



### LEGAL DESCRIPTION (AS PER SURVEY):

#### PARCEL 1:

BEGINNING at a found 1/2" capped iron rod on the westerly margin of Pogo Street, said point being N 20° E 296 ft. and N 70° W 15 ft. of the intersection of the line between Lots 5 and 6, Rear First Ward, City of Bay St. Louis, Hancock County, Mississippi with the Northerly margin of Blakemore Street; thence along said westerly margin of Pogo Street, S 20°32'10"W 74.00 ft. to a set 1/2" capped iron rod; thence N 69°58'04"W 150.00 ft. to a set capped 1/2" iron rod; thence N 20°27'42"E 73.54 ft. found 1/2" capped iron rod; thence S 70°08'39"E 150.10 ft. to the POINT OF BEGINNING; Containing 11068 Sq. Feet or 0.25 Acres, more or less, and being Part of Lot 5, Rear First Ward, City of Bay St. Louis, Hancock County, Mississippi.

#### PARCEL 2:

COMMENCING at a found 1/2" capped iron rod on the westerly margin of Pogo Street, said point being N 20° E 296 ft. and N 70° W 15 ft. of the intersection of the line between Lots 5 and 6, Rear First Ward, City of Bay St. Louis, Hancock County, Mississippi; thence N 70°08'39"W 150.10 ft. to a found 1/2" capped iron rod for the POINT OF BEGINNING; thence S 20°27'42"W 73.54 ft. to a found 1/2" capped iron rod; thence N 69°58'04"W 146.43 ft. to a found 3/8" iron reference iron; thence continuing N 69°58'04"W 3.45 ft. to the easterly margin of Engman Avenue; thence along said margin, N 20°20'34"E 74.00 ft. to a set capped 1/2" iron rod; thence S 69°47'26"E 150.03 ft. to the POINT OF BEGINNING; Containing 11062 Sq. Feet or 0.25 Acres, more or less, and being Part of Lot 5, Rear First Ward, City of Bay St. Louis, Hancock County, Mississippi.

### LEGEND:

IRF = 1/2" Iron Rod Found  
IPF = Iron Pipe Found  
IRS = 1/2" Iron Rod Set  
IFP = Iron Fence Post  
TPF = "T" Post Found  
C = Capped  
WFP = Wood Fence Post  
MNS = Magnetic Nail Set  
Ref. = Reference  
R/W = Right-Of-Way  
O/H/U = Overhead Utilities  
PP = Power Pole  
LP = Light Pole  
P.O.B. = Point of Beginning  
P.O.C. = Point of Commencement  
TBM = Temporary Bench Mark  
FH = Fire Hydrant  
WV = Water Valve  
SMH = Sewer Man Hole  
C/L = Centerline  
EOA = Edge of Asphalt  
(P) = Plat of Record  
(D) = Deed of Record  
(R) = Record

### REFERENCES:

- 1) Drake Plat of Record
- 2) Survey by J. Chiniche dated, 03/07/1993, #: 97-011
- 3) Deed Book: 2022, Page 4609
- 4) Survey by James J. Chiniche, P.A., Inc. dated, 04/07/2021 #: 2021-072
- 5) Survey by S. Fournet dated, 11/20/1995

### CERTIFICATE OF APPROVAL:

Submitted to and approved by the Bay St. Louis Planning and Zoning Commission,  
This the \_\_\_\_\_ day of \_\_\_\_\_ 2024.

CHAIRMAN

Submitted to a approved by the Mayor and Council of the City of Bay  
Saint Louis, this the \_\_\_\_\_ day of \_\_\_\_\_ 2024.

MAYOR

### 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 Raymond McGinnis*  
Michael Raymond McGinnis  
Professional Surveyor  
P.L.S.- #02827  
State of Mississippi  
Date 5/1/2024

Rev. # 3 Date:

Rev. # 2 Date:

Rev. # 1 Date:

Date: 04/10/2024

Scale: 1" = 30'

Drawn by: dmr

Dwg. #:053-24P



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PLAT OF SURVEY OF  
Part of Lot 5, Rear First Ward,  
City of Bay St. Louis,  
Hancock County, Mississippi.

Job #: 2024-053 For: DYESS

Sht. 1 of 1

### 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' 27" & Combination Factor = 0.999979376
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.