

BOUNDARY SURVEY

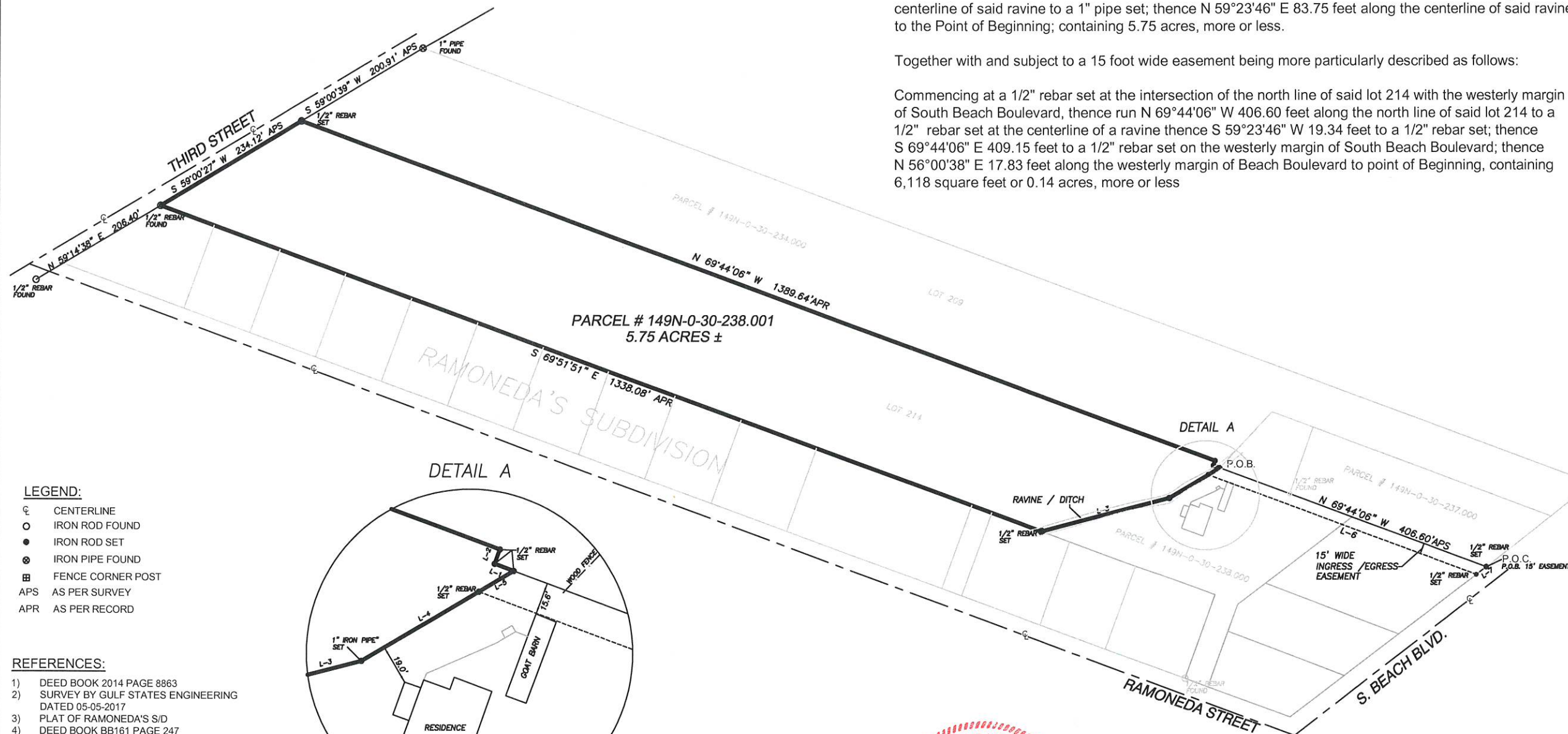
LEGAL DESCRIPTION:

A parcel of land situated and being located in part of lot 214, Fourth Ward, City of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar set at the intersection of the north line of said lot 214 with the westerly margin of South Beach Boulevard, thence run N 69°44'06" W 406.60 feet along the north line of said lot 214 to a 1/2" rebar set at the centerline of a ravine and the Point of Beginning; thence continue N 69°44'06" W 9.72 feet along the north line of said lot 214 to a 1/2" rebar set; thence N 20°15'54" E 7.20 feet to a 1/2" rebar set; thence N 69°44'06" W 1389.64 feet along the north line of said lot 214 to a 1/2" rebar set at the easterly margin of Third Street; thence S 59°00'27" W 234.12 feet along the easterly margin of Third Street to a 1/2" rebar set found at the south line of said Lot 214; thence S 69°51'51" E 1338.08 feet along the south line of said lot 214 to a 1/2" rebar at the centerline of a ravine; thence N 75°31'36" E 188.55' along the centerline of said ravine to a 1" pipe set; thence N 59°23'46" E 83.75 feet along the centerline of said ravine to the Point of Beginning; containing 5.75 acres, more or less.

Together with and subject to a 15 foot wide easement being more particularly described as follows:

Commencing at a 1/2" rebar set at the intersection of the north line of said lot 214 with the westerly margin of South Beach Boulevard, thence run N 69°44'06" W 406.60 feet along the north line of said lot 214 to a 1/2" rebar set at the centerline of a ravine thence S 59°23'46" W 19.34 feet to a 1/2" rebar set; thence S 69°44'06" E 409.15 feet to a 1/2" rebar set on the westerly margin of South Beach Boulevard; thence N 56°00'38" E 17.83 feet along the westerly margin of Beach Boulevard to point of Beginning, containing 6,118 square feet or 0.14 acres, more or less



LEGEND:

- ⊕ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊞ FENCE CORNER POST
- APS AS PER SURVEY
- APR AS PER RECORD

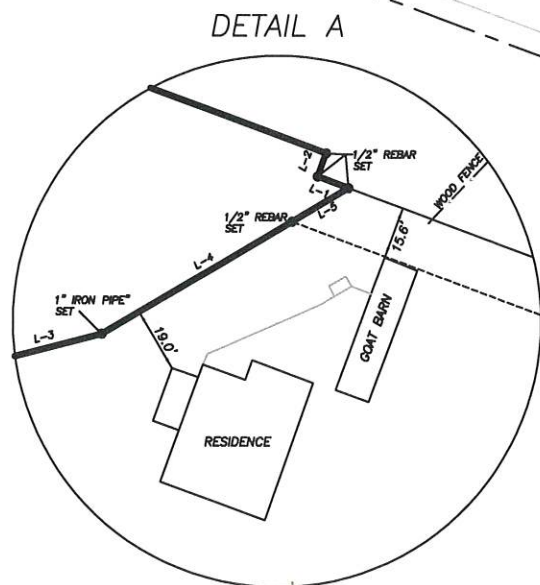
REFERENCES:

- 1) DEED BOOK 2014 PAGE 8863
- 2) SURVEY BY GULF STATES ENGINEERING DATED 05-05-2017
- 3) PLAT OF RAMONEDA'S S/D
- 4) DEED BOOK BB161 PAGE 247
- 5) DEED BOOK 2017 PAGE 13347
- 6) DEED BOOK 210 PAGE 7409
- 7) DEED BOOK 2019 PAGE 50

NOTES:

By graphic plotting only, this parcel is located in Flood Zones VE (EL 23) and AE (EL 19) as per FEMA Map # 28045C-0354D, Effective Date Oct. 16, 2009

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor.



LINE TABLE

L-1	N 69°44'06" W	9.72'
L-2	N 20°15'54" E	7.20'
L-3	N 75°31'36" E	188.55'
L-4	N 59°23'46" E	83.75'
L-5	S 59°23'46" W	19.34'
L-6	S 69°44'06" E	409.15'
L-7	N 53°00'38" E	17.83'



In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy, RLS #1722

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS J.L.C.

DUKE LEVY & ASSOCIATES, P.A.



4412 LEISURE TIME DRIVE
DIAMONDHEAD, MS 39525
(228) 343-9691 PHONE

SCALE: 1" = 100'

DATE: 08-17-2023

DRAWING: WO# 2023-087

CLIENT: FRANK SCHMIDT