



Big Ridge Rd.

+/- 440.03'

+/- 656.89'

+/- 7 Acres

+/- 624.29'

+/- 438.91'

Denny's

Wendy's



WAFFLE HOUSE

Comfort Suites

Hampton Inn



TACO BELL

Washington Ave.

Money Farm Rd

Big Ridge Rd W

Big Ridge Rd

Gum St

Birchwood Dr

Birchwood Dr





Big Ridge Rd

Big Ridge Rd.

Big Ridge Rd

+/- 7
Acres



WAFFLE
HOUSE



Money Farm Rd

Goffville Rd

Washington Ave.

Tucker Rd



POINT OF COMMENCEMENT
1/2" IRON ROD FOUND AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 9 WEST JACKSON COUNTY, MS.

BIG RIDGE ROAD ASPHALT SURFACED ROW VARIES

S 86°37'50" E APS 201.5 FT

IRON ROD SET

S 86°37'50" E APS 440.03 FT

1/2" IRON ROD FOUND

CLASS "C" SURVEY

REFERENCE BEARING - NORTH PROPERTY LINE AS PER DEED

LEGAL DESCRIPTION OF 3.01 AC PROPERTY + --

COMMENCING AT A 1/2" IRON ROD FOUND AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 9 WEST, JACKSON COUNTY, MS. THENCE SOUTH 88 DEGREES 37 MINUTES 57 SECONDS EAST ALONG THE SOUTH MARGIN OF BIG RIDGE ROAD A DISTANCE OF 201.5 FEET TO A 1/2" IRON ROD SET; THENCE SOUTH 88 DEGREES 39 MINUTES 09 SECONDS EAST TO THE NORTH MARGIN OF GUM STREET A DISTANCE OF 646.72 FEET TO 1/2" IRON ROD SET; THENCE NORTH 89 DEGREES 32 MINUTES 26 SECONDS WEST ALONG THE NORTH MARGIN OF GUM STREET A DISTANCE OF 200.04 FEET TO A 6" CREOSOTE POST FOUND; THENCE NORTH 88 DEGREES 39 MINUTES 09 SECONDS WEST A DISTANCE OF 656.89 FEET TO THE POINT OF BEGINNING, CONTAINING 3.01 ACRES OR 131,005.9 SQUARE FEET MORE OR LESS.

CONTAINING 3.01 AC OR 131,005.9 SF MORE OR LESS.

WOODEN PRIVACY FENCE (OTHERS)

N 00°39'09" W APS 656.89 FT

S 00°32'59" E APS 621.29 FT

IRON ROD SET

GUM STREET ASPHALT SURFACED 50.0 FT ROW

N 89°32'26" W APS 200.04 FT

N 89°32'26" W APS 438.91 FT

6" CREOSOTE POST FOUND

INDEXING INSTRUCTIONS:

NORTHEAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 9 WEST.

INFORMATION PROVIDED BY CLIENT BY GRAPHIC PLOTTING ONLY

SURVEY PERFORMED WITHOUT BENEFIT OF CURRENT TITLE EXAM

REFERENCES - DB 1424, PGS 637-638, DB 1412, PG 835, DB 976, PG 618, DB 1157, PGS 457-464.

FRED C. BARNES
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS - 2904
STATE OF MISSISSIPPI

REFERENCE BEARING —
NORTH PROPERTY LINE
AS PER DEED

COMMENCING AT A 1/2" IRON ROD FOUND AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 9 WEST, JACKSON COUNTY, MS. THENCE SOUTH 88 DEGREES 37 MINUTES 57 SECONDS EAST ALONG THE SOUTH MARGIN OF BIG RIDGE ROAD A DISTANCE OF 20.07 FEET TO A 1/2" IRON ROD FOUND AND THE POINT OF BEGINNING;
THENCE SOUTH 86 DEGREES 37 MINUTES 50 SECONDS EAST ALONG THE SOUTH MARGIN OF BIG RIDGE ROAD A DISTANCE OF 201.5 FEET TO A 1/2" IRON ROD SET; THENCE SOUTH 88 DEGREES 39 MINUTES 09 SECONDS EAST TO THE NORTH MARGIN OF GUM STREET A DISTANCE OF 646.72 FEET TO 1/2" IRON ROD SET; THENCE NORTH 89 DEGREES 32 MINUTES 26 SECONDS WEST ALONG THE NORTH MARGIN OF GUM STREET A DISTANCE OF 200.84 FEET TO A 6" CRESTOPE POST FOUND; THENCE NORTH 88 DEGREES 39 MINUTES 09 SECONDS WEST A DISTANCE OF 656.89 FEET TO THE POINT OF BEGINNING;
CONTAINING 3.01 ACRES OR 131,005.9 SQUARE FEET MORE OR LESS.

NORTHEAST QUARTER OF THE
SOUTH WEST QUARTER OF
SECTION 12, TOWNSHIP 7
SOUTH, RANGE 9 WEST.

BY GRAPHIC PLOTTING ONLY

SURVEY PERFORMED WITHOUT
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REFERENCES - DB 1424, PGS 637-638, DB 1412, PG 835, DB 976, PG 618, DB 1157, PGS 457-464.

Revision	Date	Barnes PLS Professional Land Surveyor P.O. Box 7268, Oliveville, Mississippi 38540 (228) 435-5590	DATE: 01 - - -	SPR:	BORRIES BIG RIDGE ROAD JACKSON COUNTY, MS	DATE: 01 - - -	SPR:
			DATE TO: F.C.S.B.			DATE TO: F.C.S.B.	
				DATE TO: F.C.S.B.		3 AC SURVEY	DATE: AUG 17, 2024