

SEC. 5, T1N, R13E

Exhibit A

GENERAL NOTES:

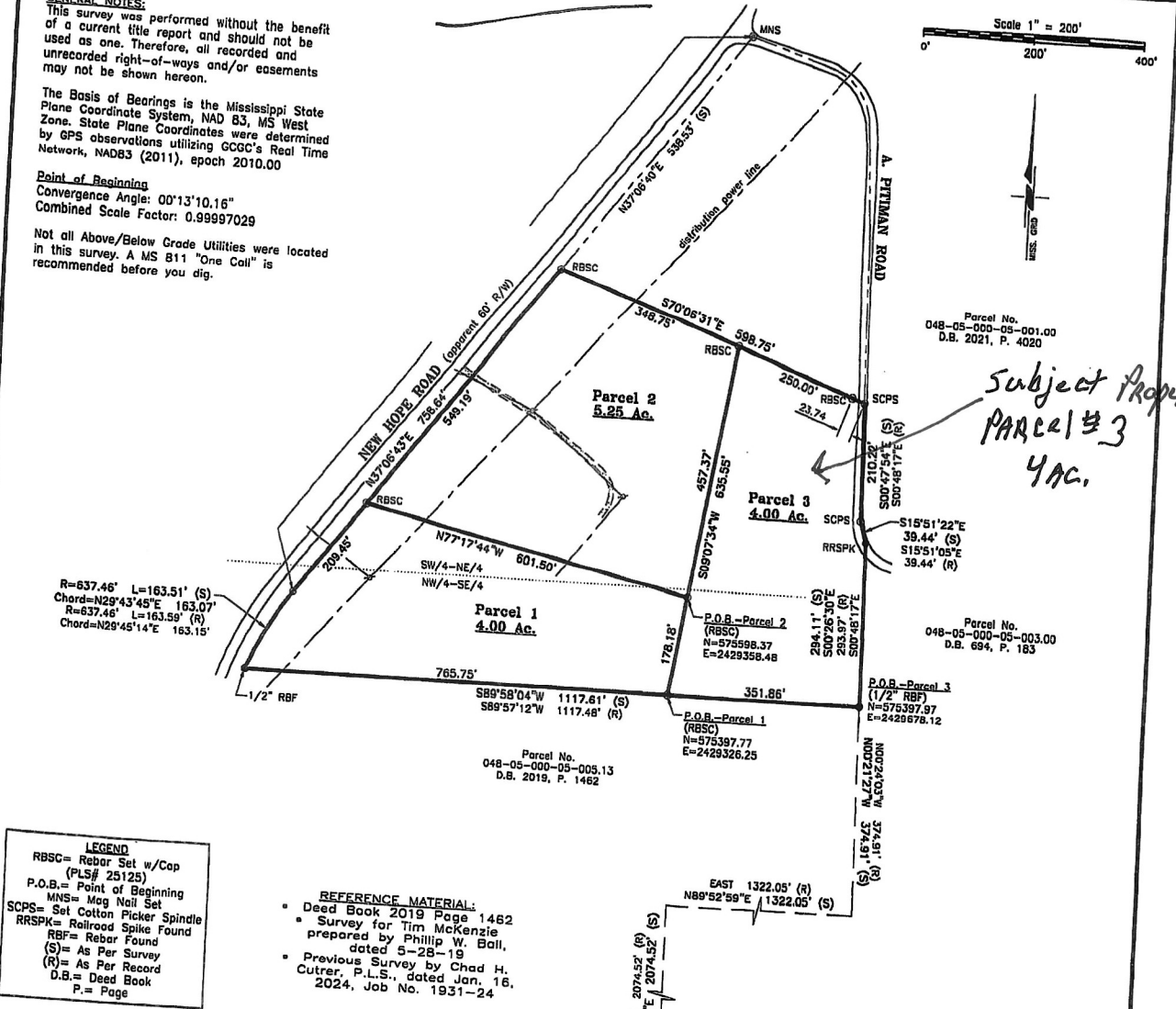
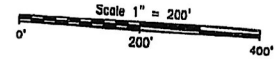
This survey was performed without the benefit of a current title report and should not be used as one. Therefore, all recorded and unrecorded right-of-ways and/or easements may not be shown hereon.

The Basis of Bearings is the Mississippi State Plane Coordinate System, NAD 83, MS West Zone. State Plane Coordinates were determined by GPS observations utilizing CCGC's Real Time Network, NAD83 (2011), epoch 2010.00

Point of Beginning

Convergence Angle: 00°13'10.16"  
Combined Scale Factor: 0.99997029

Not all Above/Below Grade Utilities were located in this survey. A MS 811 "One Call" is recommended before you dig.



**LEGEND**  
 RBSK = Rebar Set w/Cap (PLS# 25125)  
 P.O.B. = Point of Beginning  
 MNS = Mag Nail Set  
 SCPS = Set Cotton Picker Spindle  
 RRRSPK = Railroad Spike Found  
 RBF = Rebar Found  
 (S) = As Per Survey  
 (R) = As Per Record  
 D.B. = Deed Book  
 P. = Page

**REFERENCE MATERIAL:**  
 • Deed Book 2019 Page 1462  
 • Survey for Tim McKenzie prepared by Phillip W. Ball, dated 5-28-19  
 • Previous Survey by Chad H. Cutrer, P.L.S., dated Jan. 16, 2024, Job No. 1931-24

**SURVEY DESCRIPTION-PARCEL 1**

Commencing at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of Section 5, Township 1 North, Range 13 East, Marion County, Mississippi, thence North 00 degrees 02 minutes 36 seconds East 2074.52 feet; thence North 89 degrees 52 minutes 59 seconds East 1322.05 feet; thence North 00 degrees 21 minutes 27 seconds West 374.91 feet to a 1/2" Rebar Found and the Point of Beginning (N-575397.77, E-2429326.25) according to the Mississippi State Plane Coordinate System, NAD83, MS West Zone, said point also being the Northeast corner of that certain parcel as described in Deed Book 2019 Page 1462; thence along the north line of said parcel, South 89 degrees 58 minutes 04 seconds West 351.86 feet to a 1/2" Rebar Set with Cap and the Point of Beginning (N-575397.77, E-2429326.25); thence along said right-of-way in a curve to the right having a radius of 697.10 feet, bearing of North 29 degrees 43 minutes 45 seconds East, and a chord distance of 163.07 feet, thence along said right-of-way South 77 degrees 17 minutes 44 seconds East 601.50 feet to a 1/2" Rebar Set with Cap; thence South 09 degrees 07 minutes 34 seconds West 178.18 feet to the Point of Beginning, containing 4.00 acres, more or less, and being located in the Northwest Quarter of the Southwest Quarter and Southwest Quarter of the Northeast Quarter of Section 5, Township 1 North, Range 13 East, Marion County, Mississippi. The Basis of Bearings is the Mississippi State Plane Coordinate System, NAD83, MS West Zone. This description of Parcel 1 as per the field survey by Cutrer Land Surveying, LLC dated March 20, 2024, Drawing Number 1931-24-Split.

**SURVEY DESCRIPTION-PARCEL 2**

Commencing at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of Section 5, Township 1 North, Range 13 East, Marion County, Mississippi, thence North 00 degrees 02 minutes 36 seconds East 2074.52 feet; thence North 89 degrees 52 minutes 59 seconds East 1322.05 feet; thence North 00 degrees 21 minutes 27 seconds West 374.91 feet to a 1/2" Rebar Found and the Point of Beginning (N-575397.77, E-2429326.25) according to the Mississippi State Plane Coordinate System, NAD83, MS West Zone, said point also being the Northeast corner of that certain parcel as described in Deed Book 2019 Page 1462; thence along the north line of said parcel, South 89 degrees 58 minutes 04 seconds West 351.86 feet to a 1/2" Rebar Set with Cap and the Point of Beginning (N-575397.77, E-2429326.25); thence along said right-of-way in a curve to the right having a radius of 697.10 feet, bearing of North 29 degrees 43 minutes 45 seconds East, and a chord distance of 163.07 feet, thence along said right-of-way South 77 degrees 17 minutes 44 seconds East 601.50 feet to a 1/2" Rebar Set with Cap; thence South 09 degrees 07 minutes 34 seconds West 178.18 feet to the Point of Beginning, containing 5.25 acres, more or less, and being located in the Southwest Quarter of the Northeast Quarter of Section 5, Township 1 North, Range 13 East, Marion County, Mississippi. The Basis of Bearings is the Mississippi State Plane Coordinate System, NAD83, MS West Zone. This description of Parcel 2 as per the field survey by Cutrer Land Surveying, LLC dated March 20, 2024, Drawing Number 1931-24-Split.

**SURVEY DESCRIPTION-PARCEL 3**

Commencing at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of Section 5, Township 1 North, Range 13 East, Marion County, Mississippi, thence North 00 degrees 02 minutes 36 seconds East 2074.52 feet; thence North 89 degrees 52 minutes 59 seconds East 1322.05 feet; thence North 00 degrees 21 minutes 27 seconds West 374.91 feet to a 1/2" Rebar Found and the Point of Beginning (N-575397.77, E-2429326.25) according to the Mississippi State Plane Coordinate System, NAD83, MS West Zone, said point also being the Northeast corner of that certain parcel as described in Deed Book 2019 Page 1462; thence along the north line of said parcel, South 89 degrees 58 minutes 04 seconds West 351.86 feet to a 1/2" Rebar Set with Cap and the Point of Beginning (N-575397.77, E-2429326.25); thence along said right-of-way in a curve to the right having a radius of 697.10 feet, bearing of North 29 degrees 43 minutes 45 seconds East, and a chord distance of 163.07 feet, thence along said right-of-way South 77 degrees 17 minutes 44 seconds East 601.50 feet to a 1/2" Rebar Set with Cap; thence South 09 degrees 07 minutes 34 seconds West 178.18 feet to the Point of Beginning, containing 4.00 acres, more or less, and being located in the Northwest Quarter of the Southwest Quarter and Southwest Quarter of the Northeast Quarter of Section 5, Township 1 North, Range 13 East, Marion County, Mississippi. The Basis of Bearings is the Mississippi State Plane Coordinate System, NAD83, MS West Zone. This description of Parcel 3 as per the field survey by Cutrer Land Surveying, LLC dated March 20, 2024, Drawing Number 1931-24-Split.

Subject Property



**SURVEYOR'S CERTIFICATION**  
 I certify that this Boundary Survey, Reburial, Monumentation, and Record Thereof was made by me, or my assistants under my Supervisory Direction and that the same is True and Correct to the best of my Knowledge and Belief.  
 CHAD H. CUTRER, PLS 25125



PLAT OF BOUNDARY SURVEY FOR:  
**CARDINAL WEST, LLC**  
 SECTION 5, TOWNSHIP 1 NORTH, RANGE 13 EAST, MARION COUNTY, MISS.  
 REVISED: MAY. 6, 2024

BASIS OF BEARINGS:	MISS. SPCS, NAD83, MS WEST ZONE.
FIELD WORK:	JAN. 16, 2024
DRAWING DATE:	MAR. 20, 2024
DRAWING NO:	1931-24-Split
SURVEY CLASS:	"C"
SCALE:	1" = 200'
FIELD CREW:	CUTRER