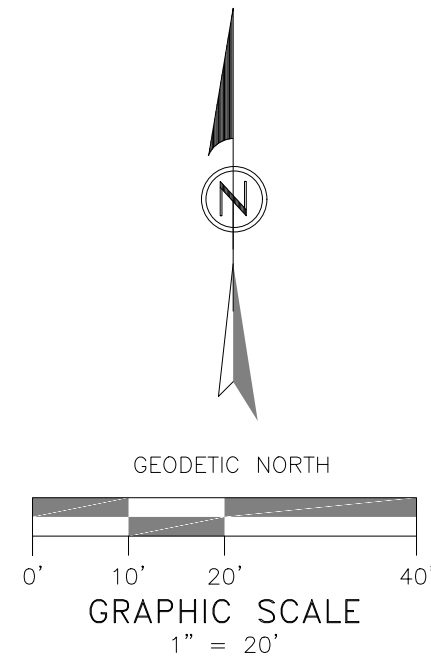


A PLAT OF 124 COURT LUXURY CONDOMINIUMS



BEARING NOTE

BEARINGS REFERENCED TO GEODETTIC BY GPS OBSERVATIONS

LEGEND

- IRF DENOTES IRON ROD FOUND
- ⊙ IPF DENOTES IRON PIPE FOUND
- IRS DENOTES CAPPED 1/2" IRON ROD SET (COA S245)
- ⊠ CMF DENOTES CONCRETE MONUMENT FOUND
- (MEAS) DENOTES MEASURED THIS SURVEY
- (DEED) DENOTES PER RECORDED DEED

FLOOD ZONE INFORMATION

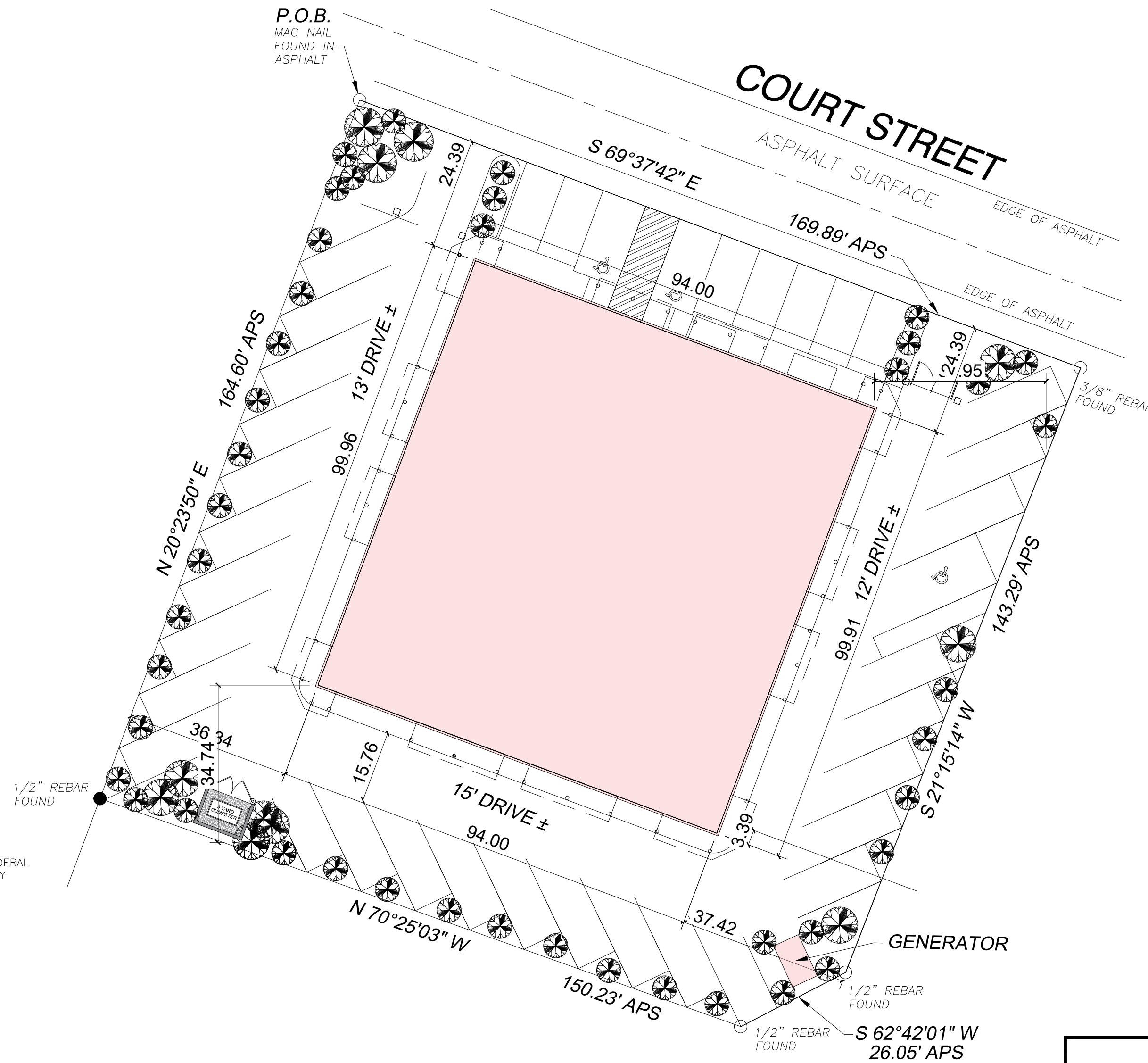
THIS PROPERTY IS LOCATED IN ZONE "X" AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NUMBER 28045C0362D, EFFECTIVE 10/16/2009.

REFERENCES:

- 1) DEED BOOK AA95 PAGE 240
- 2) PLAT OF BLOCK 2, HOTEL COMPANY'S S/D

NOTES

1. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT IMPLY OR GUARANTEE TITLE TO ANY PERSONS OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED IN A TITLE INVESTIGATION, NOT SHOWN ON THIS PLAT WHICH COULD EFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.
4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.
5. PARKING LAYOUT WAS GRAPHICALLY PLOTTED BASED ON SITE PLAN PROVIDED BY CLIENT.



LEGAL DESCRIPTION:

A parcel of land situated and being located in a part of Lot 9, all of Lots 10 thru 12, and a part of Lots 23 thru 26, Block 2, Hotel Company's Subdivision, Second Ward of the City of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a mag nail found in asphalt at the northwest corner of Lot 12, Block 2, Hotel Company's Subdivision; thence S 69°37'42" E 169.89 feet along the south margin of Court Street to a 3/8" rebar found; thence S 21°15'14" W 143.29 feet to a 1/2" rebar found; thence S 62°42'01" W 26.05 feet to a 1/2" rebar found; thence N 70°25'03" W 150.23 feet to a 1/2" rebar set; thence N 20°23'50" E 164.60 feet to the Point of Beginning. Said parcel of land contains 27,405 square feet, more or less.

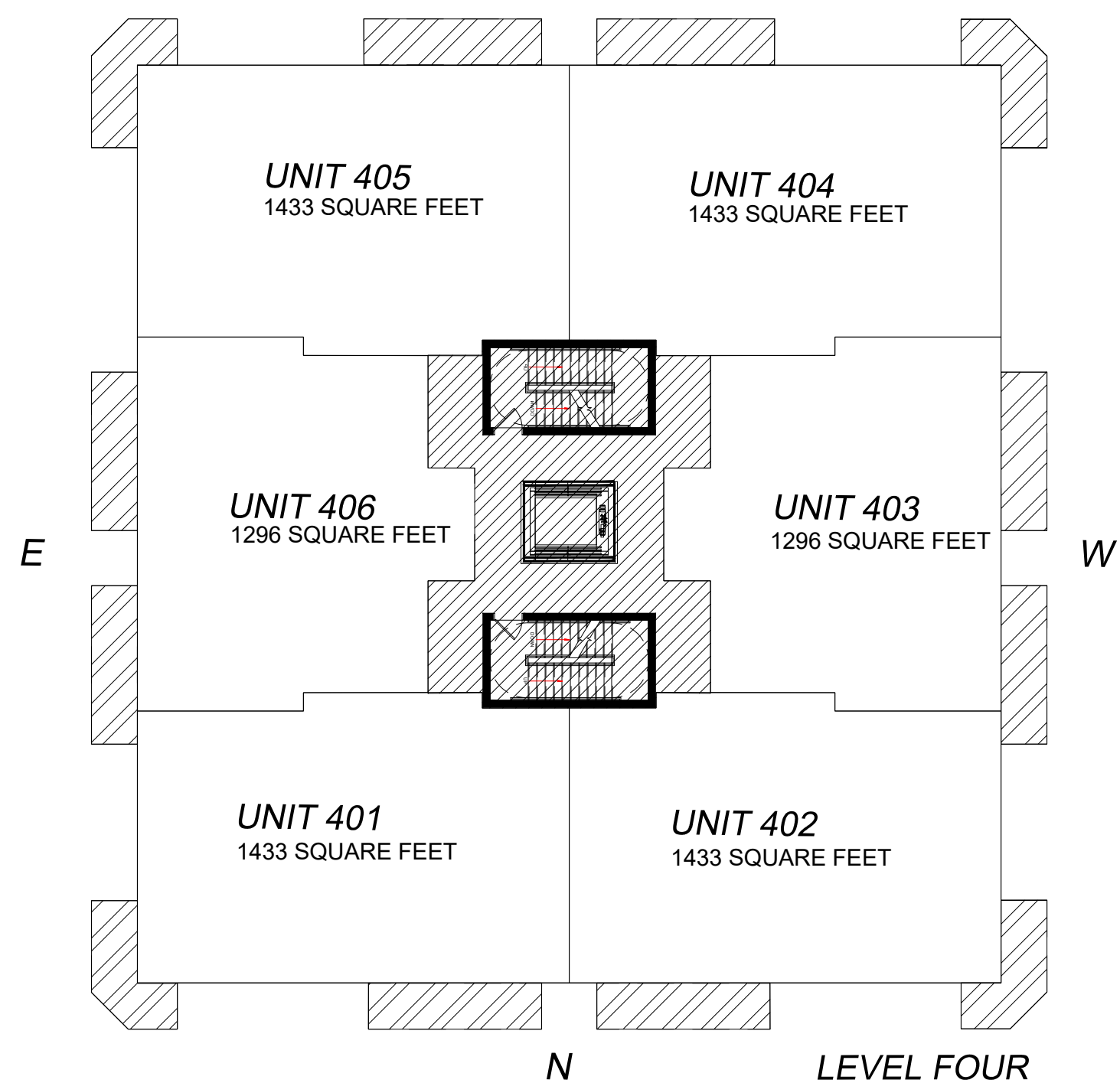
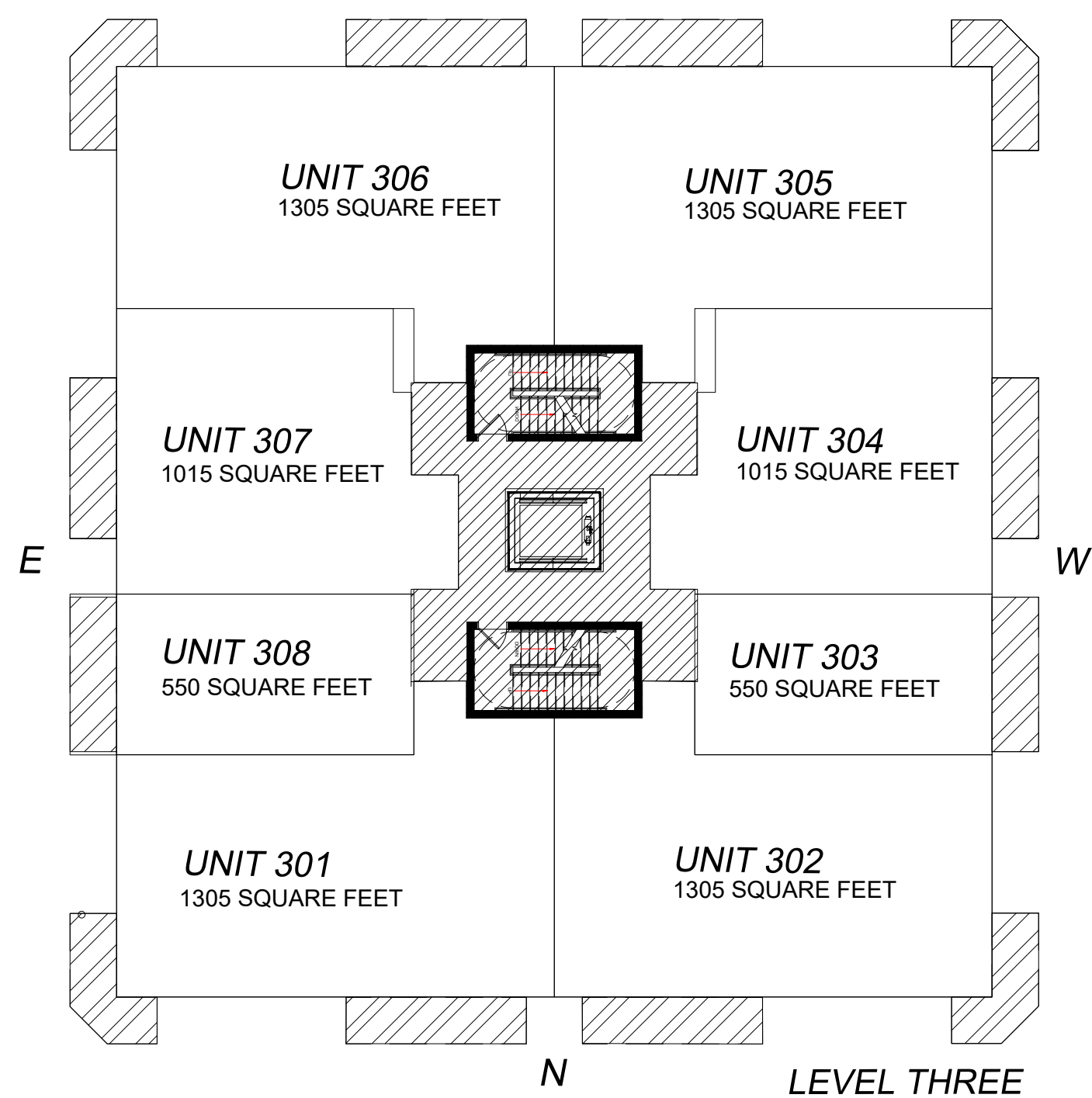
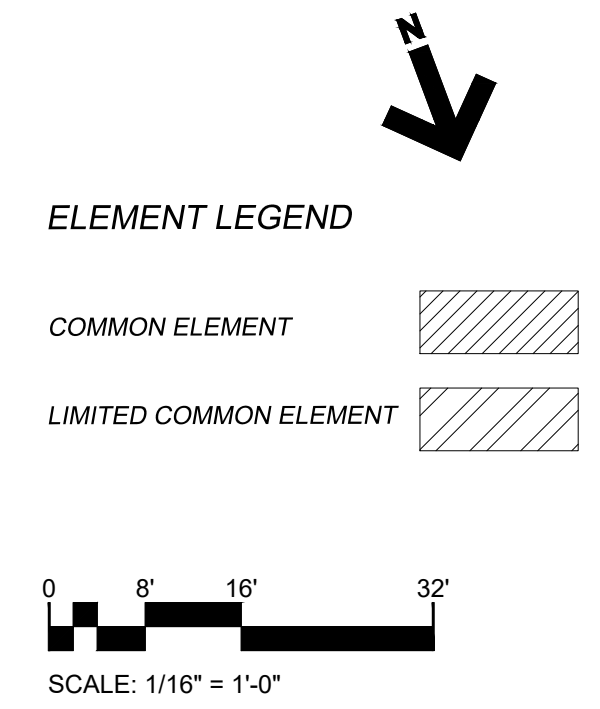
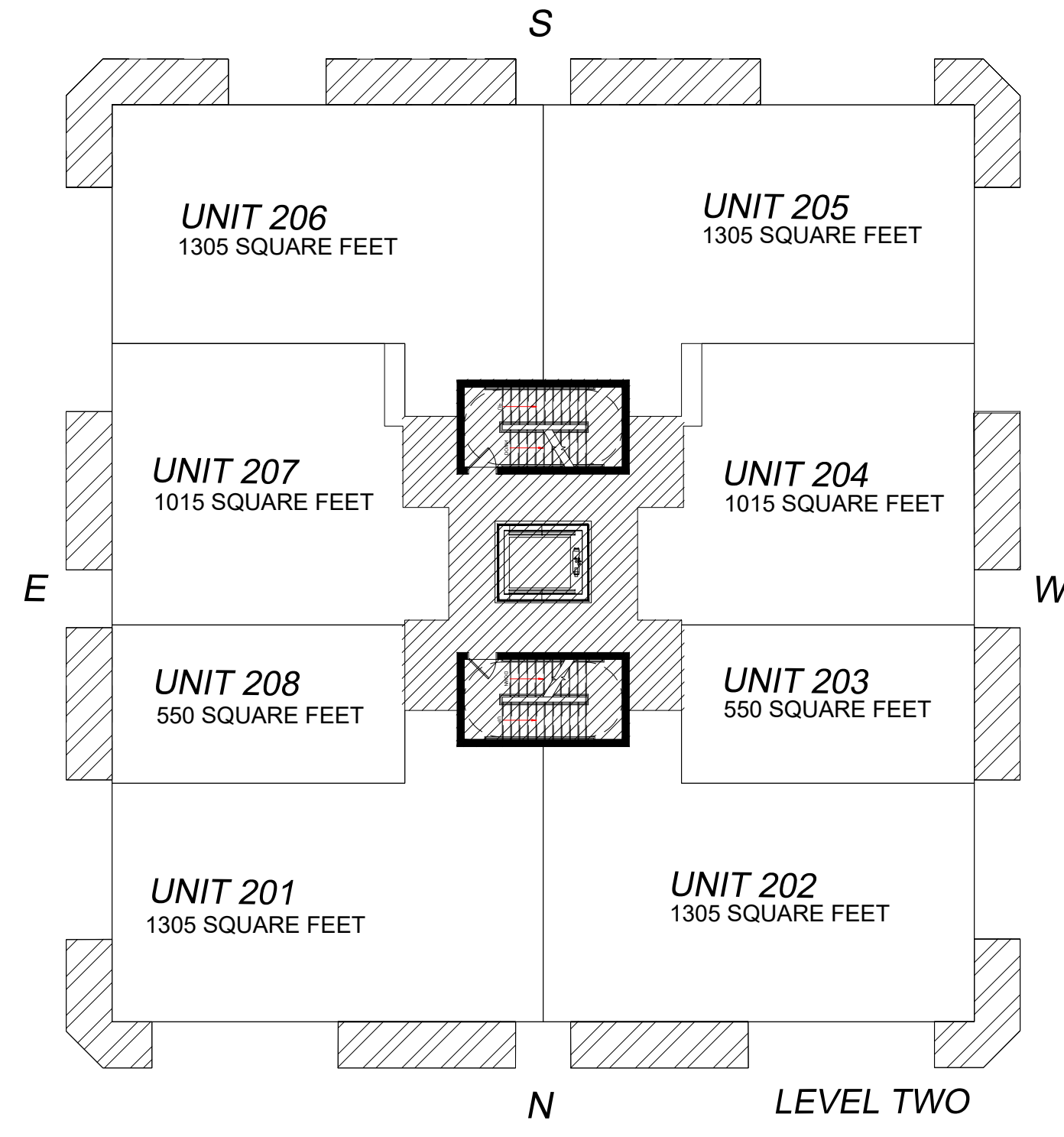
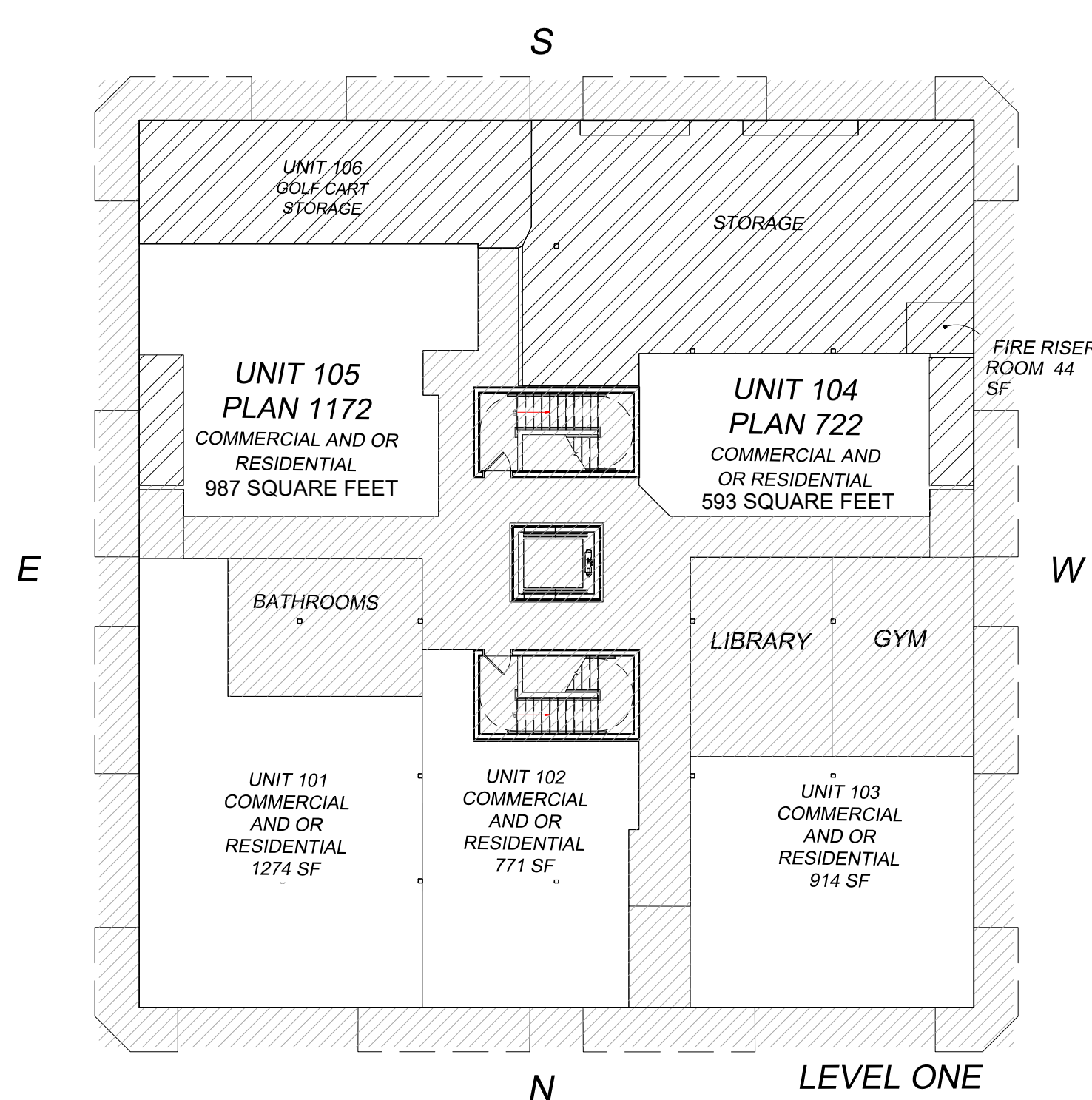
T. J. MORAN JR. , PLS
P.O. BOX 4075
BILOXI, MISSISSIPPI 39535
PHONE/FAX: 228-896-4733/ 228-896-6768
EMAIL: MSUBULLDOG3@MSN.COM
PROFESSIONAL LAND SURVEYOR

CONDOMINIUM PLAT

124 COURT STREET
 CITY OF BAY ST. LOUIS,
 HANCOCK COUNTY,
 MISSISSIPPI

SCALE:	
PROJECT NO.:	
DATE:	04.18.2026
DRAWN BY:	GH
CHECKED BY:	TJM
LOCATION:	
SHEET NO.:	
SA-01	
SHEET 1 OF 8	

A PLAT OF 124 COURT LUXURY CONDOMINIUMS



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CONDOMINIUM PLAT

124 COURT STREET
CITY OF BAY ST. LOUIS,
HANCOCK COUNTY,
MISSISSIPPI

SCALE:	
PROJECT NO.:	
DATE:	04.18.2026
DRAWN BY:	GH
CHECKED BY:	TJM
LOCATION:	
SHEET NO.:	SA-02

SHEET 2 OF 8

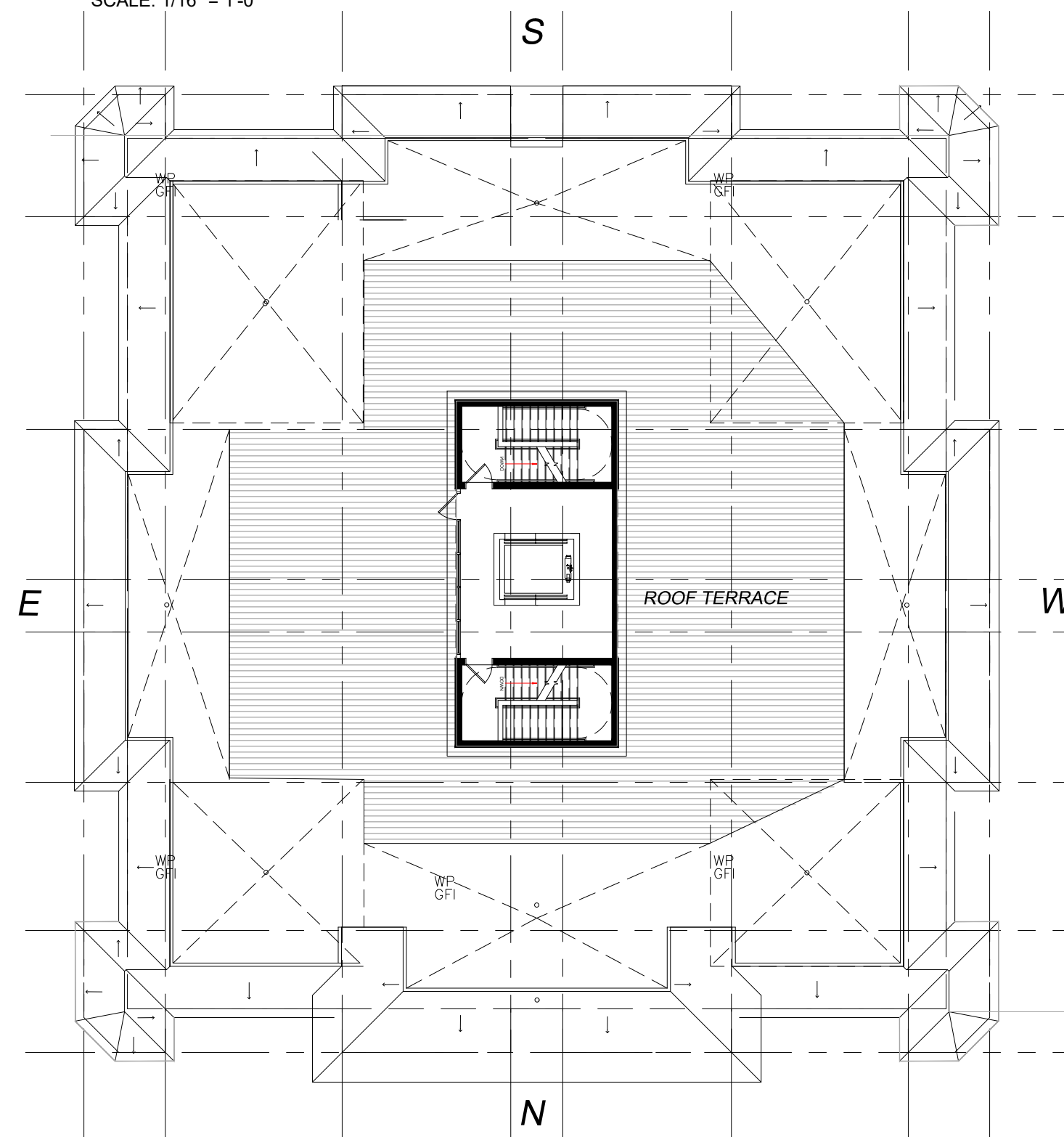
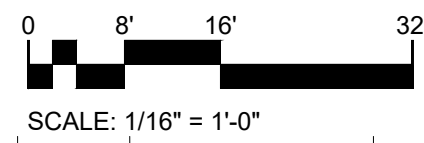
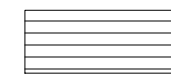
A PLAT OF 124 COURT LUXURY CONDOMINIUMS

ROOF LAYOUT



ELEMENT LEGEND

COMMON DECK AREA



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 PHONE/FAX: 228-896-4733/ 228-896-6768
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PROFESSIONAL LAND SURVEYOR

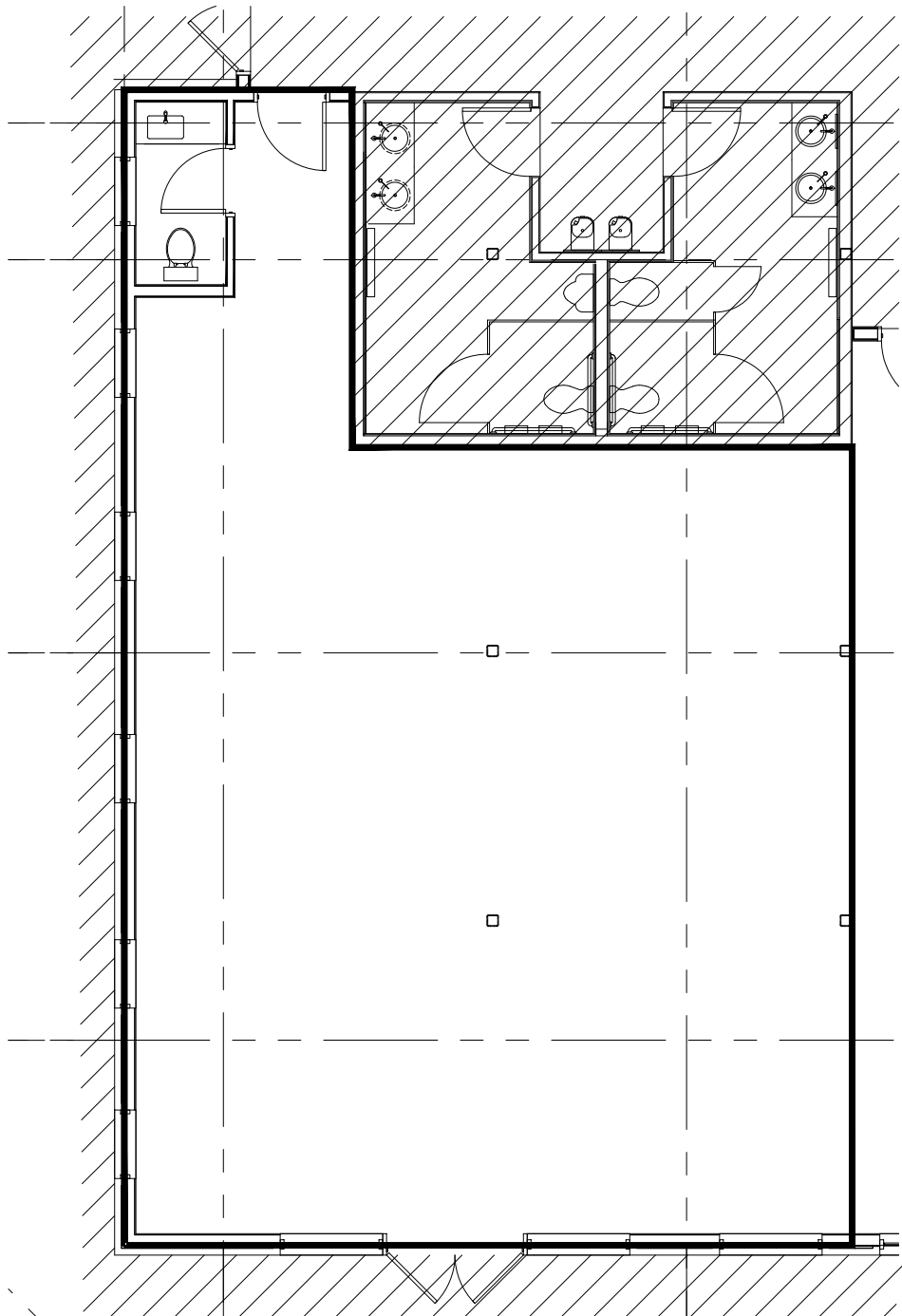
CONDOMINIUM PLAT

124 COURT STREET
 CITY OF BAY ST. LOUIS,
 HANCOCK COUNTY,
 MISSISSIPPI

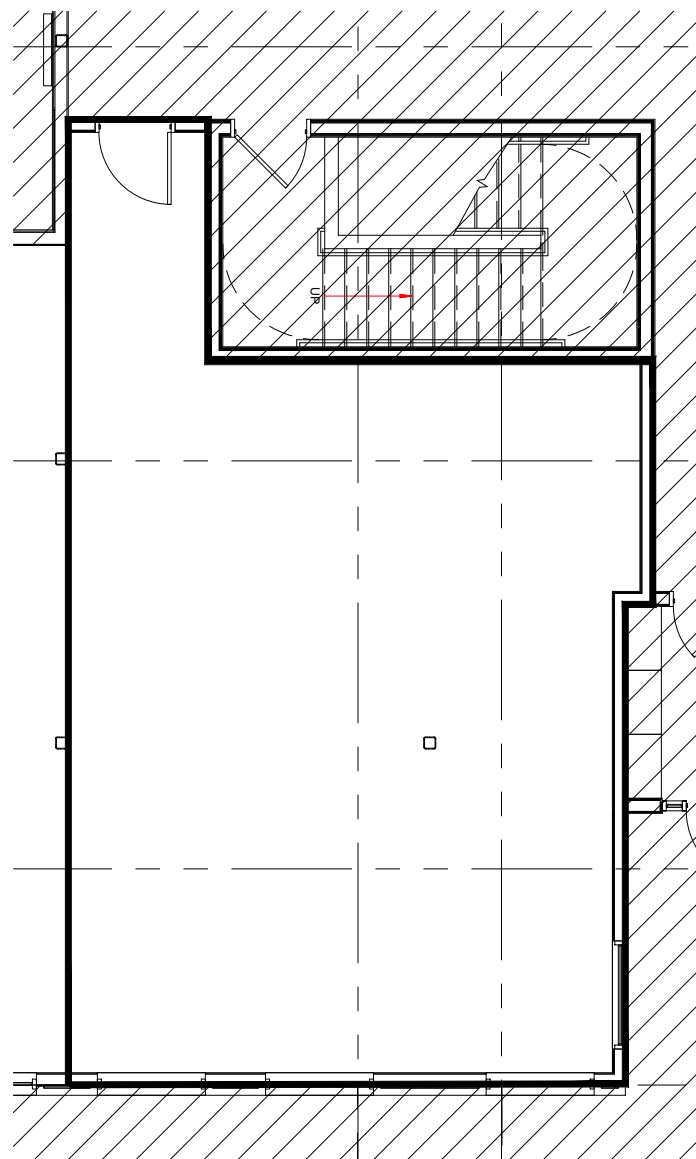
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PROJECT NO.:	
DATE:	04.18.2026
DRAWN BY:	GH
CHECKED BY:	TJM
LOCATION:	
SHEET NO.:	SA-03
SHEET 3 OF 8	

A PLAT OF
124 COURT LUXURY CONDOMINIUMS

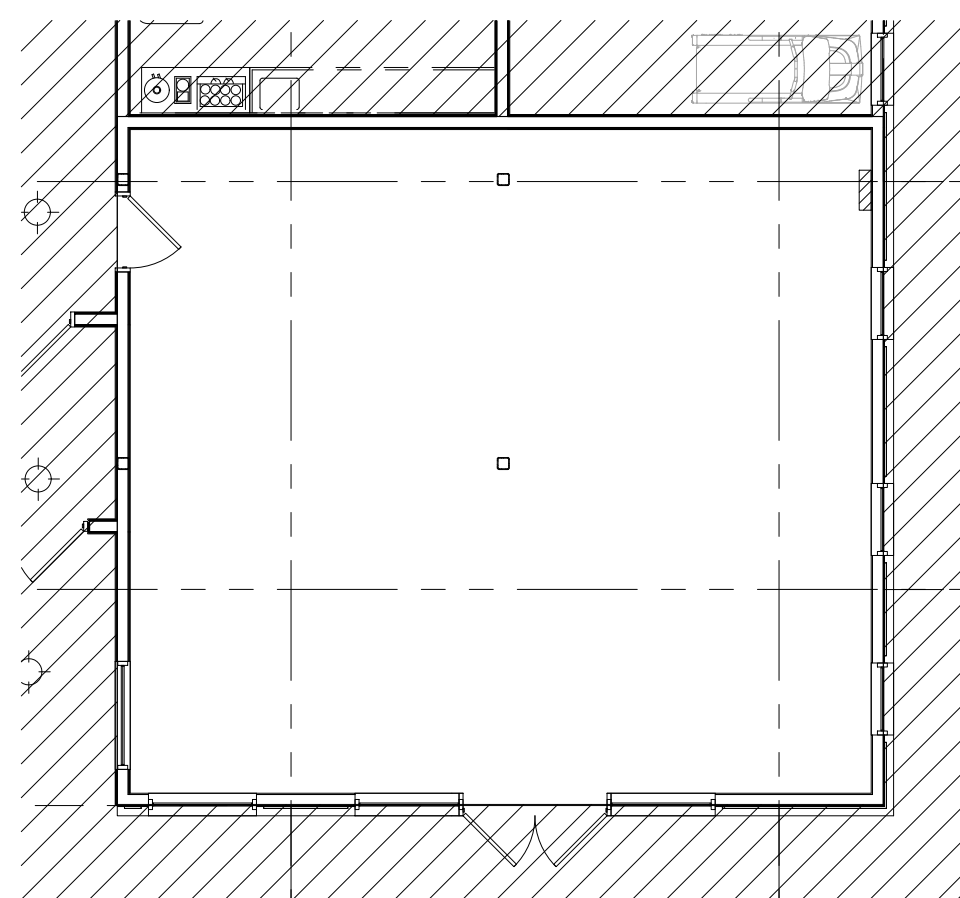
UNIT 101
 COMMERCIAL
 1274 SF



UNIT 102
 COMMERCIAL
 771 SF



UNIT 103
 COMMERCIAL
 914 SF

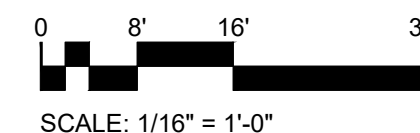
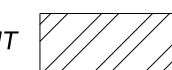


ELEMENT LEGEND

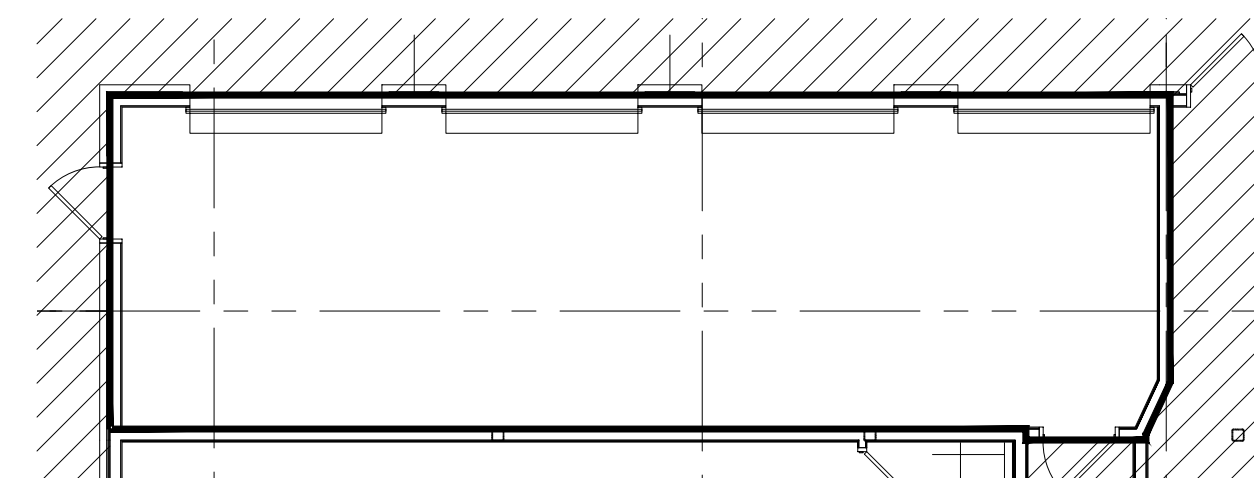
COMMON ELEMENT



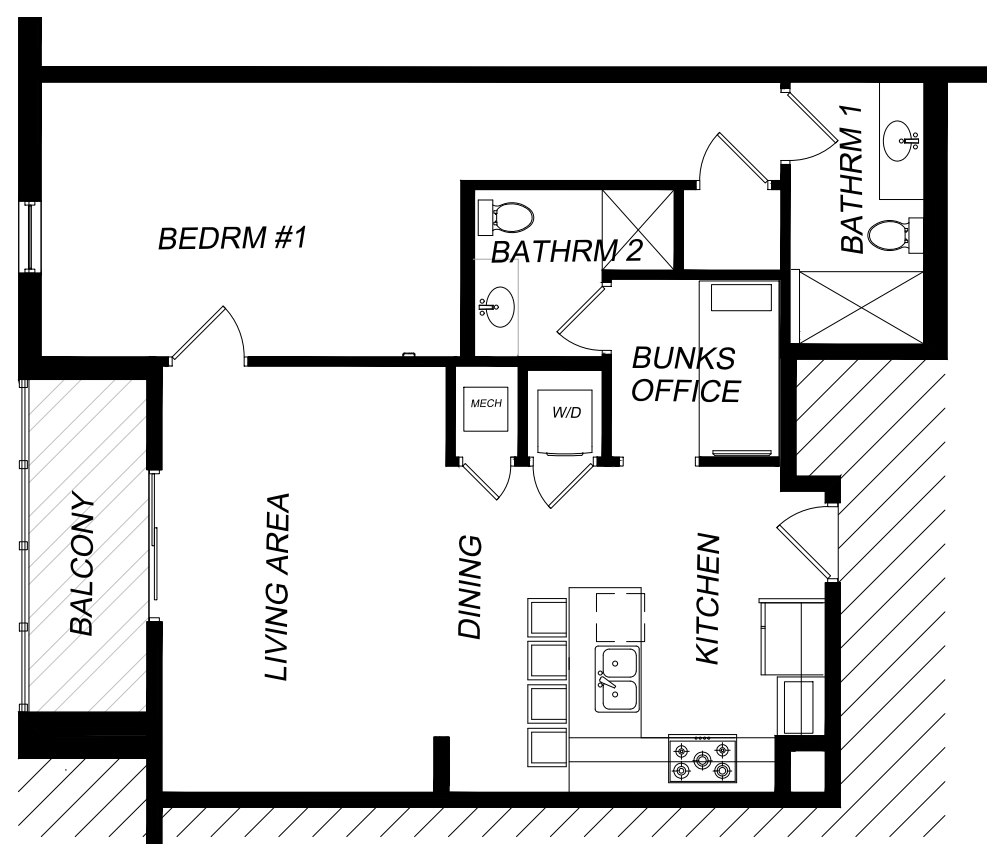
LIMITED COMMON ELEMENT



UNIT 106
 GOLF CART STORAGE



UNIT 105
 987 SQUARE FEET



UNIT 104
 593 SQUARE FEET



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PROFESSIONAL LAND SURVEYOR


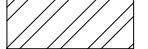
CONDOMINIUM PLAT

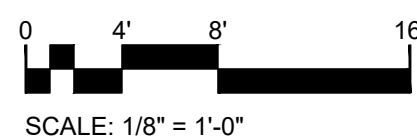
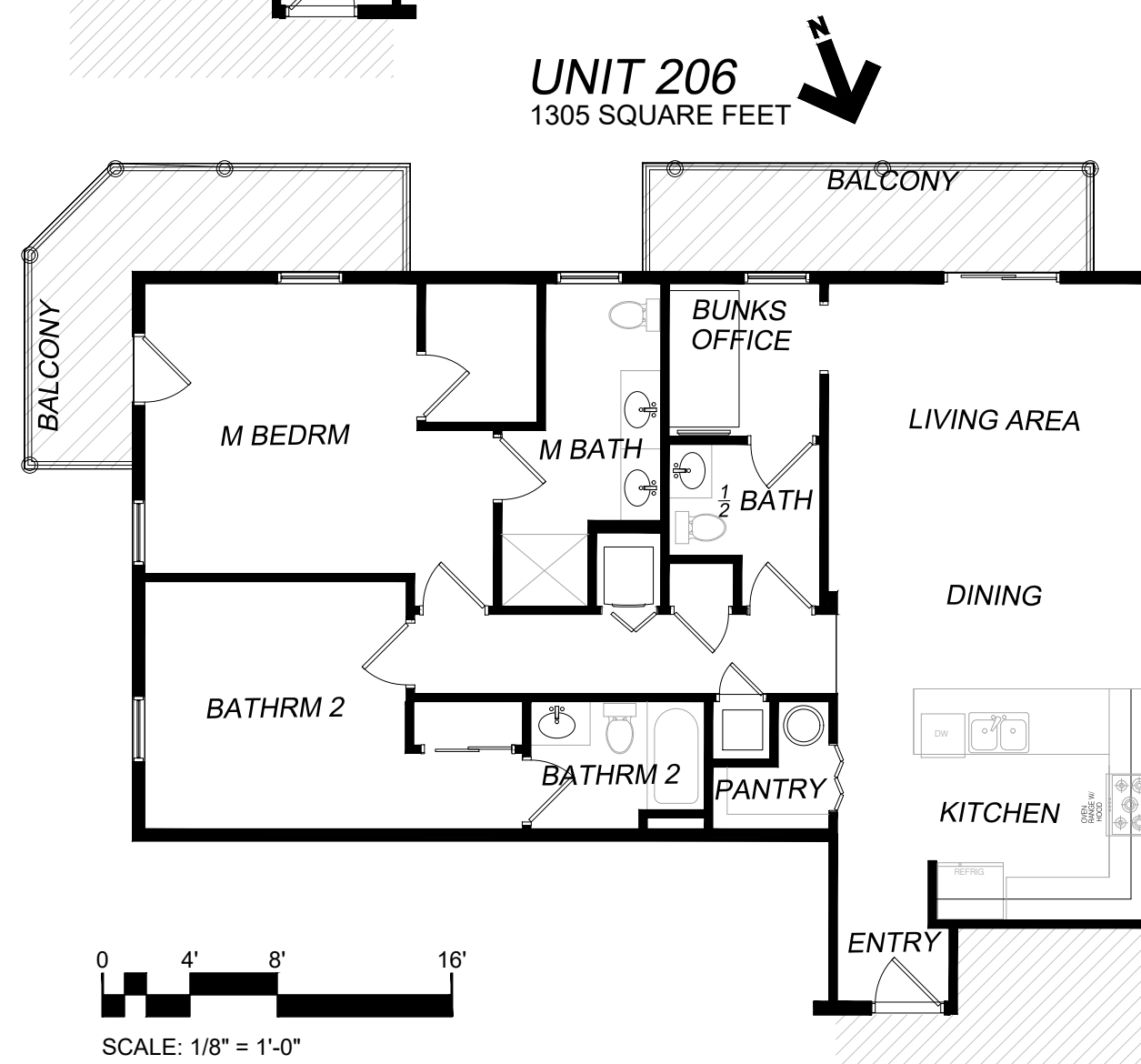
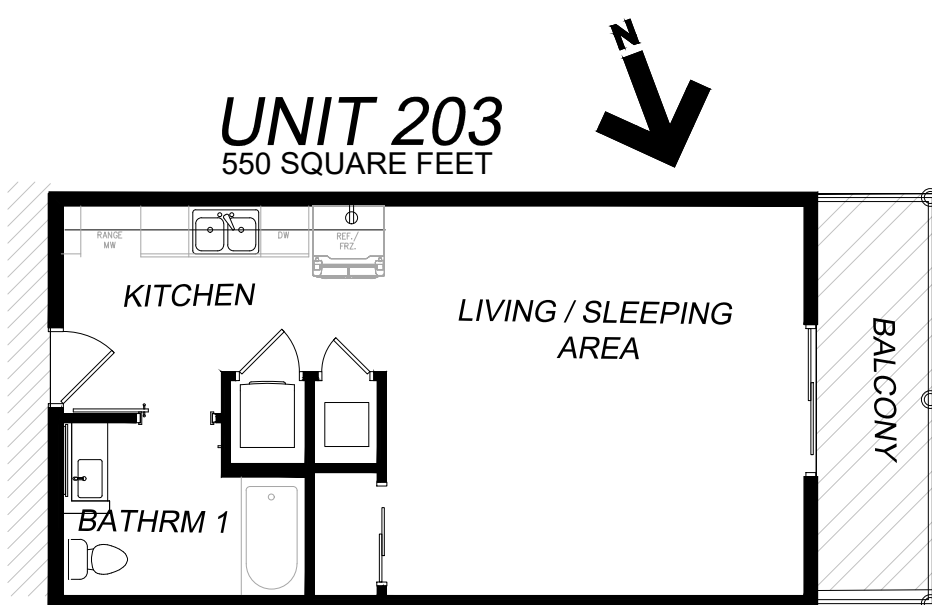
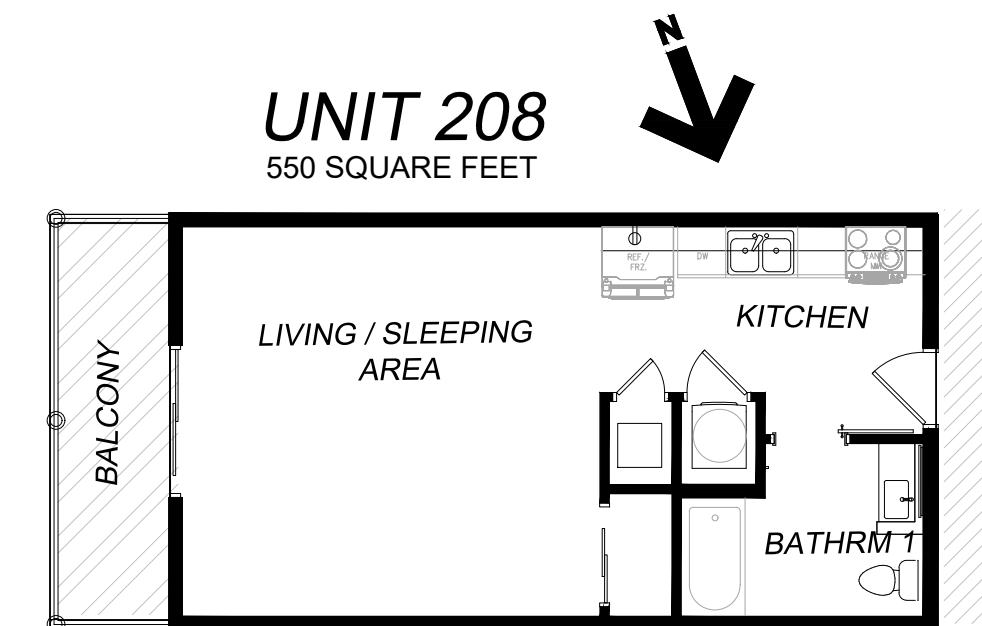
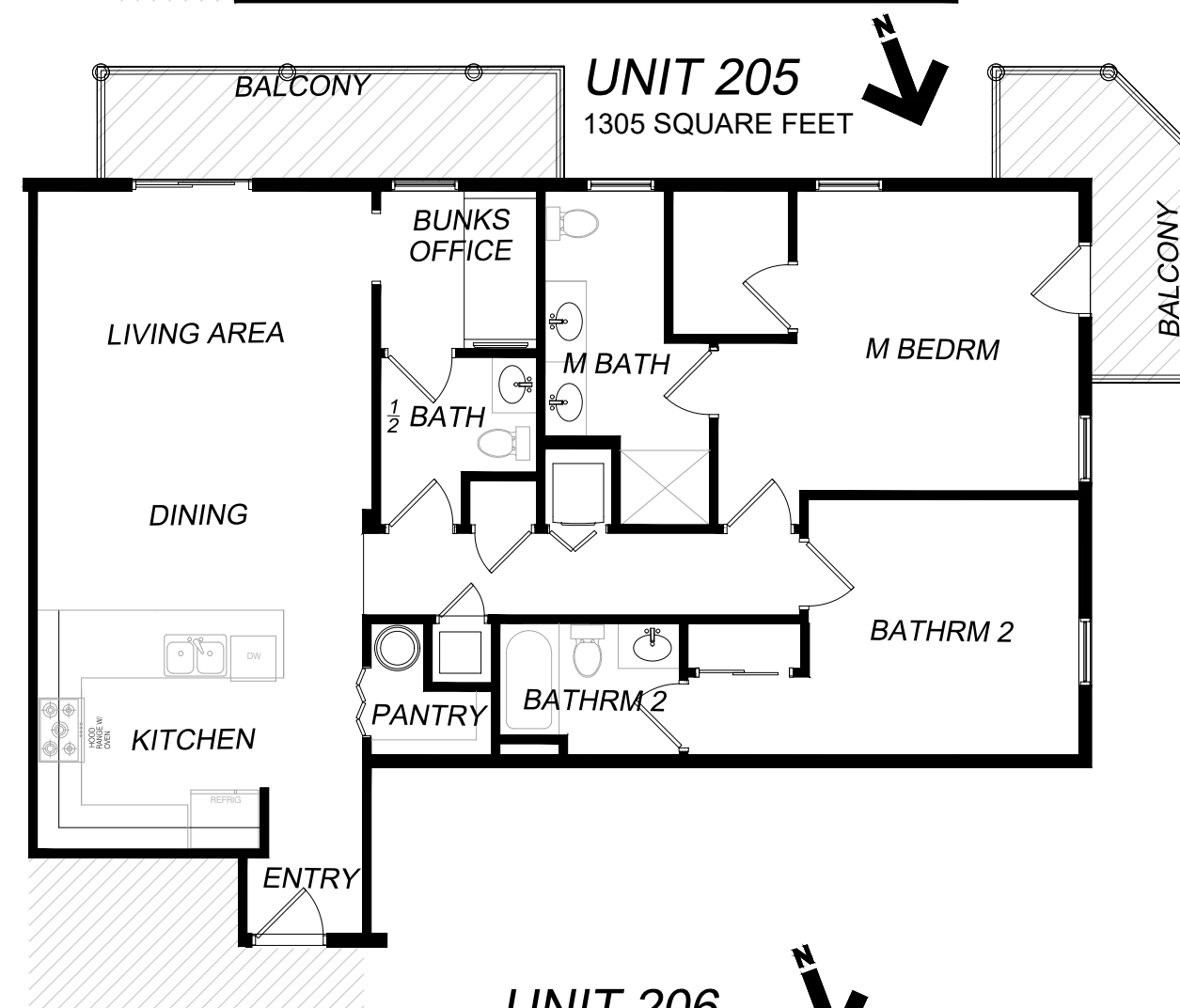
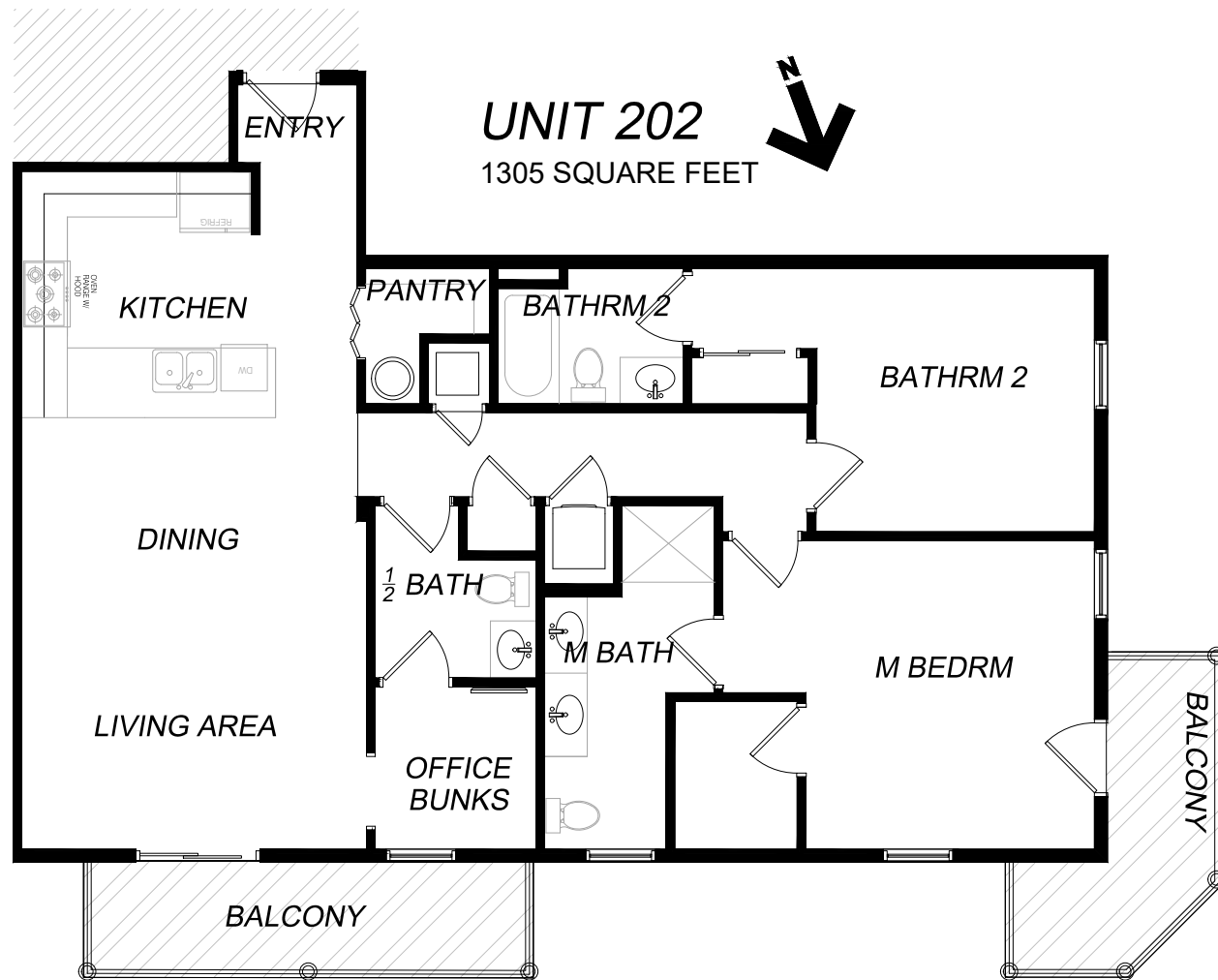
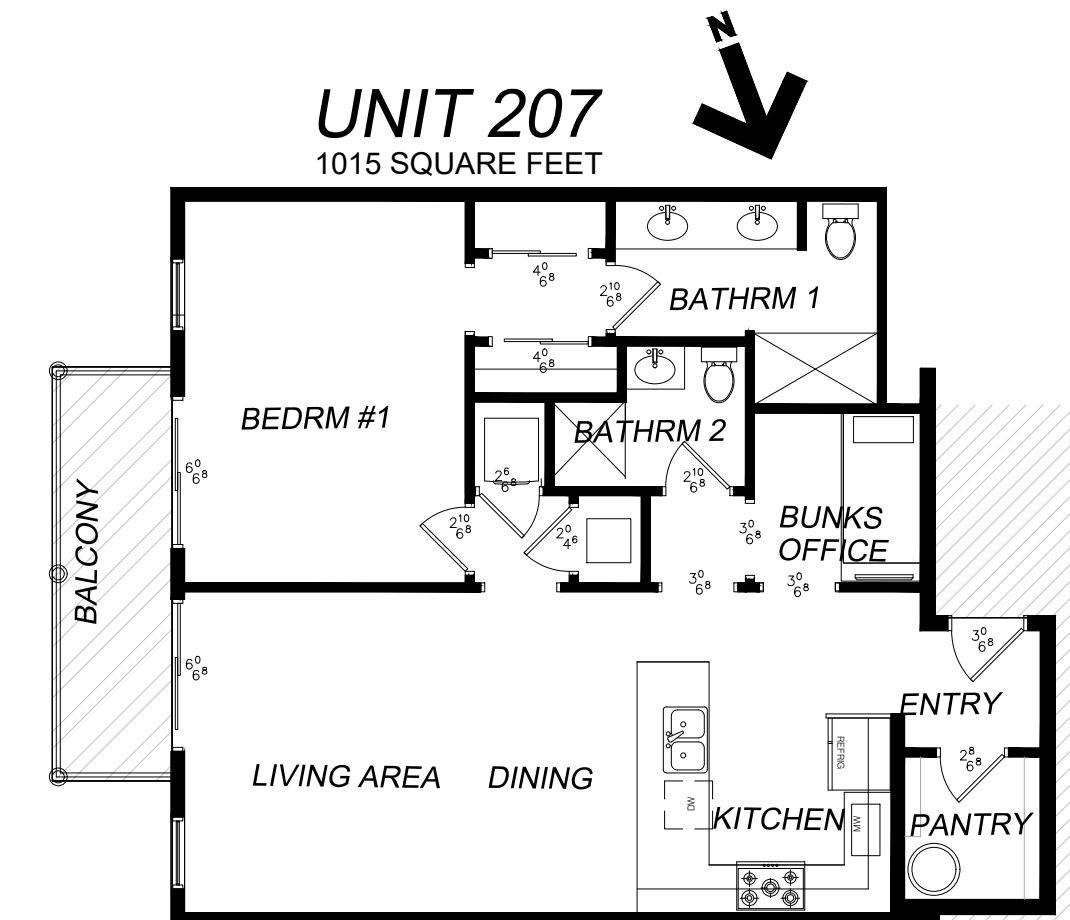
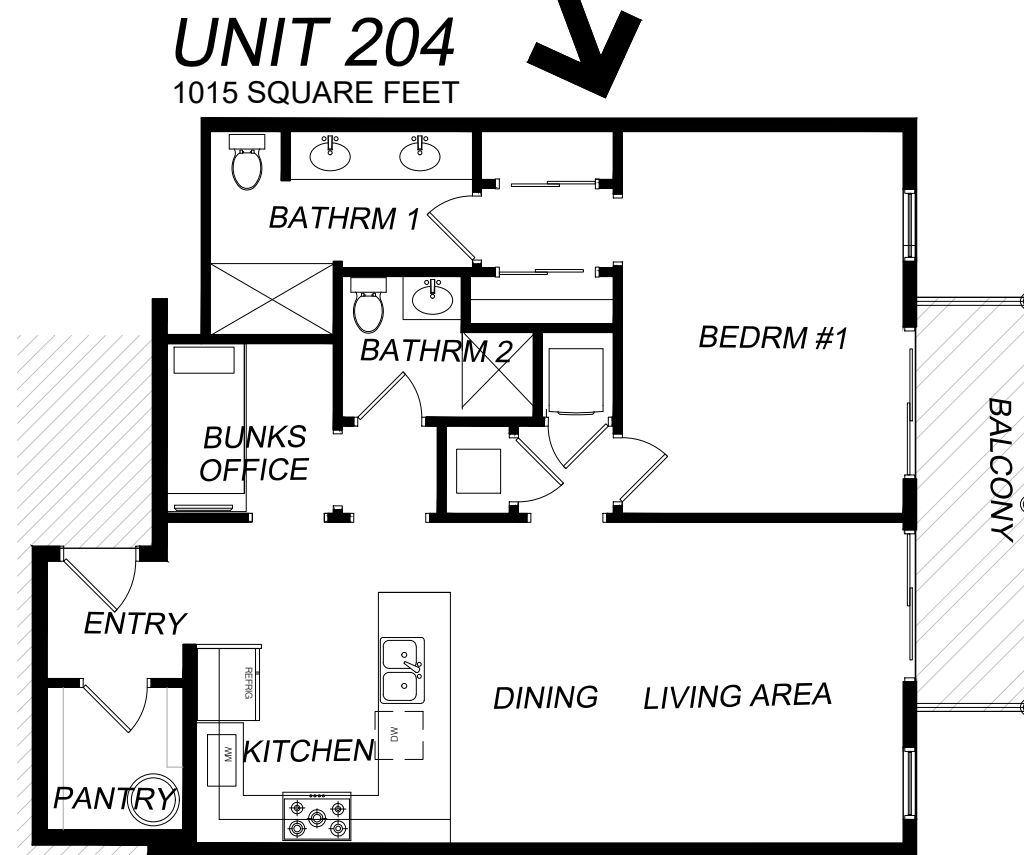
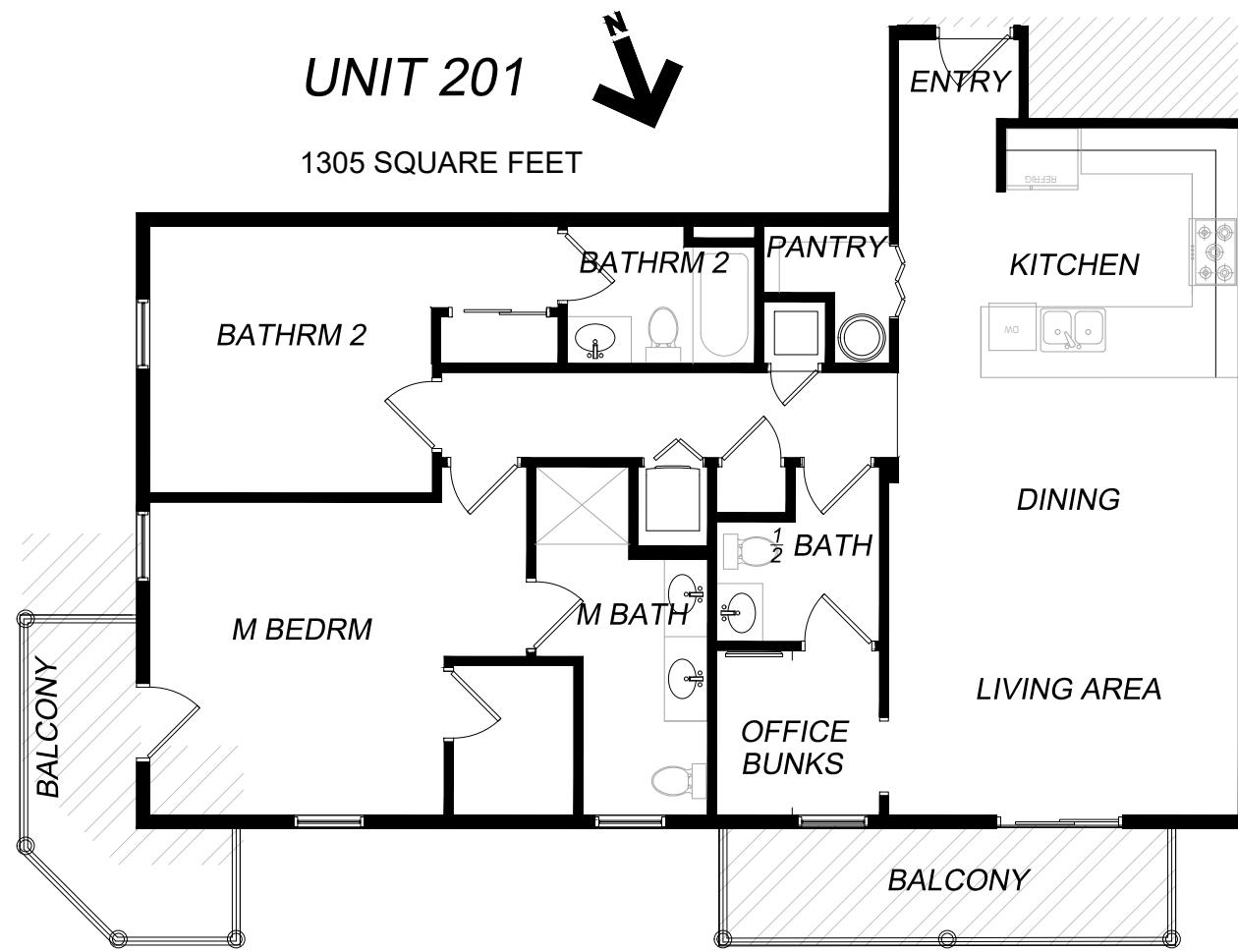
124 COURT STREET
 CITY OF BAY ST. LOUIS,
 HANCOCK COUNTY,
 MISSISSIPPI

SCALE:	
PROJECT NO.:	
DATE:	04.18.2026
DRAWN BY:	GH
CHECKED BY:	TJM
LOCATION:	
SHEET NO.:	SA-04
	SHEET 4 OF 8

A PLAT OF
124 COURT LUXURY CONDOMINIUMS

ELEMENT LEGEND

COMMON ELEMENT 
 LIMITED COMMON ELEMENT 



T. J. MORAN JR. , PLS
 P.O. BOX 4075
 BILOXI, MISSISSIPPI 39535
 PHONE/FAX: 228-896-4733/ 228-896-6768
 EMAIL: MSUBULLDOG3@MSN.COM
PROFESSIONAL LAND SURVEYOR



CONDOMINIUM PLAT

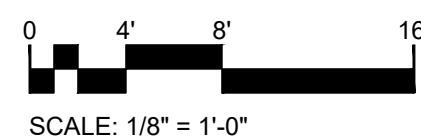
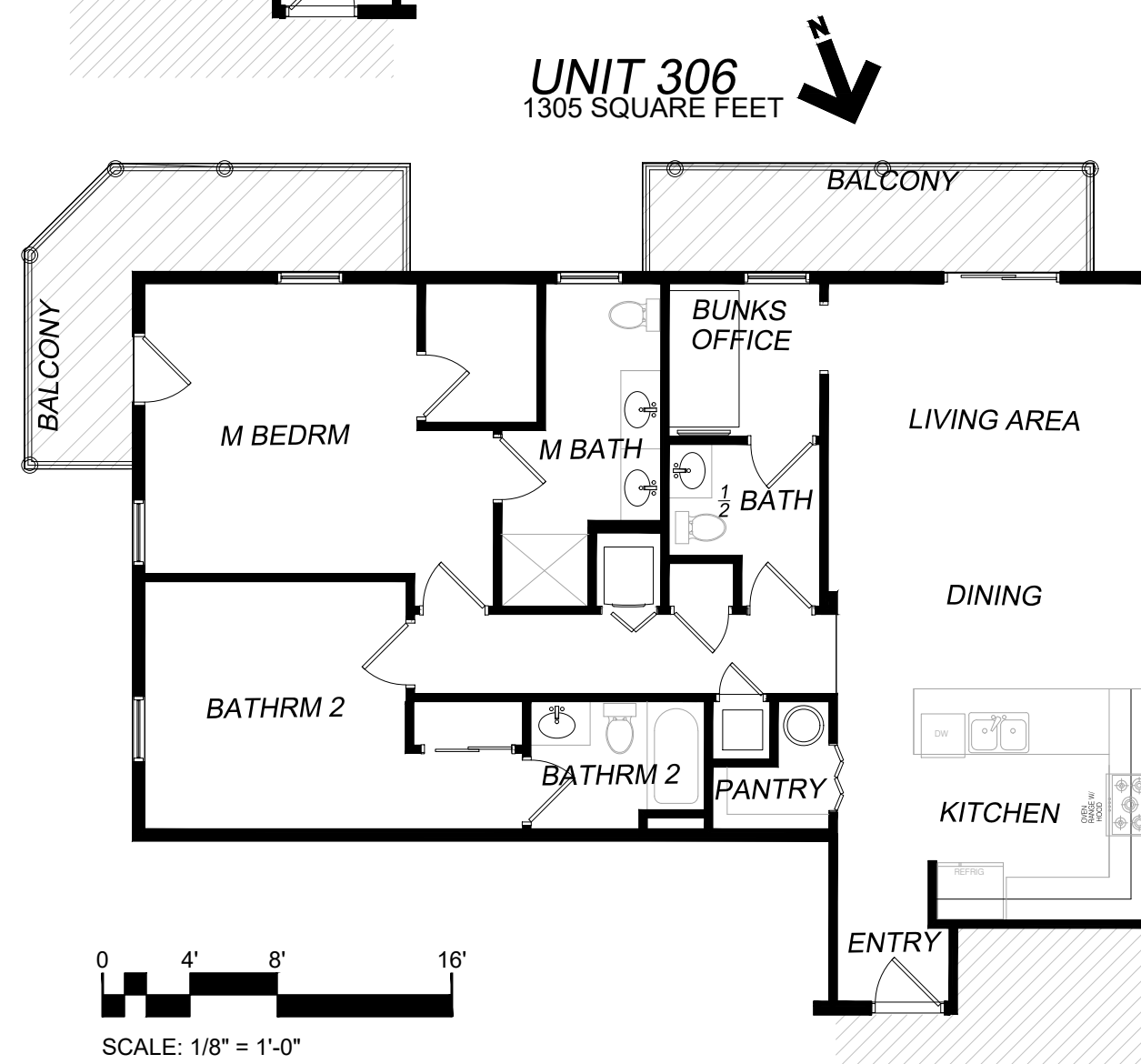
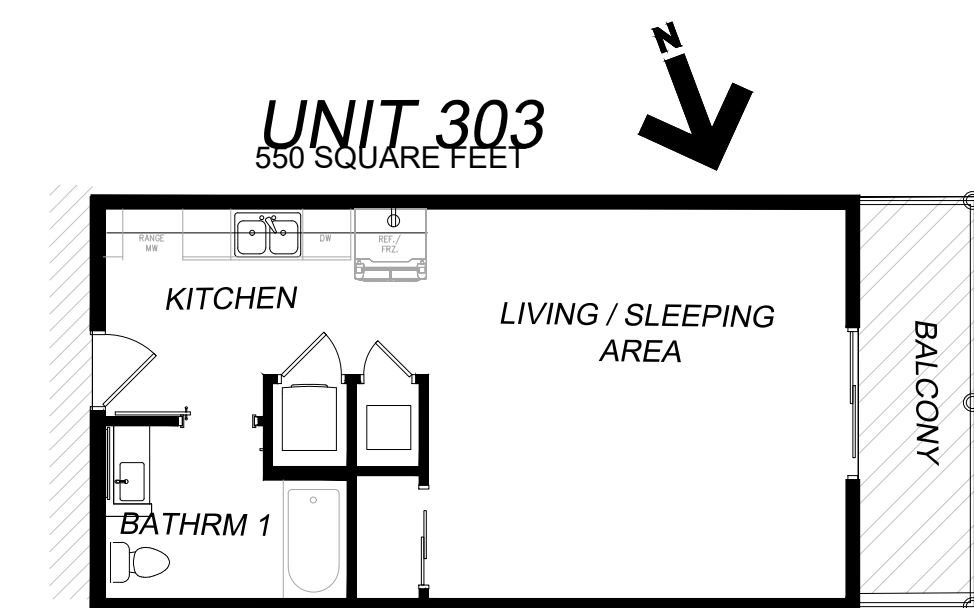
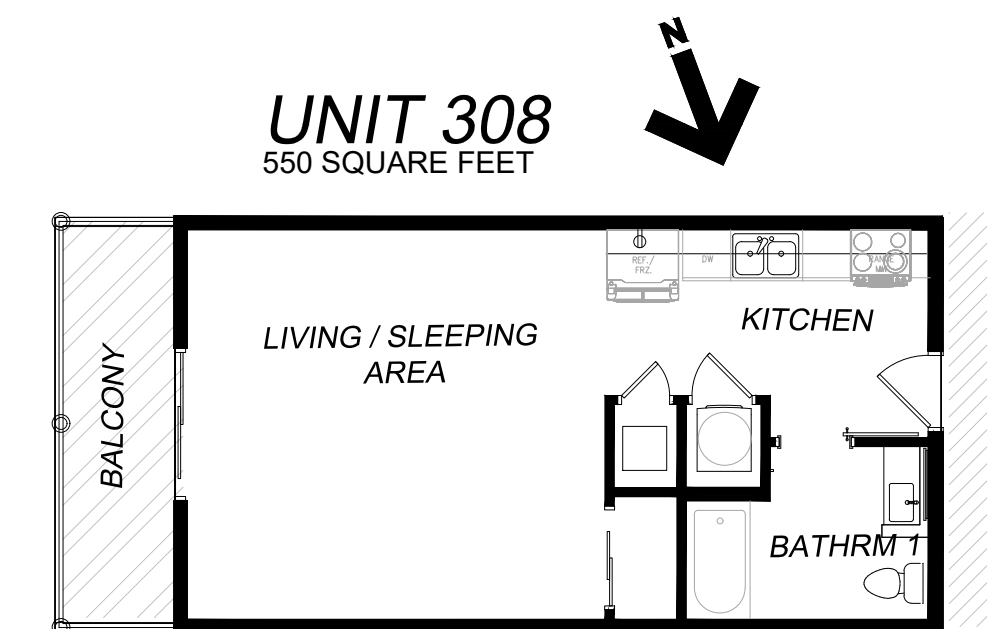
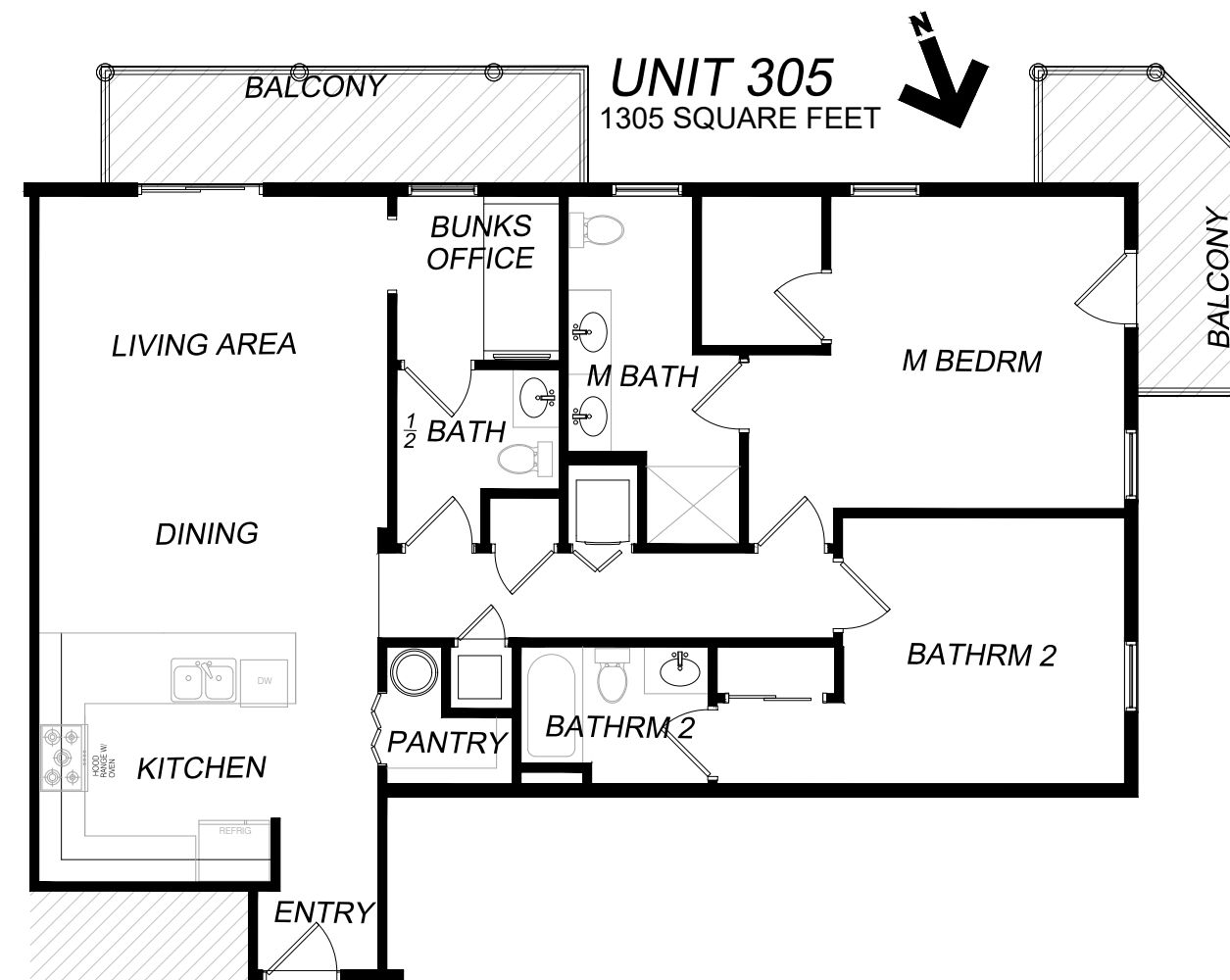
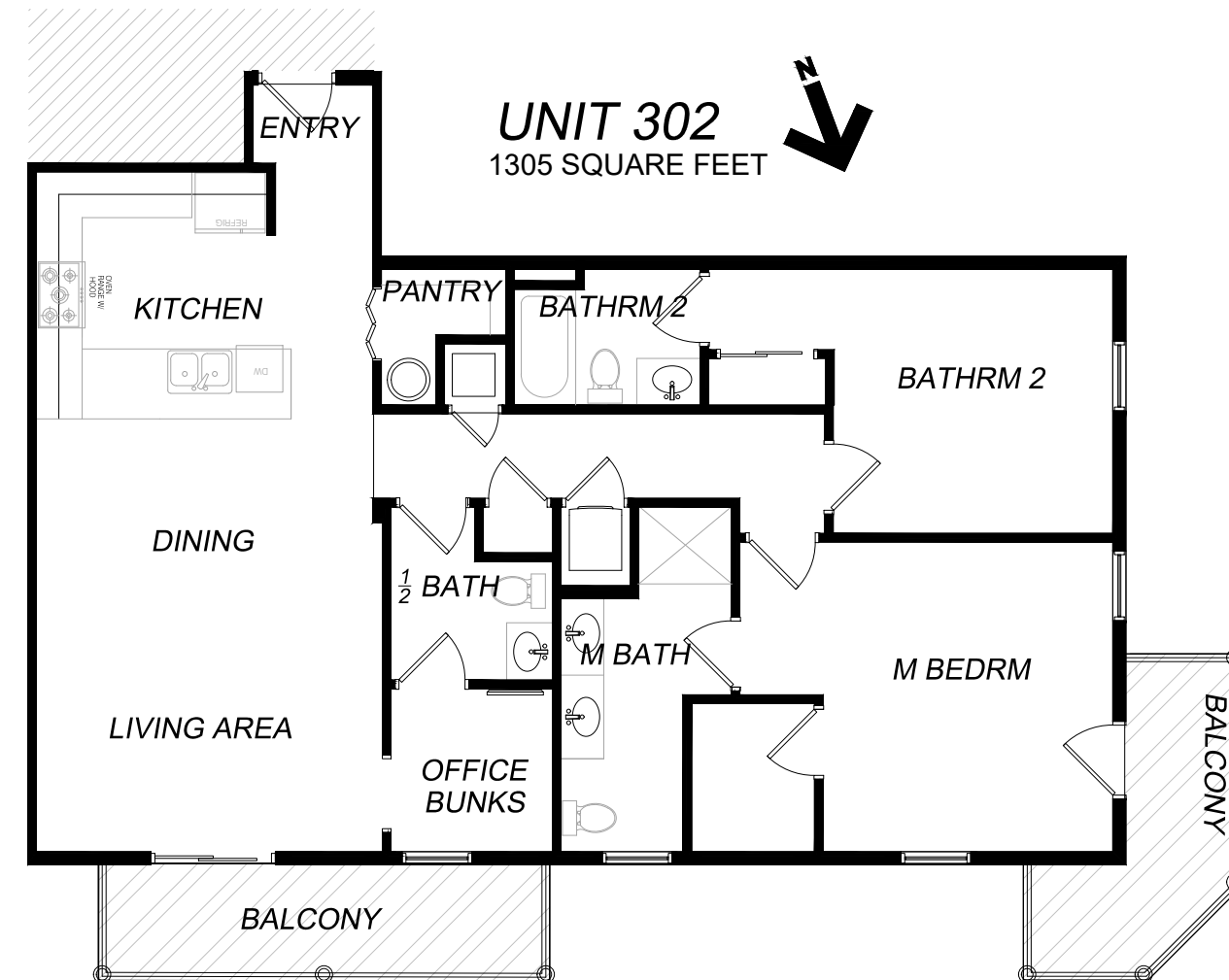
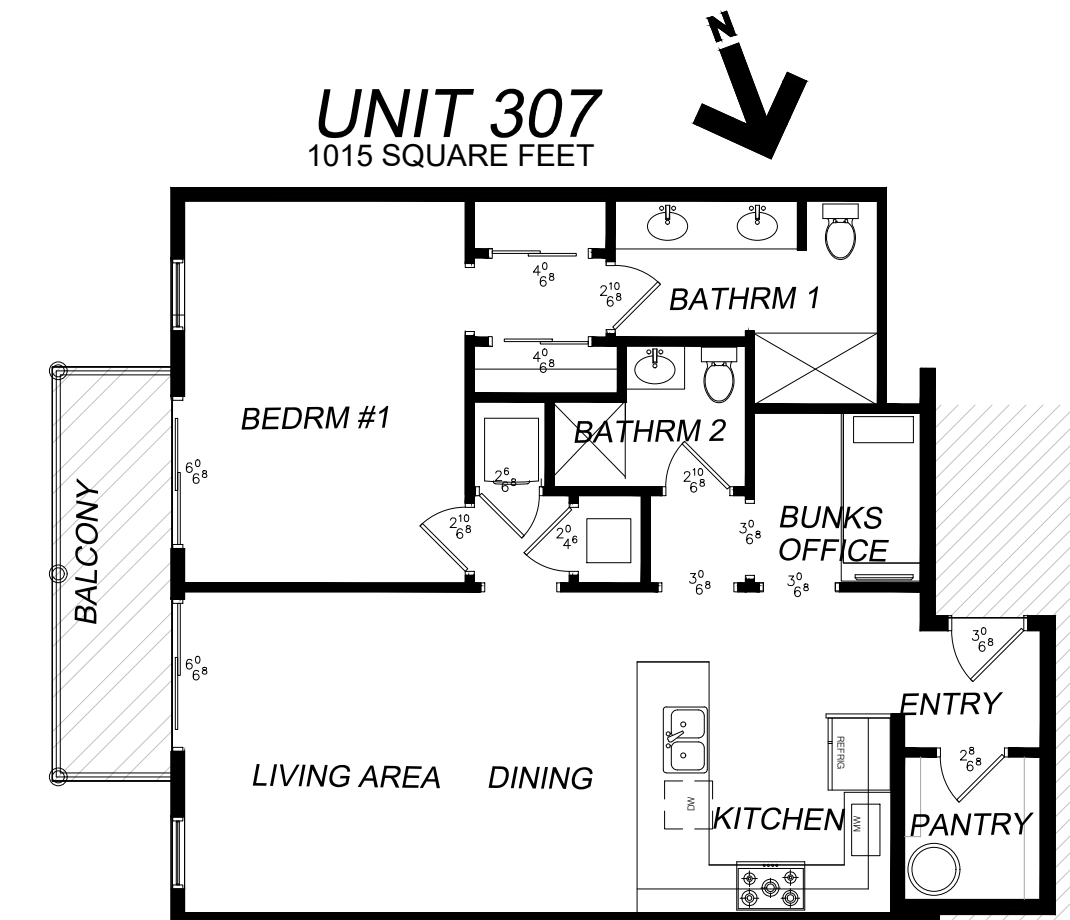
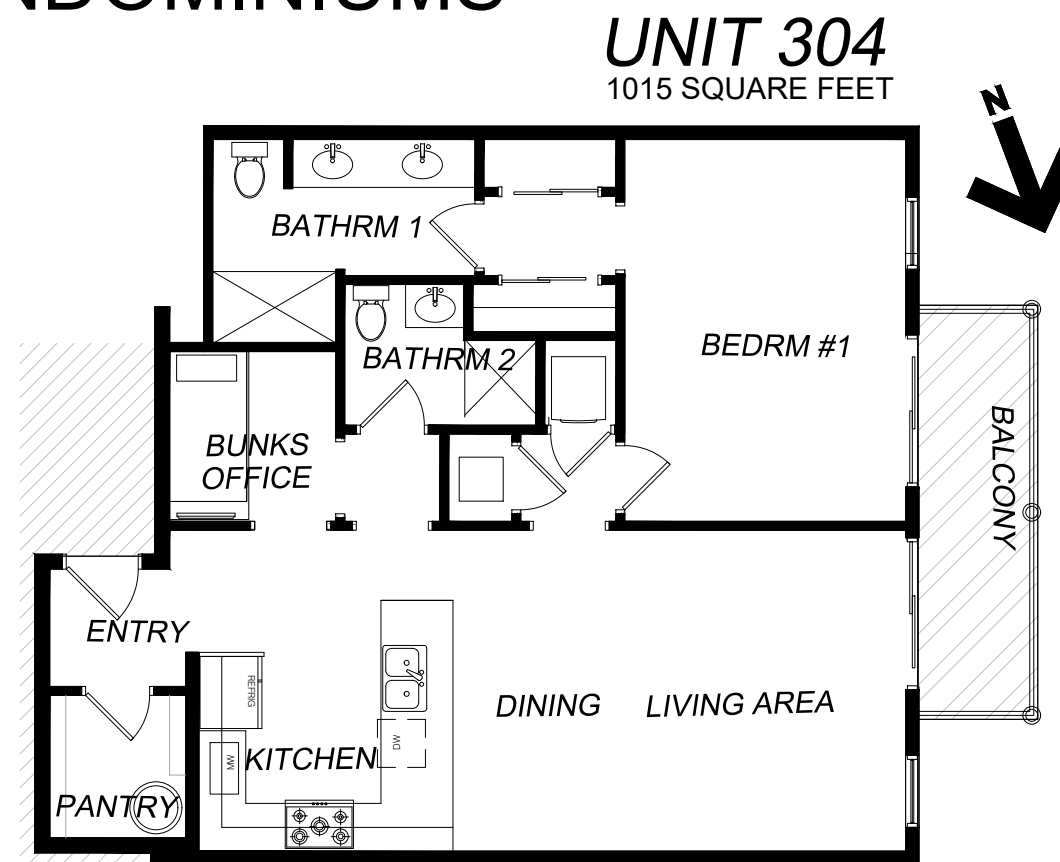
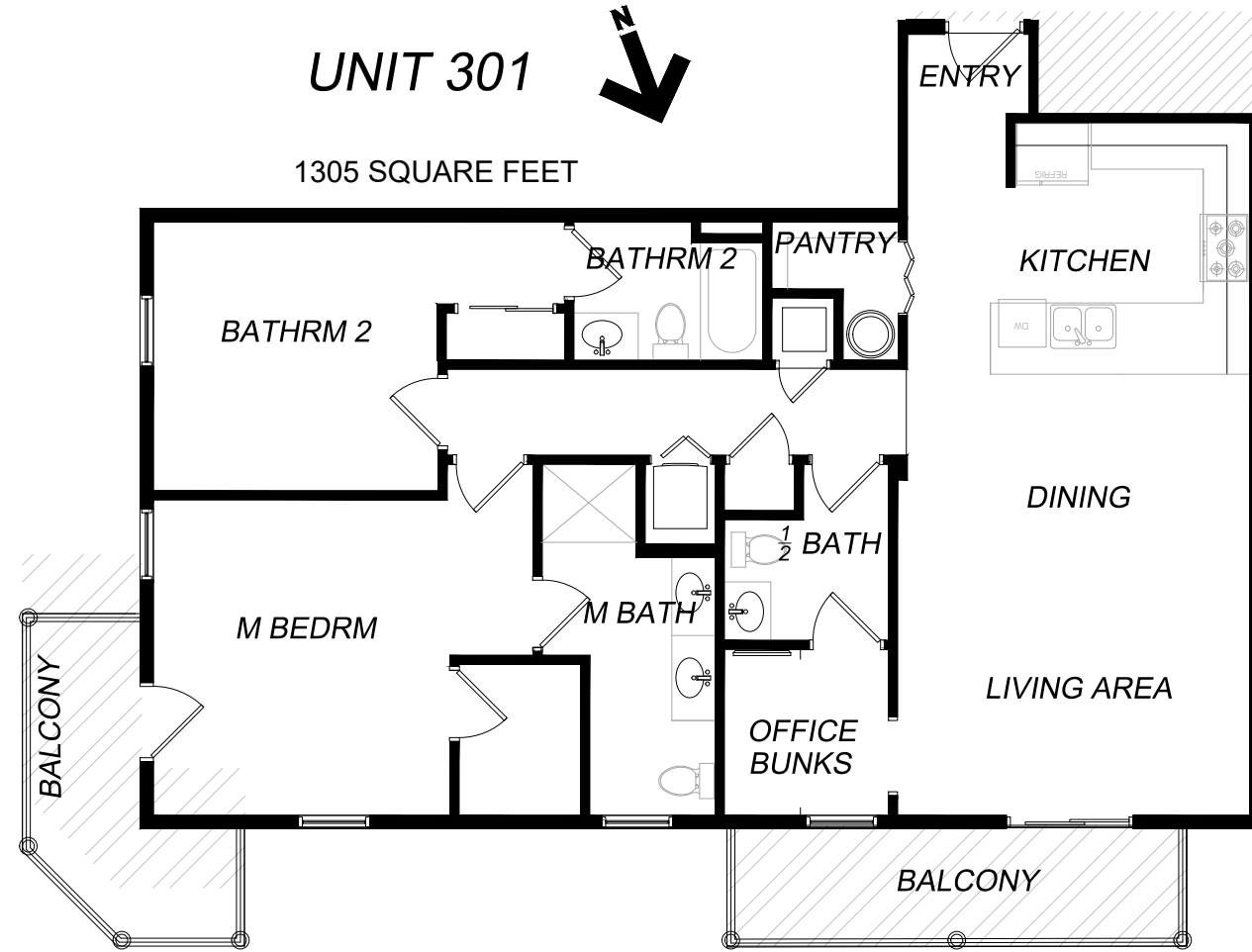
124 COURT STREET
 CITY OF BAY ST. LOUIS,
 HANCOCK COUNTY,
 MISSISSIPPI

SCALE:
 PROJECT NO:
 DATE: 04.18.2026
 DRAWN BY: GH
 CHECKED BY: TJM
 LOCATION:
 SHEET NO.:
SA-05
 SHEET 5 OF 8

A PLAT OF
124 COURT LUXURY CONDOMINIUMS

ELEMENT LEGEND

COMMON ELEMENT 
 LIMITED COMMON ELEMENT 



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 PHONE/FAX: 228-896-4733/ 228-896-6768
 EMAIL: MSUBULLDOG3@MSN.COM
PROFESSIONAL LAND SURVEYOR



CONDOMINIUM PLAT

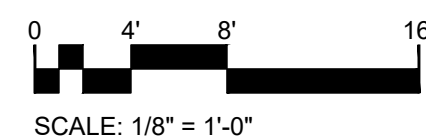
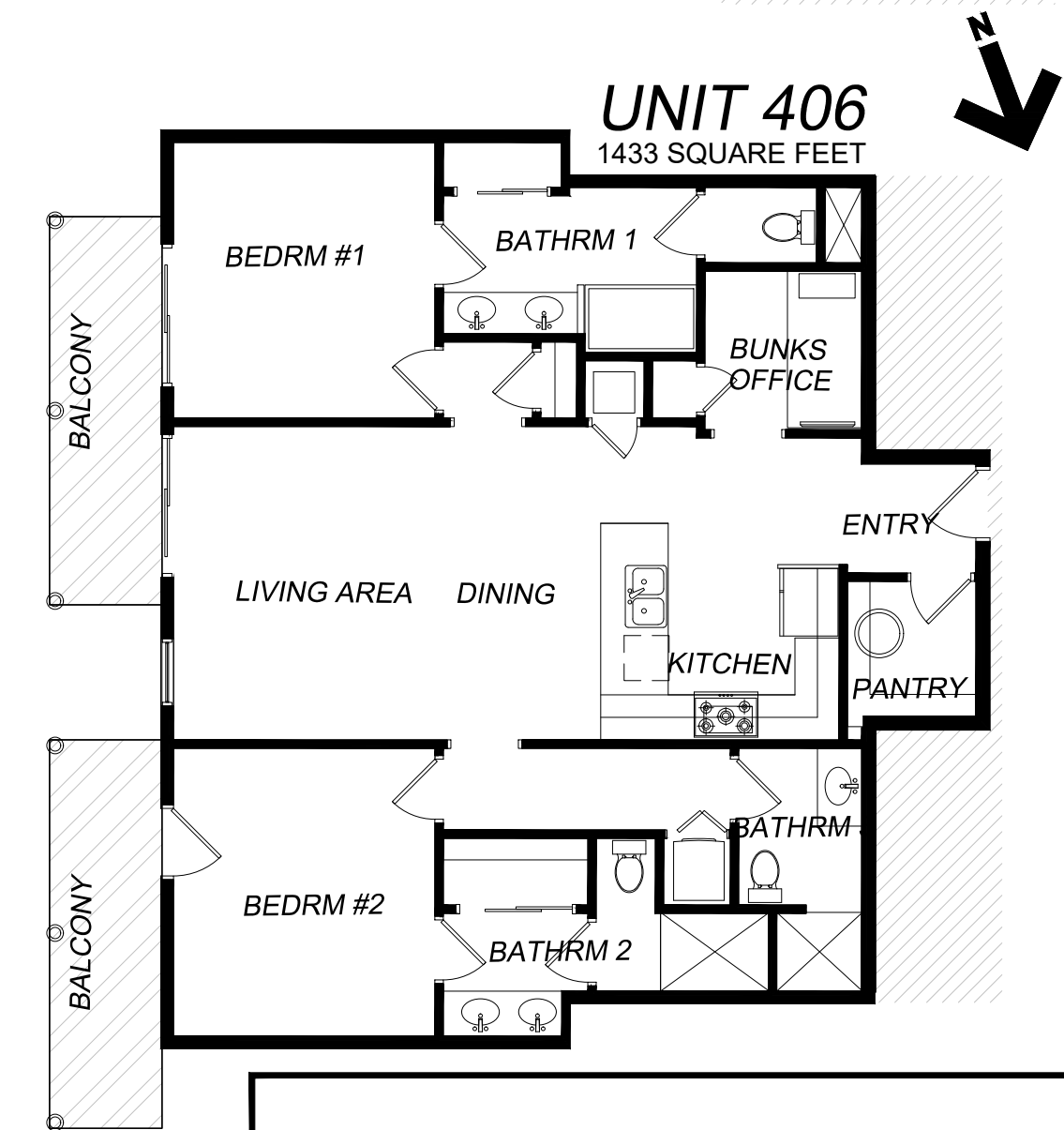
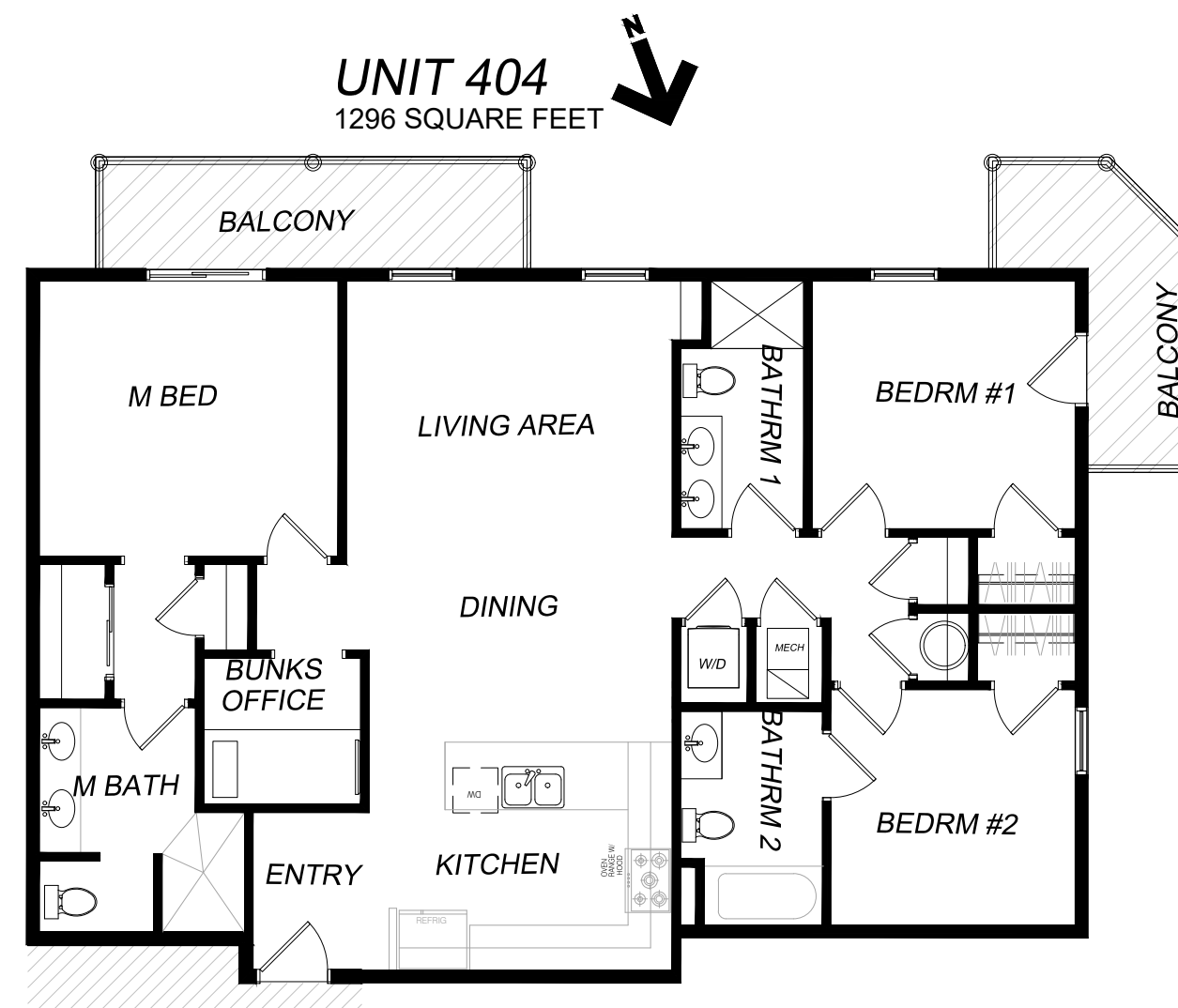
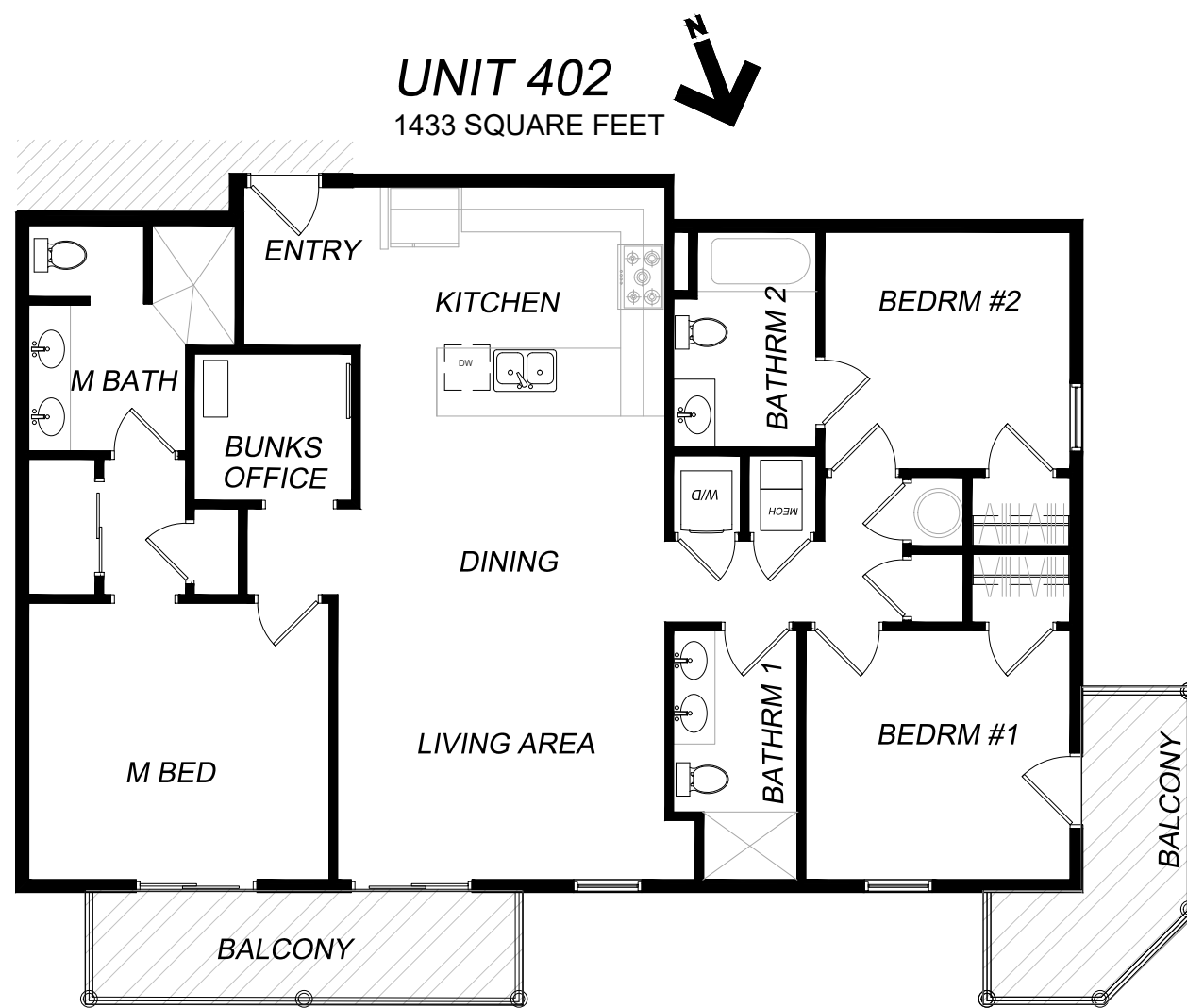
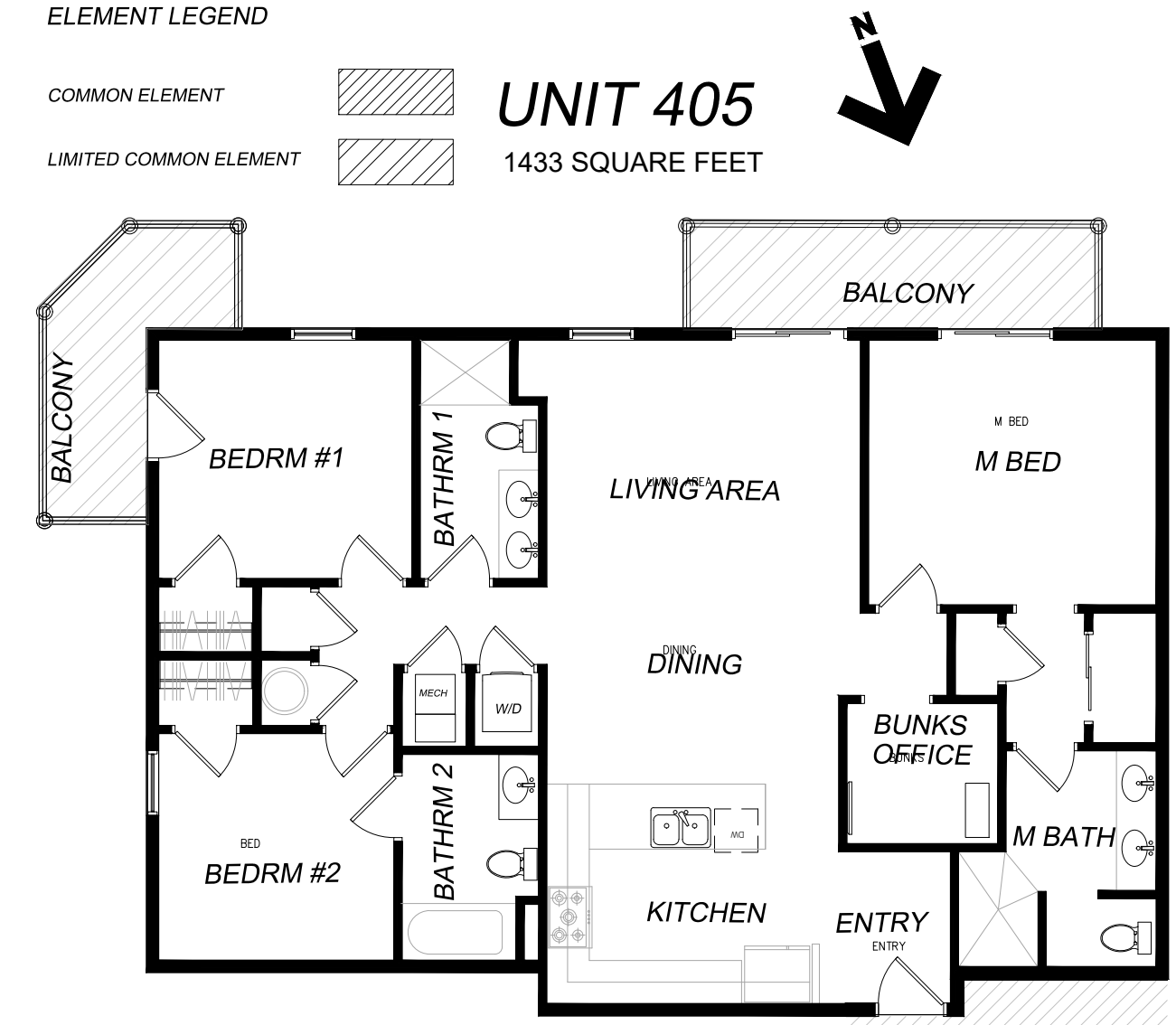
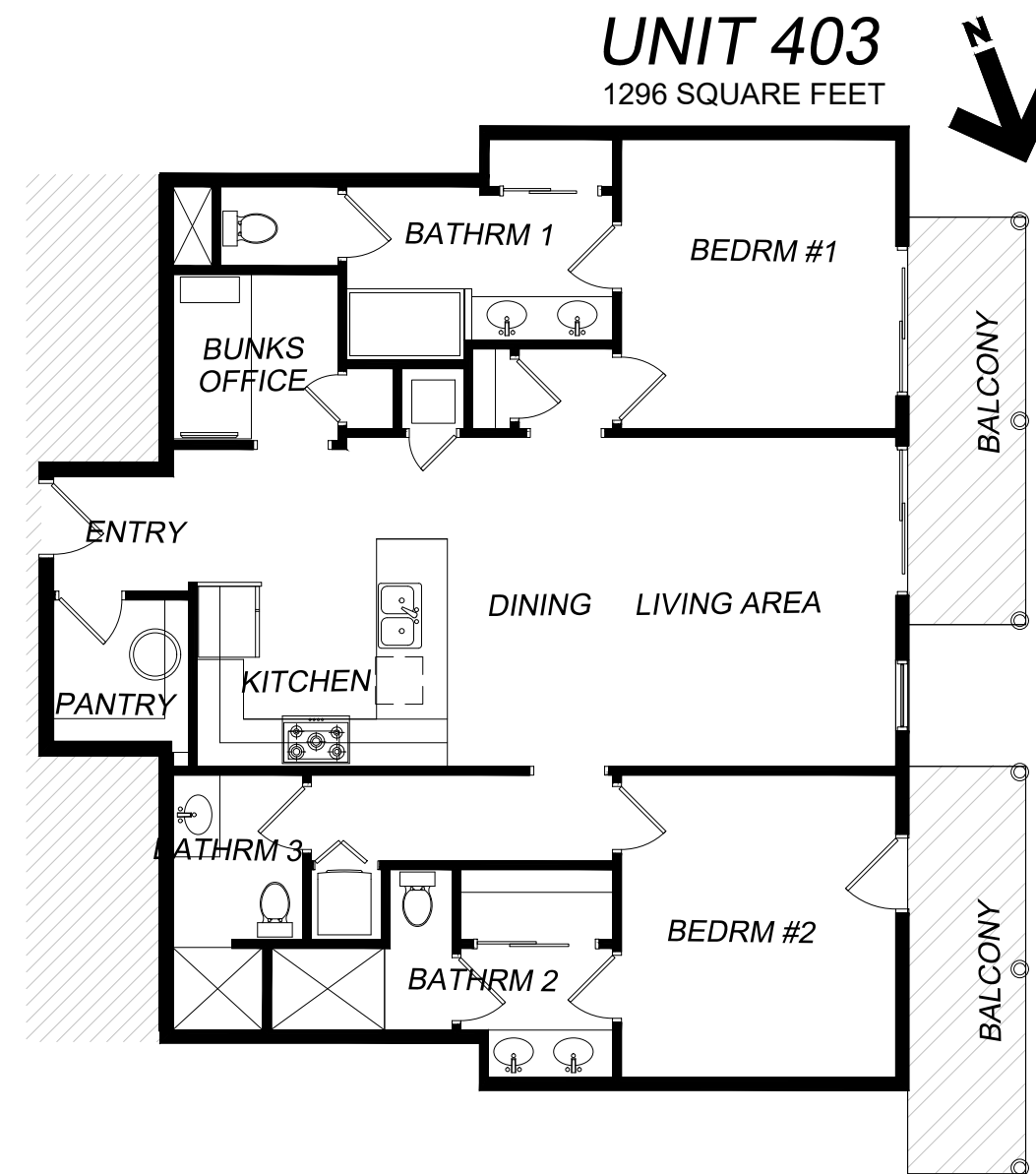
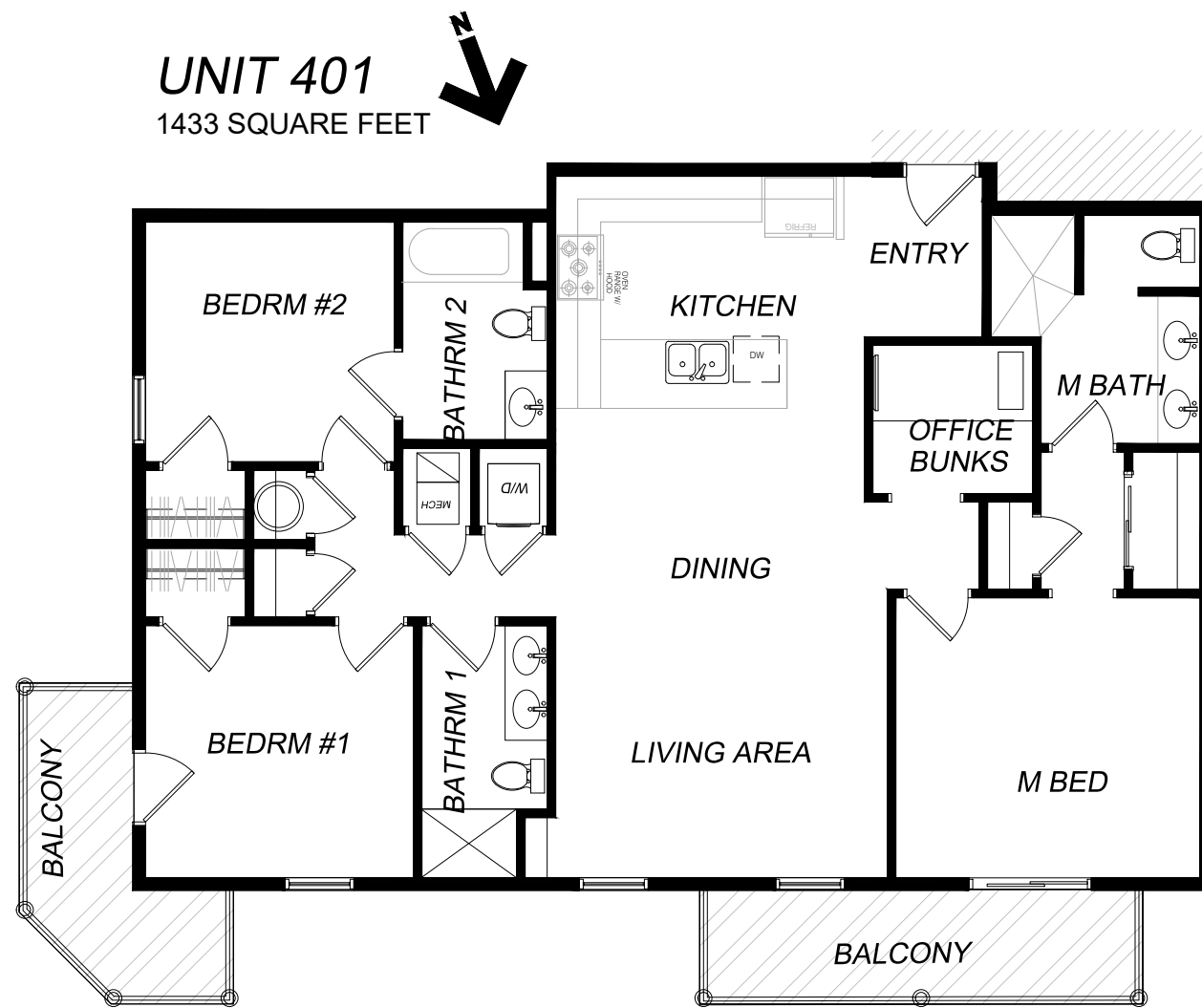
124 COURT STREET
 CITY OF BAY ST. LOUIS,
 HANCOCK COUNTY,
 MISSISSIPPI

SCALE:
 PROJECT NO:
 DATE: 04.18.2026
 DRAWN BY: GH
 CHECKED BY: TJM
 LOCATION:
 SHEET NO.:
SA-06
 SHEET 6 OF 8

A PLAT OF
124 COURT LUXURY CONDOMINIUMS

ELEMENT LEGEND

COMMON ELEMENT  UNIT 405
 LIMITED COMMON ELEMENT  1433 SQUARE FEET



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PROFESSIONAL LAND SURVEYOR

CONDOMINIUM PLAT

124 COURT STREET
 CITY OF BAY ST. LOUIS,
 HANCOCK COUNTY,
 MISSISSIPPI

SCALE:
 PROJECT NO:
 DATE: 04.18.2026
 DRAWN BY: GH
 CHECKED BY: TJM
 LOCATION:
 SHEET NO.:
SA-07
 SHEET 7 OF 8

A PLAT OF 124 COURT LUXURY CONDOMINIUMS

OWNER'S CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT 124 COURT DEVELOPMENTS, LLC IS THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DECLARE THIS TO BE A CORRECT PLAT OF **124 COURT LUXURY CONDOMINIUMS** PURSUANT TO THE MISSISSIPPI CONDOMINIUM LAW SECTION 89-9-1, ET SEQ. MISSISSIPPI CODE OF 1972, ANNOTATED, AS AMENDED, AND AS SET FORTH IN DECLARATION OF CONDOMINIUMS, AND THAT SAID OWNER DOES HEREBY CERTIFY AND DEDICATE THOSE AREAS WITHIN THEIR CONDOMINIUM PLAN OR PLAT DESIGNATED OR SHOWN AS DRIVEWAYS, WALKWAYS, LAWNS, AND AS PARKING, LANDSCAPE, RECREATION, AND MAINTENANCE AREA TO BE COMMON AREAS, INTENDED FOR THE COMMON USE AND ENJOYMENT BY THE HOMEOWNERS IN/OF **124 COURT LUXURY CONDOMINIUMS**, SAID OWNER ALSO DEDICATES A BLANKET EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS AND RIGHT TO MAINTAIN ANY NECESSARY UTILITIES LOCATED ON SAID PREMISES, THESE COMMON AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC. SAID LAND WAS SURVEYED AT OUR REQUEST AND SUBDIVIDED IN ACCORDANCE WITH OUR DIRECTION AND THAT SAID PLAT IS ACCEPTED AS CORRECT.

HANCOCK COUNTY, MISSISSIPPI.

THIS THE _____ DAY OF _____, 2026

STEVE DROWN
OWNER OR AUTHORIZED REPRESENTATIVE

NOTARY'S CERTIFICATE STATE OF MISSISSIPPI, COUNTY OF HANCOCK

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 2026. WITHIN MY JURISDICTION, THE WITHIN NAMED _____ WHO ACKNOWLEDGED THAT HE/SHE IS _____ OF _____, A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THAT FOR AND ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING PLAT, FOR THE PURPOSE MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED. AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID LIMITED LIABILITY COMPANY SO TO DO.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CERTIFICATE OF FINAL PLAT APPROVAL

ALL OF THE REQUIREMENTS OF THE BAY ST. LOUIS SUBDIVISION ORDINANCE RELATIVE TO THE PREPARATION AND SUBMISSION OF A SUBDIVISION PLAT HAVE BEEN FULFILLED. APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF THE SAID RULES AND REGULATIONS.

BY _____ DATED _____
ZONING ADMINISTRATOR

CERTIFICATE OF APPROVAL & ACCEPTANCE

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BAY ST. LOUIS, MISSISSIPPI, BY ORDER DULY ADOPTED ON THE _____ DAY OF _____, 2026, AND ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF BAY ST. LOUIS IN MINUTE BOOK NO. _____, PAGE(S) _____.

CITY OF BAY ST. LOUIS

BY _____ DATED _____
MAYOR

BY _____ DATED _____
PRESIDENT OF CITY COUNCIL

BY _____ DATED _____
MUNICIPAL CLERK

SURVEYOR'S CERTIFICATE

I, T. J. MORAN, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING FINAL PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE MONUMENTS SHOWN AS SET HAVE BEEN SET, AND THAT THE ERROR OF CLOSURE IS BETTER THAN 1:10,000. THIS IS A "CLASS B" SURVEY IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI".

WITNESS MY SIGNATURE THIS THE _____ DAY OF _____, 2026.

T. J. MORAN, JR.
P.S. # 1779

RECORDING CERTIFICATE

FILED AND RECORDED BY DUPLICATE IN THE RECORD OF PLATS OF HANCOCK COUNTY, MISSISSIPPI, IN PLAT BOOK _____ PAGE _____, ON THIS DAY OF _____ DAY OF _____, 2026.

CHANCERY CLERK

BY: _____
DEPUTY CLERK

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS ORIGINAL PLAT WITH THE DUPLICATE PLAT OF **124 COURT LUXURY CONDOMINIUMS** AND FIND THE SAME TO BE AN EXACT DUPLICATE THEREOF.

CHANCERY CLERK

DEPUTY CLERK

T. J. MORAN, JR.
P.S. # 1779

T. J. MORAN JR. , PLS
P.O. BOX 4075
BILOXI, MISSISSIPPI 39535
PHONE/FAX: 228-896-4733/ 228-896-6768
EMAIL: MSBULLDOG3@MSN.COM
PROFESSIONAL LAND SURVEYOR

CONDOMINIUM PLAT

124 COURT STREET
CITY OF BAY ST. LOUIS,
HANCOCK COUNTY,
MISSISSIPPI

SCALE:
PROJECT NO:
DATE:
DRAWN BY: 04.18.2026
CHECKED BY: GH
LOCATION: TJM
SHEET NO.:
SA-08
SHEET 8 OF 8