

Grid Coordinates		
Point	Northing	Easting
"A"	292603.12	818953.85
"B"	292681.48	818734.69

REFERENCES:

- 1) Subdivision Plat of Record (Spanish Acres)
- 2) Survey by J. Chiniche dated, 02/19/1996
- 3) Deed Book & Page: As Noted
- 4) Drake Map of Record

LEGEND:

IRF = 1/2" Iron Rod Found
IPF = Iron Pipe Found
IRS = 1/2" Iron Rod Set
IFP = Iron Fence Post
OTPF = Old "T" Post Found
IBF = Iron Bar Found
AIF = Angle Iron Found
C = Capped
WFP = Wood Fence Post
MNF = Magnetic Nail Found
MNS = Magnetic Nail Set
Ref. = Reference
R/W = Right-Of-Way
EC = Electrical Connection
O/H/U = Overhead Utilities
GV = Gas Valve
PP = Power Pole
LP = Light Pole
SP = Service Pole
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
DMH = Drain Manhole
TCMH = Telecommunications Manhole
DI = Drop Inlet
FH = Fire Hydrant
WM = Water Meter
WS = Water Spigot
WV = Water Valve
SMH = Sewer Man Hole
C/L = Centerline
EOA = Edge of Asphalt
(P) = Plat of Record
(D) = Deed of Record
(R) = Record

CERTIFICATE OF APPROVAL:

Submitted to and approved by the Zoning Administrator.

This the _____ day of _____ 2024.

ZONING ADMINISTRATOR

Submitted to and approved by the Mayor of the City of Bay

Saint Louis, this the _____ day of _____ 2024.

MAYOR

LEGAL DESCRIPTION (AS PER SURVEY) OVERALL:

BEGINNING at a found 1/2" iron rod for the southeast corner of property now or formerly owned by Giametta as recorded in Deed Book: 2022, Page 6290, said point being further described as being S 70°00'E 578.00 ft. and N 20°00' E 115.00 ft. of the intersection of the line between Sections 35 and 36, Township 8 South, Range 14 West, with the northern line of the Mary Parish Claim, Hancock County, Mississippi; thence N 20°11'49"E 64.85 ft. to a found 1/2" iron rod on the southern line of Spanish Acres Estates; thence along said line, N 69°40'12"W 140.00 ft. to a set capped 1/2" iron rod on the western line of said subdivision; thence along said western line, N 20°06'02"E 237.33 ft. to a set capped 1/2" iron rod on the southerly margin of the Old Spanish Trail; thence along said margin, S 74°48'16"W 247.27 ft. to a found 1/2" iron rod; thence S 13°53'24"E 194.90 ft. to a found capped 1/2" iron rod; thence S 70°19'39"E 232.75 ft. to the POINT OF BEGINNING; Containing 47381 square feet or 1.09 acres, more or less, and being part of Lot 40, Rear Fourth Ward, City of Bay St. Louis and part of Fractional Section 36, Township 8 South, Range 14 West, Hancock County, Mississippi.

PARCEL 1:
BEGINNING at a found 1/2" iron rod for the southeast corner of property now or formerly owned by Giametta as recorded in Deed Book: 2022, Page 6290, said point being further described as being S 70°00'E 578.00 ft. and N 20°00' E 115.00 ft. of the intersection of the line between Sections 35 and 36, Township 8 South, Range 14 West, with the northern line of the Mary Parish Claim, Hancock County, Mississippi; thence N 20°11'49"E 64.85 ft. to a found 1/2" iron rod on the southern line of Spanish Acres Estates; thence along said line, N 69°40'12"W 140.00 ft. to a set capped 1/2" iron rod on the western line of said subdivision; thence N 13°53'24"W 193.75 ft. to a set capped 1/2" iron rod on the southerly margin of the Old Spanish Trail; thence along said margin, S 74°48'16"W 114.56 ft. to a found 1/2" iron rod; thence S 13°53'24"E 194.90 ft. to a found capped 1/2" iron rod; thence S 70°19'39"E 232.75 ft. to the POINT OF BEGINNING; Containing 34528 square feet or 0.79 acres, more or less, and being part of Lot 40, Rear Fourth Ward, City of Bay St. Louis and part of Fractional Section 36, Township 8 South, Range 14 West, Hancock County, Mississippi.

PARCEL 2:
COMMENCING at a found 1/2" iron rod for the southeast corner of property now or formerly owned by Giametta as recorded in Deed Book: 2022, Page 6290, said point being further described as being S 70°00'E 578.00 ft. and N 20°00' E 115.00 ft. of the intersection of the line between Sections 35 and 36, Township 8 South, Range 14 West, with the northern line of the Mary Parish Claim, Hancock County, Mississippi; thence N 20°11'49"E 64.85 ft. to a found 1/2" iron rod on the southern line of Spanish Acres Estates; thence along said line, N 69°40'12"W 140.00 ft. to a set capped 1/2" iron rod on the western line of said subdivision for the POINT OF BEGINNING; thence along said western line, N 20°06'02"E 237.33 ft. to a set capped 1/2" iron rod on the southerly margin of the Old Spanish Trail; thence along said margin, S 74°48'16"W 132.71 ft. to a set capped 1/2" iron rod; thence S 13°53'24"E 193.75 ft. to the POINT OF BEGINNING; Containing 12853 square feet or 0.30 acres, more or less, and being part of Fractional Section 36, Township 8 South, Range 14 West, Hancock County, Mississippi.

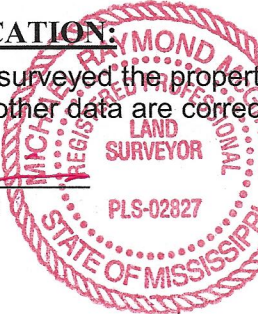
NOTES:

1. Lot location & orientation are based on recorded data and monumentation found available.
2. Bearings reference: Grid, Geoid G-2018 U7 NAD '83 State Plane Zone Mississippi East by GPS Observation. Utilizing Earl Dudley's Virtual Reference Network, INET. Convergence Angle = -0° 15' 53" & Combination Factor = 0.999981387
3. Survey considered a Class "B" survey.
4. Only visible roads, lanes, driveways, drains, utilities, etc., over and across said premises are shown hereon.
5. This survey was prepared without a current title report nor were County records researched for easements by this surveyor.
6. *07/01/2024 Plat Revised Only for additional information.
7. This property is within Zone "X" which is the area determined to be outside the 0.2% annual chance floodplain, according to F.I.R.M. Community Panel Number : 28045C 0361 D, Dated 10/16/2008.
- 8) Property falls in a R-I District based on Bay St. Louis Zoning Ordinance-2017.

SURVEYOR'S CERTIFICATION:

This is to certify that I have surveyed the property herein described and delineated, and that all measurements and other data are correct to the best of my knowledge and belief.

Michael R. McGinnis
Professional Surveyor
P.L.S. - #02827
State of Mississippi



7/1/2024
Date

Rev. # 3 Date:
Rev. # 2 Date: 07/01/2024
Rev. # 1 Date: 02/22/2024
Date: 01/09/2024
Scale: 1" = 30'
Drawn by: dmr
Dwg. #: 237-23D3



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PLAT OF SURVEY OF
Part of Lot 40, Rear Fourth Ward,
City of Bay St. Louis and
part of Fractional Section 36,
Township 8 South, Range 14 West,
Hancock County, Mississippi.

Job #: 2023-237 For: GIAMETTA Sht. 1 of 1