	Unk	☐	NA
Jetted Bathtubs	☐	Yes	☐	No	☐	Unk	☐	NA	Outdoor Kitchen	☐	Yes	☐	No	☐	Unk	☐	NA
Lighting	☐	Yes	☒	No	☐	Unk	☐	NA	Soffit(s)/Fascia(s)	☐	Yes	☐	No	☐	Unk	☐	NA
Ceiling Fans	☐	Yes	☒	No	☐	Unk	☐	NA	Stucco/Dryvit	☐	Yes	☐	No	☐	Unk	☐	NA
Electrical Outlets	☐	Yes	☒	No	☐	Unk	☐	NA	Garage Door	☐	Yes	☒	No	☐	Unk	☐	NA
Locks	☐	Yes	☒	No	☐	Unk	☐	NA		☐	Yes	☐	No	☐	Unk	☐	NA
	☐	Yes	☐	No	☐	Unk	☐	NA		☐	Yes	☐	No	☐	Unk	☐	NA

If Yes, please explain here (attach additional pages if necessary).

Gas has evaporated 4 panels (broken seal)

V. LAND AND SITE DATA

1. Is there an engineer's survey of the Property available?

☒ Yes ☐ No ☒ Unk ☐ NA

If Yes, please attach a copy of the survey and indicate by whom the survey was completed and the date of the survey (attach additional pages if necessary). Survey completed by Professional Land Services, Clint Tidwell on 07/20/2026, Also attached is the new property description.

DH

2. Are you aware of the existence of any of the following? Add additional distinct issues below, use a separate page if needed:

Property tax: ☒ Yes ☐ No ☒ Unk If Yes: \$ - - - /year. Homestead exemption: ☐ Yes ☐ No

DH

Encroachments	☐	Yes	☒	No	☐	Unk	☐	NA	Boundary Dispute	☐	Yes	☒	No	☐	Unk	☐	NA
Easements	☐	Yes	☒	No	☐	Unk	☐	NA	Soil Erosion	☐	Yes	☒	No	☐	Unk	☐	NA
Soil Problems	☐	Yes	☒	No	☐	Unk	☐	NA	Standing Water	☐	Yes	☒	No	☐	Unk	☐	NA
Land Fill	☐	Yes	☒	No	☐	Unk	☐	NA	Drainage Problems	☐	Yes	☒	No	☐	Unk	☐	NA
Foreclosure	☐	Yes	☒	No	☐	Unk	☐	NA	Zoning Noncompliance	☐	Yes	☒	No	☐	Unk	☐	NA
Pending Litigation	☐	Yes	☒	No	☐	Unk	☐	NA	Judgments/Liens	☐	Yes	☒	No	☐	Unk	☐	NA
Restrictive Covenants	☐	Yes	☒	No	☐	Unk	☐	NA	Special Assessments	☐	Yes	☒	No	☐	Unk	☐	NA
Mechanics Lien(s)	☐	Yes	☒	No	☐	Unk	☐	NA	Eminent Domain	☐	Yes	☒	No	☐	Unk	☐	NA
Materials Lien(s)	☐	Yes	☒	No	☐	Unk	☐	NA	HOA/COA Dues	☐	Yes	☒	No	☐	Unk	☐	NA
Rights of Way	☐	Yes	☒	No	☐	Unk	☐	NA	Historic Registry	☐	Yes	☒	No	☐	Unk	☐	NA
CRP	☐	Yes	☐	No	☐	Unk	☐	NA	Pearl River Valley land	☐	Yes	☒	No	☐	Unk	☐	NA
16 th Section land	☐	Yes	☒	No	☐	Unk	☐	NA	PID: \$	☐	Yes	☐	No	☐	Unk	☐	NA
Leasehold	☐	Yes	☒	No	☐	Unk	☐	NA	(Other)	☐	Yes	☐	No	☐	Unk	☐	NA

If Yes, please explain here (attach additional pages if necessary).

Property was reduced in size to 5.5 acres. Therefore, the property tax for the 'home with 5.5 acres is unknown.

DH

3. Are you aware if any portion of the Property (including a part of the site) is currently located in a FEMA Designated Flood Hazard Zone? ☐ Yes ☒ No ☐ Unk ☐ NA
 a) If Yes, what is the flood zone classification of the Flood Hazard Zone? _____
4. Has the residence ever been flooded by rising water from the outside? ☐ Yes ☒ No ☐ Unk ☐ NA
5. Is flood insurance currently required? ☐ Yes ☒ No ☐ Unk ☐ NA
 a) If Yes, please indicate the premium currently being paid and the date that the premium was last adjusted. Date Paid _____ Date Last Adjusted _____
6. Are you aware if any portion of the Property (Site) is currently designated as being located within a WETLANDS area and is subject to specific restrictive uses? ☐ Yes ☒ No ☐ Unk ☐ NA
7. Are you aware of any occurrence of water penetration or damage (at any time, for any reason) to:
- | | | | | | | | | | |
|-------|------------------------------|--|------------------------------|-----------------------------|-------------|---|--|------------------------------|-----------------------------|
| Walls | ☐ Yes | ☒ No | ☐ Unk | ☐ NA | Windows | ☐ Yes | ☒ No | ☐ Unk | ☐ NA |
| Doors | ☐ Yes | ☒ No | ☐ Unk | ☐ NA | Crawl Space | ☐ Yes | ☒ No | ☐ Unk | ☐ NA |
| Attic | ☐ Yes | ☒ No | ☐ Unk | ☐ NA | Basement | ☒ Yes | ☒ No | ☐ Unk | ☐ NA |

If Yes, please explain here (attach additional pages if necessary).

8. Are you aware of water penetration or damage FOR ANY REASON, because of:

Flooding	☐ Yes	☒ No	☐ Unk	☐ NA	Lot Drainage	☐ Yes	☒ No	☐ Unk	☐ NA
Pipe Fittings	☐ Yes	☒ No	☐ Unk	☐ NA	Condensation	☐ Yes	☒ No	☐ Unk	☐ NA
Sewer Overflow	☐ Yes	☒ No	☐ Unk	☐ NA	Moisture Seep	☐ Yes	☒ No	☐ Unk	☐ NA
Sewer Backup	☐ Yes	☒ No	☐ Unk	☐ NA	Leaking Pipes	☐ Yes	☒ No	☐ Unk	☐ NA
Plumbing Fixtures	☐ Yes	☒ No	☐ Unk	☐ NA	Broken Pipes	☐ Yes	☒ No	☐ Unk	☐ NA
Leaking Appliances	☐ Yes	☒ No	☐ Unk	☐ NA	Other Causes	☐ Yes	☒ No	☐ Unk	☐ NA

If Yes, please explain here (attach additional pages if necessary).

VI. BUILT-IN APPLIANCES, SYSTEMS AND MECHANICAL EQUIPMENT REMAINING WITH RESIDENCE

Instructions to Seller(s):

- If an item listed below does not exist or will be uninstalled and removed from the residence before closing, CROSS THROUGH the name of the item using a line or "X," so that the list below will reflect the items remaining with the residence.
- If other distinct built-in appliances, systems, or mechanical equipment exist and will remain, add them in the blanks provided below or use a separate page.
- Indicate whether the item is powered by gas or electricity, and the age in years of the item (if age not known, indicate "Unknown").
- Where a "(#)" appears in the entries below, indicate, in the blank space provided immediately thereafter, how many of the item will remain with the property.

e) Indicate in the box provided after the list below if seller knows of a problem with one or more items appearing in the list.

ITEM	GAS/ELECTRIC	AGE
Built-In Cooktop	Electric	24
Built-In Oven(s)	Electric	11
Built-In Dishwasher	11	11
Built-In Microwave	11	11
Built-In Ice Maker		
Built-in Trash Compactor	11	11
Built-in Range	11	11
Built-In Refrigerator	11	11

ITEM	GAS/ELECTRIC	AGE
Garbage Disposal	11	24
Garage Door Opener(s) (#) __	11	11
Central Air (#) __	11	11
Central Heat (#) __	Gas	11
Water Heaters (#) __	Gas	-
Tankless Heater (#) __		
Ductless HVAC		

If seller knows of a problem with one or more items listed above, explain the problem here (attach additional pages if necessary).
If no explanation(s) appear in this box or on an attached page, seller thereby indicates being unaware of any problems.

VII. CERTIFICATION

SELLER certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual (personal) knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller's Signature(s)

X Debra B. Hurdle

Date 6-9-2016

X _____

Date _____

BUYER acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller and is not a substitute for any home, pest, hazardous waste, or other inspections or testing of the property or inspection(s) of the public records.

Buyer's Signature(s)

X _____

Date _____

X _____

Date _____

SELLER'S CLOSING CERTIFICATION: Seller certifies at closing that the information in this PCDS, including any amendments, remains true and complete to the seller's actual (personal) knowledge as of the date of the transaction's closing.

Seller's Signature(s) at closing

X _____

Date of closing _____

X _____

Date of closing _____



Professional Land Services

LAND SURVEYING – FORESTRY – MAPPING

*101 NORTH MAIN STREET
RIPLEY, MISSISSIPPI 38663
662-837-9373*

PROPERTY DESCRIPTION FOR DELIA BELL HURDLE

5.500 ACRES LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, MARSHALL COUNTY, MISSISSIPPI AND DESCRIBED AS FOLLOWS:

COMMENCE at a wagon axle found at the northwest corner of the Southeast Quarter of Section 32, Township 1 South, Range 2 West; thence East a distance of 2649.82 feet; thence South a distance of 575.92 feet to a ½" iron rod found; thence South 01 degrees 17 minutes 28 seconds West a distance of 2014.84 feet to a ½" iron rod found on the northern right of way of Highway 72 (50.0' perpendicular from centerline); thence with said right of way the following 5 calls: 1) South 89 degrees 57 minutes 31 seconds West a distance of 127.28 feet to a concrete marker found; 2) thence North 00 degrees 41 minutes 22 seconds West a distance of 25.18 feet to a concrete marker found; 3) thence North 89 degrees 58 minutes 41 seconds West a distance of 499.34 feet to a concrete marker found; 4) thence South 00 degrees 05 minutes 59 seconds West a distance of 24.70 feet to a concrete marker found; 5) thence North 89 degrees 58 minutes 27 seconds West a distance of 779.25 feet to a ½" iron rod found and the **POINT OF BEGINNING**;

thence continue along said right of way, North 89 degrees 59 minutes 11 seconds West a distance of 551.79 feet to a ½" iron rod set; thence North 08 degrees 06 minutes 50 seconds East a distance of 517.62 feet to a ½" iron rod set; thence North 84 degrees 52 minutes 42 seconds East a distance of 354.98 feet to a ½" iron rod set; thence South 12 degrees 57 minutes 06 seconds East a distance of 558.47 feet to a ½" iron rod found, which is the **POINT OF BEGINNING**, having an area of 5.500 acres.

This description was prepared from a boundary survey performed by Clint Tidwell of Professional Land Services, Inc. of Ripley, Mississippi on July 20, 2026. Bearings are referenced to True North as determined from a GPS observation. This description is a portion of the Delia Bell Hurdle property as recorded as Instrument 2023 2065 in Marshall County, Mississippi.

SURVEY PLAT FOR:

MICHAEL GILLILAND II

DELIA BELL HURDLE PROPERTY

INSTRUMENT 2023 2065

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,

TOWNSHIP 1 SOUTH, RANGE 2 WEST

MARSHALL COUNTY, MISSISSIPPI

JULY 20, 2026



TRUE BEARINGS
GPS OBSERVATION

Wagon Axle Found at the
northwest corner of the Southeast Quarter
of Sec. 32, Township 1 South, Range 2 West,
Marshall County, Mississippi

Note: Property Subject to any unrecorded easement or
right of way to Marshall County for the maintenance and
use by the public along Mill Pond Road. Property is also
subject to a TVA transmission line easement as depicted
on this survey plat.

LINE	BEARING	DISTANCE
L1	S 89°57'31" W	127.28'
L2	N 00°41'22" W	25.18'
L3	S 00°05'59" W	24.70'
L4	N 18°00'02" W	145.23'
L5	N 75°45'22" W	28.64'
L6	N 14°14'38" E	40.32'
L7	N 67°31'01" E	88.68'
L8	S 82°41'22" E	149.50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	378.82'	352.22'	339.67'	N 40°52'50" E	53°16'23"
C2	624.32'	198.32'	197.48'	N 58°25'02" E	18°12'00"
C3	404.35'	338.70'	328.88'	N 73°18'50" E	47°59'36"
C4	283.72'	227.05'	221.04'	N 74°23'05" E	45°51'06"
C5	845.32'	149.61'	149.41'	N 46°23'19" E	10°08'26"
C6	678.00'	361.21'	356.95'	N 27°25'28" E	30°31'28"

NOTE: THIS SURVEY AND PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
EXAMINATION AND IS BASED ON LIMITED RESEARCH BY THE SURVEYOR OR
DOCUMENTS SUPPLIED BY THE CLIENT OR OWNER.

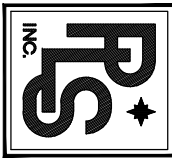
ALL IRON RODS SET ARE 1/2" DIAMETER REBARS UNLESS OTHERWISE NOTED.

CERTIFICATE:

I DO HEREBY CERTIFY THAT THIS SURVEY CONFORMS
TO THE STANDARDS OF PRACTICE AS SET FORTH
BY THE STATE BOARD TO A CLASS "B" SURVEY.



Certification Date: July 20, 2026



Professional Land Services

LAND SURVEYING - FORESTRY - MAPPING

101 NORTH MAIN

RIPELEY, MISSISSIPPI 38663

662-837-8373

clint@psurvey.com

Website: psurvey.com

JOB NO. 26167

