

A PLAT OF

315 MAIN STREET CONDOMINIUMS

OWNER'S CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT JOHN MOSS IS THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DECLARE THIS TO BE A CORRECT PLAT OF 315 MAIN STREET CONDOMINIUMS PURSUANT TO THE MISSISSIPPI CONDOMINIUM LAS 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 315 MAIN STREET 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 _____, 2025.

JOHN MOSS
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 _____, 2024. 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 GRATED, 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 _____, 2024, 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, JAMES C. BOOTH, 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 _____, 2025.

GREGORIE C. THOMPSON
P.S. #26008

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 _____, 2025.

CHANCERY CLERK

BY: _____
DEPUTY CLERK

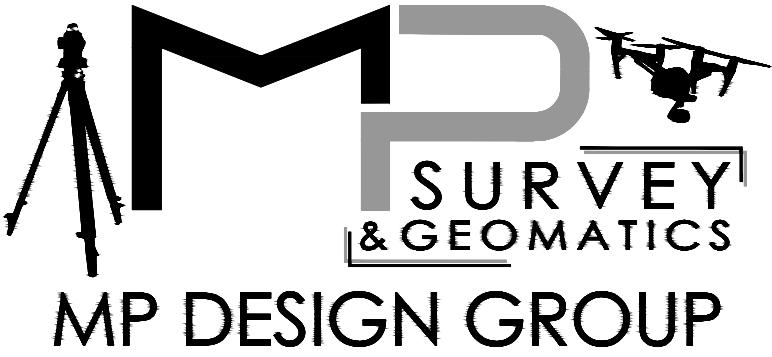
CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS ORIGINAL PLAT WITH THE DUPLICATE PLAT OF 315 MAIN STREET CONDOMINIUMS AND FIND THE SAME TO BE AN EXACT DUPLICATE THEREOF.

CHANCERY CLERK

DEPUTY CLERK

JAMES C. BOOTH, JR.
PLS No. 02666



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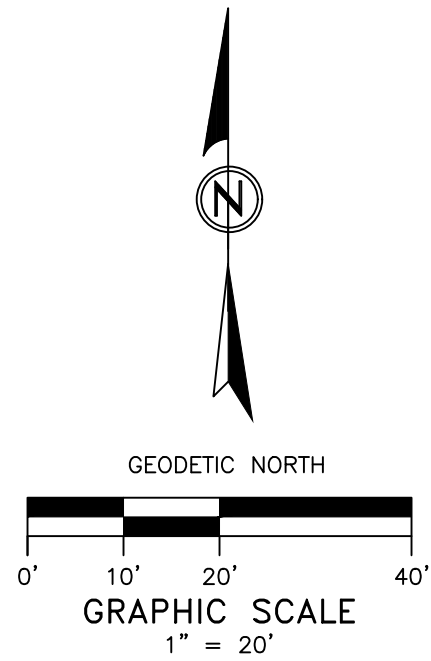
CONDOMINIUM PLAT

LOT 541, FIRST WARD,
CITY OF BAY ST. LOUIS,
HANCOCK COUNTY,
MISSISSIPPI

SCALE:
PROJECT NO: 0077.24.056
DATE: 02/04/2025
DRAWN BY: JCB
CHECKED BY: GCT
LOCATION:
SHEET NO.:
SA-03
SHEET 3 OF 3

A PLAT OF

315 MAIN STREET CONDOMINIUMS



BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

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

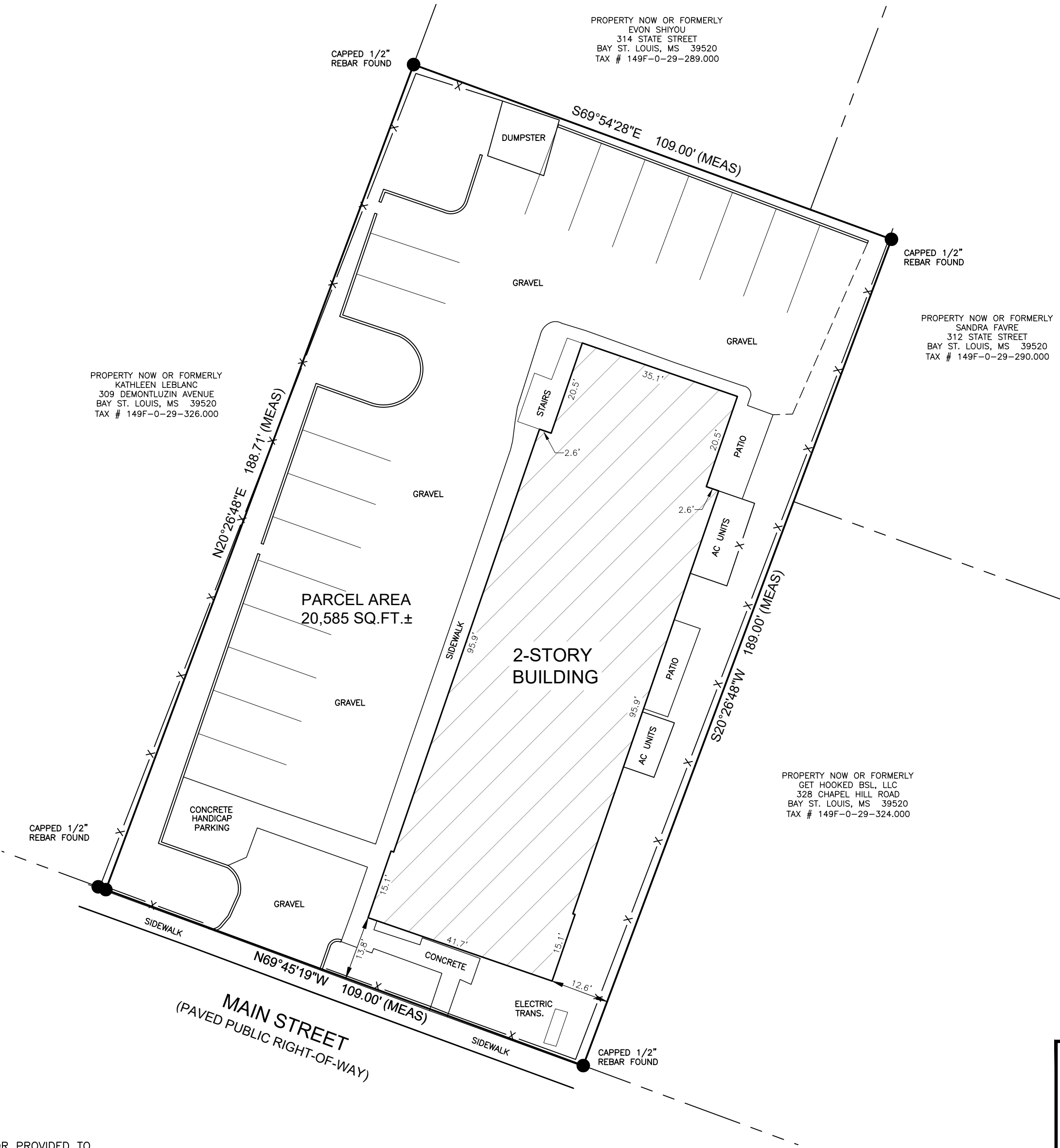
THIS PROPERTY IS LOCATED IN ZONE "X" AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NUMBER 28045C0362D, EFFECTIVE 10/16/2009.

REFERENCE MATERIAL

- HANCOCK COUNTY GIS WEBSITE
- DEED BOOK 2022 PAGE 7723
- PRIOR SURVEY AS SUPPLIED BY CLIENT

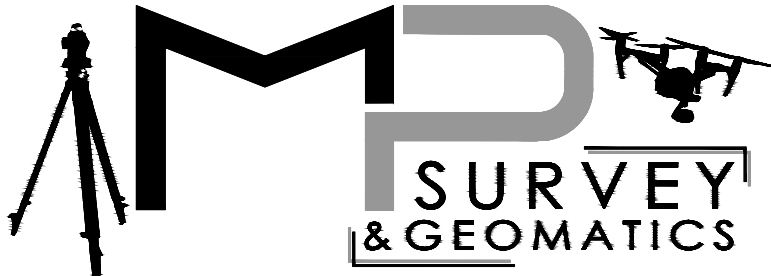
NOTES

- 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.
- BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
- 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.
- THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.
- PARKING LAYOUT WAS GRAPHICALLY PLOTTED BASED ON SITE PLAN PROVIDED BY CLIENT.



LEGAL DESCRIPTION

LOT 541, FIRST WARD, FORMERLY KNOWN AS LOT 861 OF THE HENDERSON MAP OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.



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CONDOMINIUM PLAT

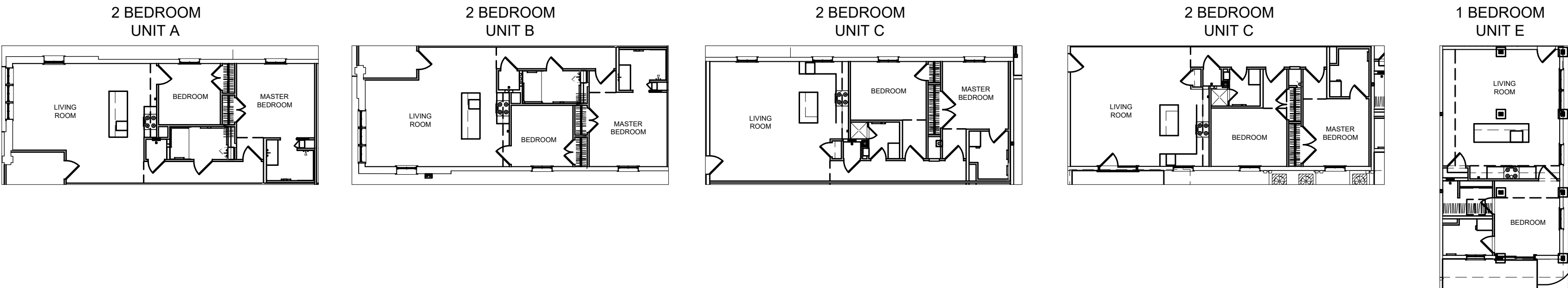
LOT 541, FIRST WARD,
CITY OF BAY ST. LOUIS,
HANCOCK COUNTY,
MISSISSIPPI

SCALE:	PROJECT NO: 0077.24.056
DATE:	02/04/2025
DRAWN BY:	JCB
CHECKED BY:	GCT
LOCATION:	
SHEET NO.:	
	SA-01
	SHEET 1 OF 3

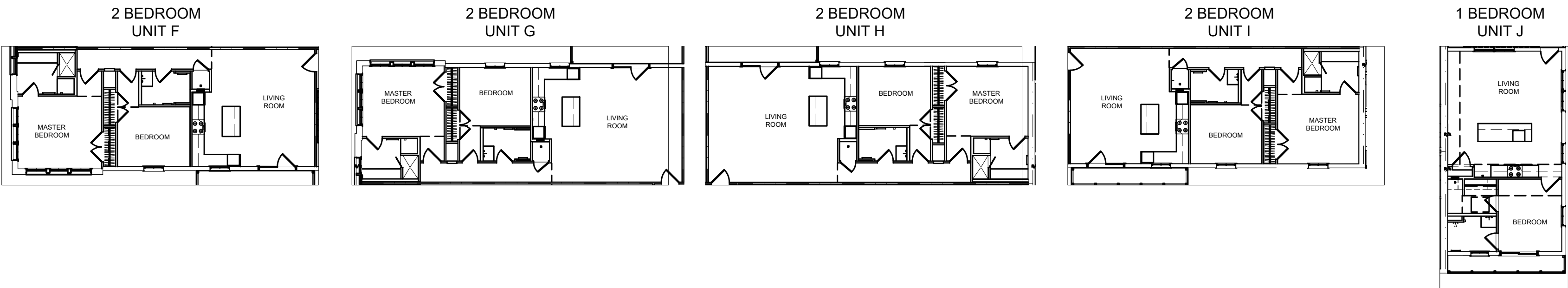
A PLAT OF

315 MAIN STREET CONDOMINIUMS

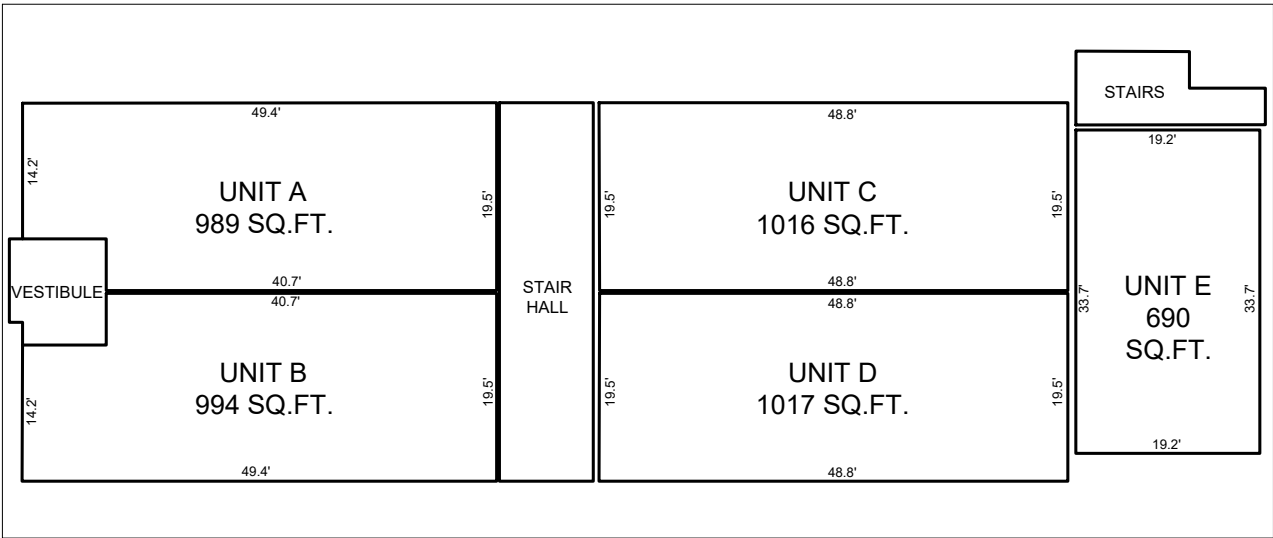
FIRST FLOOR



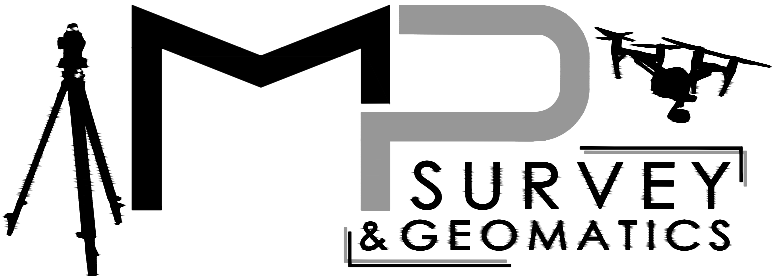
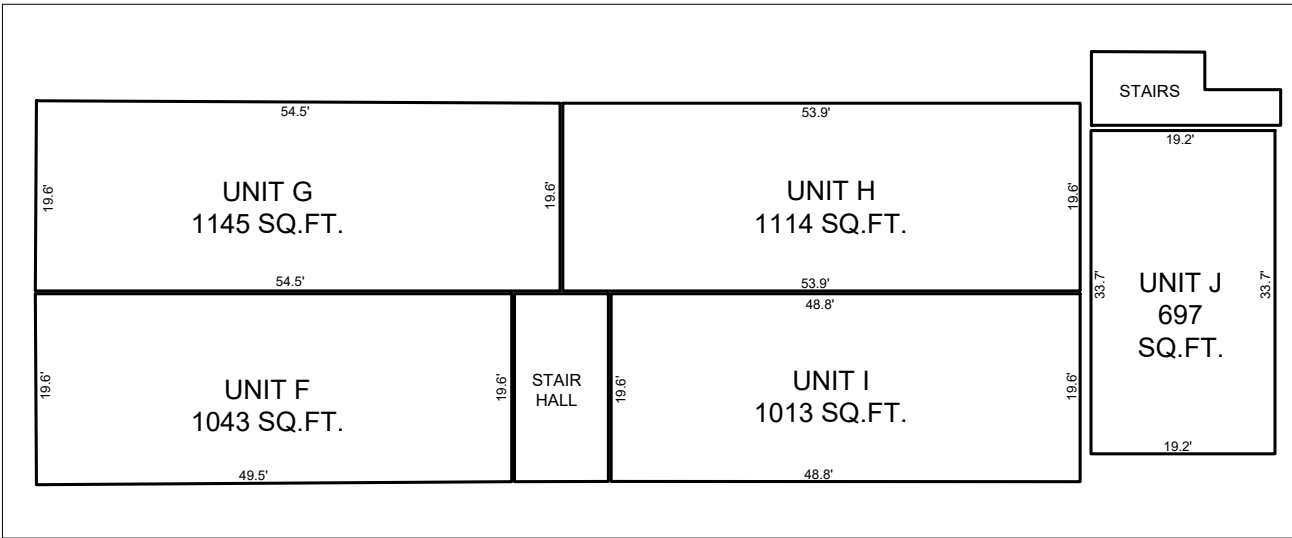
SECOND FLOOR



FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



MP DESIGN GROUP

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CONDOMINIUM PLAT

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HANCOCK COUNTY,
MISSISSIPPI

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LOCATION:

SHEET NO.:

SA-02

SHEET 2 OF 3