



JORDAN, KAISER & SESSIONS, LLC
279 LOWER WOODVILLE ROAD, NATCHEZ, MS 39120
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Prepared For: Mackey Estate
Prepared By: mlj

Date: February 2, 2024
File: S2312003

METES & BOUNDS DESCRIPTION

TRACT 1
+/- 175.4 ACRE TRACT
SITUATED IN
SECTIONS 4 & 6, T10N-R3E
CLAIBORNE COUNTY, MISSISSIPPI

COMMENCING at a found axle at the northwest corner of Government Lot 7, Section 6, T10N-R3E, Claiborne County, Mississippi, said point having established NAD'83, Mississippi West Zone Coordinates of N: 860,932.79 and E: 2,110,837.57; thence along the north line of Government Lot 7 go S 89° 55' 32" E for 633.73 feet to a set 5/8" iron rod, said point being the **POINT OF BEGINNING** of the following described tract.

Thence from said **POINT OF BEGINNING**, go along the north line of Government Lot 7 and Government Lot 8 S 89° 55' 32" E for 1,558.56 feet to a set 5/8" iron rod at the most northwesterly corner of that tract of land described in Deed Book 7-B, on Page 466 of the records in the Chancery Clerks Office in Claiborne County, Mississippi; thence go along the westerly boundary of said tract S 20° 29' 44" E for 216.98 feet to a set 5/8" iron rod; thence along the southerly boundary of said tract, go S 89° 55' 32" E for 210.00 feet to a found concrete monument on the west line of Tillman Road, as designated in Right of Way Plat for State Aid Project STP-1303(3)B; thence following said right of way along the arc of a curve to the right, having a radius of 1,472.38 feet, for an arc length of 349.11 feet; having a chord bearing of S 26° 56' 43" E, for a chord distance of 348.29 feet to a found concrete monument; thence continuing along said right of way, go S 23° 24' 25" E for 110.88 feet to a found concrete monument at the intersection of the westerly line of Tillman Road with the northerly line of Warner Road; thence continuing along said right of way along the northerly line of Warner Road, go along the arc of a curve to the right, having a radius of 778.51 feet, for an arc length of 176.83 feet; having a chord bearing of S 67° 27' 07" W, for a chord distance of 176.45 feet to a set 5/8" iron rod at the most southeasterly corner of that tract of land described in Deed Book 23, on Page 145 of said Claiborne County records; thence following the boundary of said tract, go N 05° 03' 43" W for 138.65 feet to a set 5/8" iron rod; thence continuing along said boundary go S 84° 56' 48" W for 255.98 feet to a set 5/8" iron rod; thence continuing along said boundary, go S 01° 53' 52" E for 131.71 feet to a set 5/8" iron rod on the north line of Warner Road; thence following the north right of way of Warner Road, go N 89° 07' 13" W for 146.26 feet to a found concrete monument; thence leaving the north line of Warner Road, go S 00° 15' 35" W for 79.60 feet to a found concrete monument on the south line of Warner Road; thence along the south line of Warner Road, go S 89° 34' 15" E for 227.02 feet to a found concrete monument; thence along the arc of a curve to the left, having a radius of 858.51 feet, for an arc length of 399.94 feet; having a chord bearing of N 78° 08' 09" E, for a chord

distance of 396.33 feet to a found concrete monument at the intersection of the southerly line of Warner Road with the westerly line of Tillman Road; thence along the westerly line of Tillman Road, go S 89° 19' 46" E for 16.84 feet to a found concrete monument; thence continuing along said line, go along the arc of a curve to the right, having a radius of 2,241.79 feet, for an arc length of 317.13 feet; having a chord bearing of S 31° 11' 21" E, for a chord distance of 316.86 feet to a found concrete monument; thence continuing along the westerly line of Tillman Road, go S 08° 06' 33" E for 161.85 feet to a found concrete monument; thence continuing along said line, go S 26° 28' 15" E for 204.37 feet to a found concrete monument; thence continuing along said line, go S 74° 03' 14" E for 76.89 feet to a found concrete monument; thence continuing along said line along the arc of a curve to the right, having a radius of 2,251.84 feet, for an arc length of 307.15 feet; having a chord bearing of S 21° 35' 24" E, for a chord distance of 306.91 feet to a found concrete monument; thence continuing along said line, go S 17° 40' 57" E for 533.96 feet to a found concrete monument; thence continuing along said line, go S 20° 41' 56" W for 128.00 feet to a found concrete monument; thence continuing along said line, go S 20° 58' 24" E for 167.35 feet to a set 5/8" iron rod; thence continuing along said line, go S 83° 31' 02" E for 94.58 feet to a found concrete monument; thence go along the arc of a curve to the left, having a radius of 858.43 feet, for an arc length of 299.90 feet; having a chord bearing of S 38° 37' 57" E, for a chord distance of 298.38 feet to a found concrete monument; thence continuing along said line, go S 48° 40' 15" E for 165.66 feet to a found concrete monument at the intersection of the westerly line of Tillman Road with the northerly line of Tillman Chapel Road; thence along the northerly line of Tillman Chapel Road, go S 02° 21' 41" E for 67.94 feet to a found concrete monument; thence leaving the northerly line of Tillman Chapel Road, go S 48° 40' 15" E for 36.74 feet to a set railroad spike on the northerly line of that tract described in Deed Book 9-K on Page 228 of the records in the Chancery Clerks Office in Claiborne County, Mississippi; thence along the northerly line of said tract, go S 32° 34' 30" W for 203.79 feet to a set railroad spike at the most northwesterly corner of said tract; thence along the westerly line of said tract, go S 48° 30' 36" E for 578.39 feet to a set 5/8" iron rod; thence go N 89° 50' 53" E for 85.96 feet to the centerline of Willis Creek; thence along the centerline of Willis Creek go the following bearings and distances:

S 00° 00' 00" E for 281.04 feet,
S 12° 16' 25" E for 160.22 feet,
S 12° 04' 44" W for 160.91 feet, and
S 31° 19' 05" W for 82.97 feet

to the southwesterly line of Section 4, T10N-R3E; thence leaving said creek, along the southwesterly line of Section 4, go N 45° 21' 08" W for 2,926.52 feet to the most westerly corner of Section 4; thence along the most northwesterly line of Section 4, go N 25° 13' 58" E for 381.62 feet to the intersection of the section line with the centerline of Whetstone Creek; thence follow the centerline of Whetstone Creek the following bearings and distances:

S 74° 58' 22" W for 79.37 feet,
S 27° 25' 28" W for 120.71 feet,
S 20° 34' 16" W for 67.82 feet,
N 81° 07' 30" W for 64.31 feet,
N 32° 52' 30" W for 113.39 feet,
N 36° 37' 34" W for 86.53 feet,
S 86° 21' 00" W for 93.51 feet,
S 67° 23' 42" W for 77.43 feet,
S 37° 33' 18" W for 99.27 feet,

S 66° 03' 08" W for 125.61 feet,
S 78° 41' 52" W for 81.30 feet,
S 07° 07' 49" W for 77.08 feet,
S 17° 06' 53" E for 86.69 feet,
S 35° 51' 30" E for 141.54 feet,
S 35° 33' 19" E for 109.68 feet,
S 06° 20' 42" W for 86.57 feet,
S 72° 11' 33" W for 93.78 feet,
S 77° 44' 35" W for 150.11 feet,
S 75° 58' 27" W for 78.89 feet, and
N 78° 07' 08" W for 71.27 feet

to the intersection of the centerline of Whetstone Creek with the east line of Government Lot 16, T10N-R3E; thence along the east line of Government Lot 16, go S 00° 42' 48" E for 272.76 feet to the south line of Section 6; thence along the south line of Section 6, go N 89° 48' 28" W for 1,257.04 feet to the southwest corner of Government Lot 16; thence along the west line of Government Lot 16, go N 00° 36' 29" W for 1,377.57 feet to a found 1/2" iron rod at the southwest corner of Government Lot 7; thence along the west line of Government Lot 7, go N 00° 36' 29" W for 918.50 feet to a set 5/8" iron rod; thence go S 89° 55' 32" E for 629.50 feet to the centerline of Warner Road; thence go N 00° 04' 28" E for 354.42 feet to the point of beginning.

Said within described tract containing +/- 175.4 Acres, situated in Sections 4 and 6, T10N-R3E, Claiborne County, Mississippi.



Mark L. Jones, Reg. P. L. S. #25129



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Prepared For: Mackey Estate
Prepared By: mlj

Date: February 2, 2024
File: S2312003

METES & BOUNDS DESCRIPTION

TRACT 2

+/- 35.0 ACRE TRACT

SITUATED IN

SECTIONS 4 AND 6, T10N-R3E

CLAIBORNE COUNTY, MISSISSIPPI

COMMENCING at a found axle at the northwest corner of Government Lot 7, Section 6, T10N-R3E, Claiborne County, Mississippi, said point having established NAD'83, Mississippi West Zone Coordinates of N: 860,932.79 and E: 2,110,837.57; thence along the north line of Government Lot 7, go S 89° 55' 32" E for 2,487.86 feet to a set 5/8" iron rod at the intersection of the north line of Government Lot 8 and the easterly right of way line of Tillman Road, said point being the **POINT OF BEGINNING** of the following described tract.

Thence from said **POINT OF BEGINNING**, go along the north line of Government Lot 8 S 86° 47' 09" E for 210.19 feet to a found 5/8" iron rod; thence continuing along said line, go S 89° 09' 27" E for 343.26 feet to a found 5/8" iron rod on the west line of Section 4, T10N-R3E; thence along the west line of Section 4, go S 25° 13' 58" W for 422.05 feet to the centerline of Willis Creek; thence leaving said section line, go along the centerline of Willis Creek the following bearings and distances:

S 49° 40' 32" E for 63.99 feet,
S 72° 56' 48" E for 114.56 feet,
N 88° 32' 39" E for 83.25 feet, and
N 08° 23' 48" E for 73.26 feet;

thence leaving the centerline of Willis Creek, go S 61° 00' 00" E for 755.70 feet to the centerline of Willis Creek; thence along the centerline of Willis Creek go the following bearings and distances:

S 74° 31' 54" W for 130.07 feet,
S 64° 44' 47" W for 143.77 feet,
S 35° 02' 41" W for 180.15 feet,
S 24° 33' 12" W for 212.00 feet,
S 08° 56' 46" W for 188.84 feet,
S 10° 06' 21" E for 155.41 feet,
S 16° 13' 51" E for 120.06 feet,
S 62° 25' 09" E for 104.11 feet,
S 80° 26' 24" E for 189.31 feet,
S 64° 43' 25" E for 211.07 feet,
S 57° 41' 58" E for 243.18 feet,
S 53° 27' 39" E for 322.97 feet,
S 47° 49' 03" E for 287.50 feet,

S 38° 01' 55" E for 146.05 feet,
S 05° 55' 41" E for 140.92 feet,
S 06° 52' 06" W for 172.47 feet,
S 10° 42' 17" W for 121.91 feet,
S 40° 13' 36" W for 146.44 feet, and
S 45° 45' 17" W for 174.65 feet

to the easterly right of way of Tillman Road; thence along said right of way line, go N 48° 36' 55" W for 119.29 feet to a found concrete monument; thence continuing along said right of way, go N 53° 43' 18" W for 195.89 feet to a found concrete monument; thence continuing along said right of way, go N 48° 36' 55" W for 515.12 feet to a found concrete monument; thence along the arc of a curve to the right, having a radius of 778.51 feet, for an arc length of 276.64 feet; having a chord bearing of N 38° 26' 07" W for a chord distance of 275.19 feet to a found concrete monument; thence go N 43° 51' 03" E for 117.54 feet to a set 5/8" iron rod; thence continuing along said right of way, go N 20° 25' 13" W for 140.37 feet to a found concrete monument; thence continuing along said right of way, go N 68° 30' 47" W for 142.78 feet to a found concrete monument; thence continuing along said right of way, go N 18° 00' 58" W for 535.09 feet to a found concrete monument; thence along the arc of a curve to the left, having a radius of 2,331.84 feet, for an arc length of 322.34 feet; having a chord bearing of N 21° 58' 34" W for a chord distance of 322.08 feet to a found concrete monument; thence continuing along said right of way, go N 27° 40' 48" E for 79.11 feet to a found concrete monument; thence continuing along said right of way, go N 26° 28' 15" W for 204.37 feet to a set 5/8" iron rod; thence continuing along said right of way, go N 42° 43' 11" W for 164.25 feet to a found concrete monument; thence continuing along said right of way along the arc of a curve to the left having a radius of 2,341.93 feet, for an arc length of 332.12 feet; having a chord bearing of N 29° 55' 10" W for a chord distance of 331.85 feet to a found concrete monument; thence continuing along said right of way, go N 36° 57' 10" W for 200.28 feet to a found concrete monument; thence along the arc of a curve to the right, having a radius of 1,392.38 feet, for an arc length of 331.54 feet; having a chord bearing of N 27° 12' 08" W for a chord distance of 330.76 feet to a found concrete monument; thence continuing along said right of way, go N 20° 15' 58" W for 190.77 feet to the point of beginning.

Said within described tract containing +/- 35.0 acres, situated in Sections 4 and 6, T10N-R3E, Claiborne County, Mississippi.



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