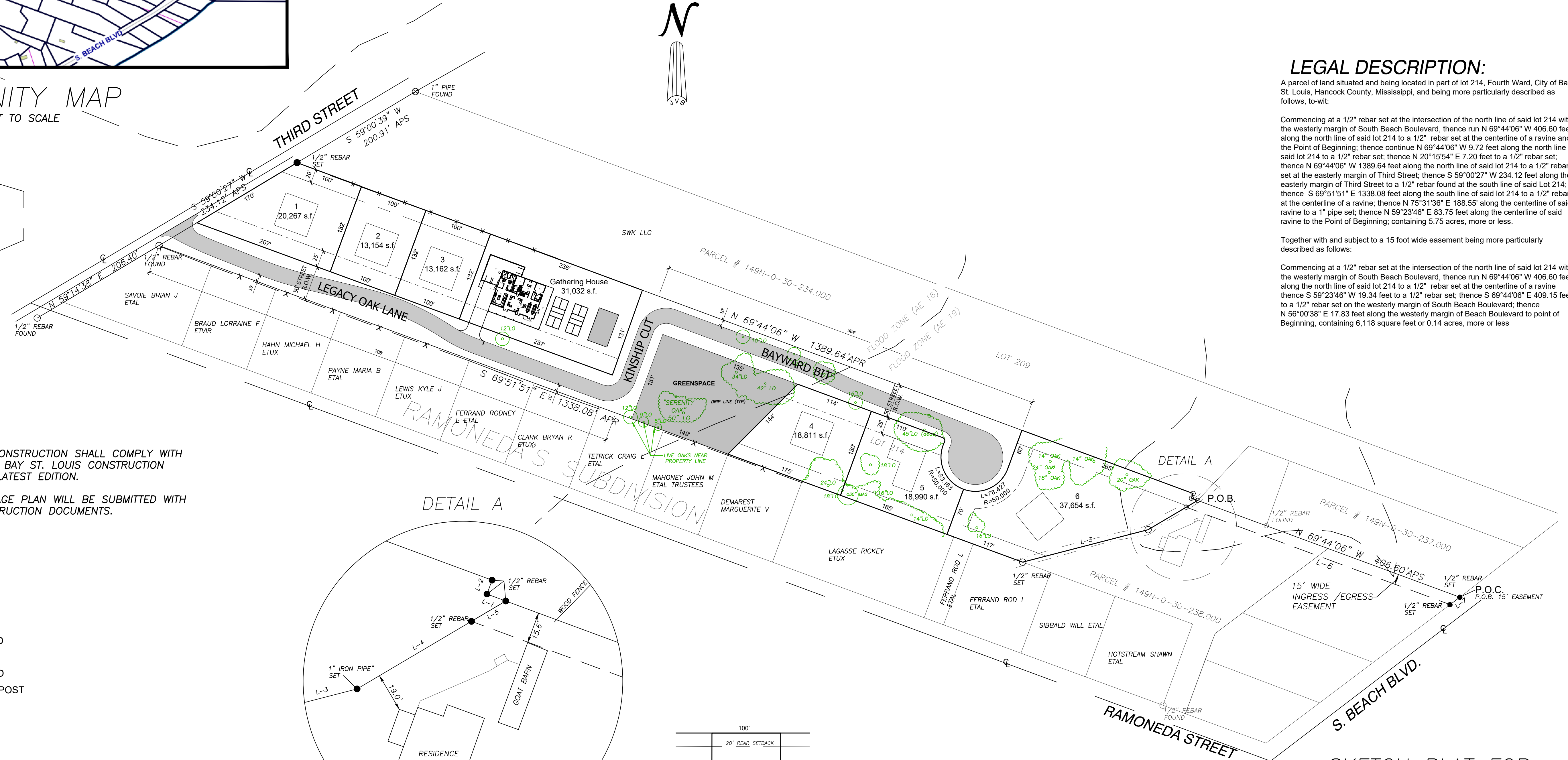
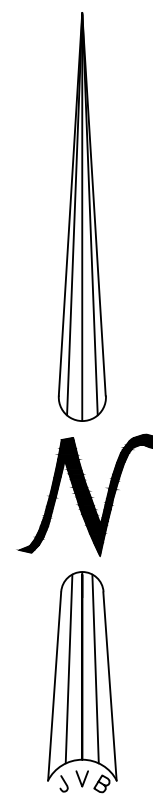


VICINITY MAP
NOT TO SCALE

SKETCH PLAT FOR SUNSHINE CROSSING BAY ST. LOUIS, MISSISSIPPI



NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BAY ST. LOUIS CONSTRUCTION STANDARDS LATEST EDITION.

FINAL DRAINAGE PLAN WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS.

LEGEND:

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

REFERENCES:

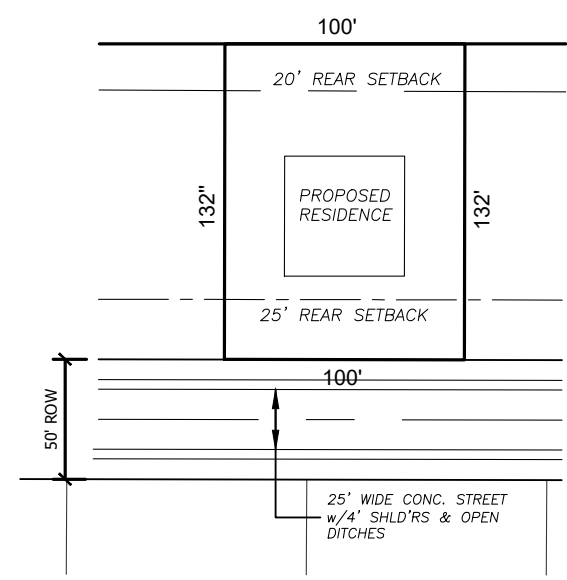
- 1) DEED BOOK 2014 PAGE 8863
- 2) SURVEY BY GULF STATES ENGINEERING DATED 05-05-2017
- 3) PLAT OF RAMONEDA'S S/D
- 4) DEED BOOK BB161 PAGE 247
- 5) DEED BOOK 2017 PAGE 13347
- 6) DEED BOOK 210 PAGE 7409
- 7) DEED BOOK 2019 PAGE 50

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

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'



TYPICAL LOT SIZE
NOT TO SCALE

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:

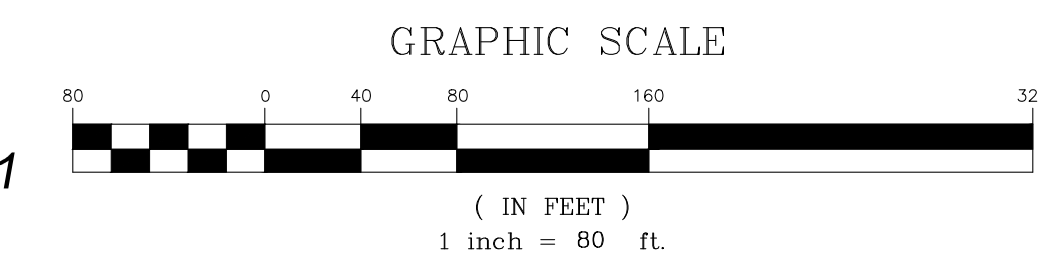
Commencing at a 1/2" rebar set at the intersection of the north line of said lot 214 with the westerly margin of South Beach Boulevard, thence run N 69°44'06" W 406.60 feet along the north line of said lot 214 to a 1/2" rebar set at the centerline of a ravine and the Point of Beginning; thence continue 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 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

SKETCH PLAT FOR SUNSHINE CROSSING

BAY ST. LOUIS, MISSISSIPPI
OWNER: FE AND SE INVESTMENTS LLC
ADDRESS: 1137 JEFFERSON AVENUE,
NEW ORLEANS, LA. 70115
TOTAL ACRES-5.75±
TOTAL LOTS-7



PARCEL # 149N-0-30-238.001
5.75 ACRES ±

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Bridell, Louisiana 70428
E-mail: jvb@jvb.com
Phone: 985-648-0075 Fax: 985-648-0154

SKETCH PLAN FOR
SUNSHINE CROSSING
A PART OF LOT 214, FOURTH WARD,
CITY OF BAY ST. LOUIS,
HANCOCK COUNTY, MISSISSIPPI
DECLARATION IS MADE TO ORIGINAL PURCHASERS OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.
FE AND SE INVESTMENTS, LLC

SCALE:	1" = 80'
DATE:	04/01/2026
DRAWN BY:	RMK
CHECKED BY:	SMB
DWG. NO.	20260000
SHEET	C-1 OF 1