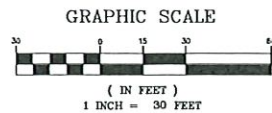




GRID COORDINATES	
POINT	NORTHING EASTING
"A"	294500.69 833102.87
"B"	294318.09 834234.31

SURVEY DATE: 02/22/2022
BEARINGS REFERENCE: GRID, GEOID
G2018U7 NAD '83 STATE PLANE ZONE
MISSISSIPPI EAST BY GPS OBSERVATION



LEGEND:

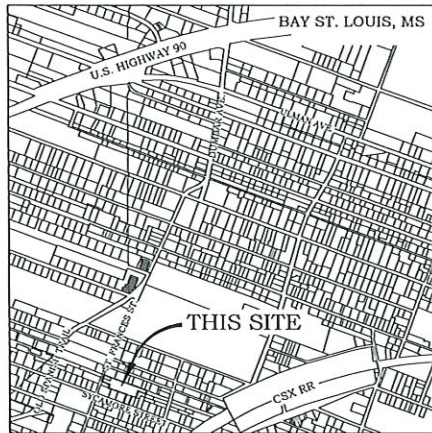
- IRF = 1/2" IRON ROD FOUND
IPF = IRON PIPE FOUND
CIRF = CAPPED 1/2" IRON ROD FOUND
CIRS = CAPPED 1/2" IRON ROD SET
IFP = IRON FENCE POST
TPF = "T" POST FOUND
IBF = IRON BAR FOUND
AIF = ANGLE IRON FOUND
WFP = WOOD FENCE POST
MNF = MAGNETIC NAIL FOUND
MNS = MAGNETIC NAIL SET
REF. = REFERENCE
O/S = OFFSET
R/W = RIGHT-OF-WAY
O/H/U = OVERHEAD UTILITIES
PP = POWER POLE
LP = LIGHT POLE
TP = TELEPHONE PEDESTAL
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
TBM = TEMPORARY BENCH MARK
FFE = FINISH FLOOR ELEVATION
TOB = TOP OF BANK
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
HDPE = HIGH DENSITY POLYTHENE PIPE
FH = FIRE HYDRANT
SMH = SEWER MAN HOLE
C/L = CENTERLINE
EOA = EDGE OF ASPHALT
EOG = EDGE OF GRAVEL
(P) = PLAT OF RECORD
(D) = DEED OF RECORD
(R) = RECORD
- = PROPOSED FIRE HYDRANT
 = GROUND ELEVATION
 = UNDERGROUND WATER MAIN
 = UNDERGROUND SEWER
 = UNDERGROUND GAS LINE
 = OVERHEAD POWER

REFERENCES:

1. HANCOCK COUNTY TAX MAP 137J
2. DRAKE PLAT OF RECORD
3. DEED BOOK 2021, PAGE 7029
4. DEED BOOK 2021, PAGE 6618
5. DEED BOOK 2017, PAGE 11793
6. DEED BOOK 2019, PAGE 9340
7. DEED BOOK 2016, PAGE 1882
8. DEED BOOK 2016, PAGE 4396
9. DEED BOOK 2021, PAGE 13413
10. DEED BOOK 2019, PAGE 14645
11. DEED BOOK 2008, PAGE 10218
12. DEED BOOK 2005, PAGE 10201
13. DEED BOOK BB-259, PAGE 853
14. DEED BOOK 2008, PAGE 27082
15. DEED BOOK 2007, PAGE 19323
16. DEED BOOK 2007, PAGE 16175
17. DEED BOOK 2014, PAGE 11233
18. DEED BOOK BB-290, PAGE 691
19. SURVEY S. OSTEEN, PROJECT #213-22, DATED: 04/06/2021.

NOTES:

1. ALL CORNERS ARE CAPPED 1/2" IRON ROD SET, UNLESS OTHERWISE NOTED.
2. LOT LOCATION & ORIENTATION ARE BASED ON RECORDED DATA AND MONUMENTATION FOUND AVAILABLE.
3. BEARINGS REFERENCE: GRID, GEOID G2018U7 NAD '83 STATE PLANE ZONE MISSISSIPPI EAST BY GPS OBSERVATION. OBSERVATION, UTILIZING EARL DUDLEY'S VIRTUAL REFERENCE NETWORK, INET. HAVING A CONVERGENCE ANGLE OF -0°15'24" AND A COMBINATION FACTOR OF 0.999979529.
4. SURVEY CONSIDERED A CLASS "B" SURVEY.
5. ONLY VISIBLE ROADS, LANES, DRIVEWAYS, DRAINS, UTILITIES, ETC., OVER AND ACROSS SAID PREMISES ARE SHOWN HEREON.
6. THIS SURVEY WAS PREPARED WITHOUT A CURRENT TITLE REPORT NOR WERE COUNTY RECORDS RESEARCHED FOR EASEMENTS BY THIS SURVEYOR.
7. PROPERTY OWNER/CONTRACTOR IS REQUIRED TO COORDINATE SETBACKS AND VARIANCES WITH PROPER ENTITY.
8. PROPERTY FALLS IN A R-1 DISTRICT BASED ON BAY ST. LOUIS ZONING ORDINANCE - 2017.
9. OWNER IS RESPONSIBLE FOR CERTIFICATION OF TREE SPECIES AND SIZES IN COORDINATION WITH LOCAL ENTITY FOR TREES DESIGNATED AS PROTECTED.
10. SURVEY DATE: 02.22.2022.
11. SOIL CONDITIONS CONSIST OF GENERALLY SANDY MATERIAL.
12. ELEVATIONS ARE TIED TO A U.S.C.G.S. TIDAL BENCH MARK, EL = 4.96'.



VICINITY MAP



SURVEY DESCRIPTION:

BEGINNING AT A CAPPED 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 100, THIRD WARD, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, SAID POINT BEING ON THE EASTERLY MARGIN OF ST. FRANCES STREET AND RUN S70°27'44"E ALONG THE NORTHERLY LINE OF LOT 100 FOR 546.00 FEET TO A CAPPED 1/2" IRON ROD FOUND; THENCE RUN S19°24'56"W FOR 40.17 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF LOT 112; THENCE RUN N69°47'39"W ALONG THE NORTHERLY LINE OF LOT 112 FOR 100.38 FEET TO A CAPPED 1/2" IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF LOT 110; THENCE RUN S19°34'32"W ALONG THE EASTERLY LINES OF LOT 110 AND 111 FOR 81.86 FEET TO A CAPPED 1/2" IRON ROD SET AT THE SOUTHEASTERLY CORNER OF LOT 111; THENCE RUN N69°27'44"W ALONG THE SOUTHERLY LINE OF LOT 111 FOR 47.52 FEET TO A CAPPED 1/2" IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF LOT 186; THENCE RUN S21°00'34"W ALONG THE EASTERLY LINE OF LOT 186 FOR 111.68 FEET TO A CAPPED 1/2" IRON ROD FOUND ON THE NORTHERLY MARGIN OF SYCAMORE STREET; THENCE RUN N69°06'52"W ALONG SAID MARGIN LINE FOR 78.80 FEET TO A CAPPED 1/2" IRON ROD FOUND; THENCE LEAVING SAID MARGIN LINE RUN N21°09'21"E FOR 111.21 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHERLY LINE OF LOT 111; THENCE RUN N70°04'42"W ALONG THE SOUTHERLY LINES OF LOT 111 AND 109 FOR 177.82 FEET TO A 1/2" IRON ROD FOUND; THENCE RUN N71°57'41"W ALONG THE SOUTHERLY LINE OF LOT 109 FOR 42.57 FEET TO A 1/2" IRON ROD FOUND; THENCE RUN N19°46'28"E FOR 40.00 FEET TO A CAPPED 1/2" IRON ROD SET AT THE SOUTHEASTERLY CORNER OF LOT 108; THENCE RUN N71°05'10"W ALONG THE SOUTHERLY LINE OF LOT 108 FOR 100.00 FEET TO A CAPPED 1/2" IRON ROD FOUND ON THE EASTERLY MARGIN OF ST. FRANCES STREET; THENCE RUN N19°56'13"E ALONG SAID MARGIN LINE FOR 79.67 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS A PART OF LOTS 108, 110, 111, 186 AND 187, THIRD WARD, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI AND CONTAINING 1.42 ACRES, MORE OR LESS.

LOTS 108, 110, 111 AND 186 AND PART OF LOTS 100, 109 AND 187, THIRD WARD, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI

TERRY MORAN, P.E., P.L.S.
P.O. Box 4075 Ph. (228) 896-4733
Biloxi, MS 39555 Fax (228) 896-6768

TME
TERRY MORAN
ENGINEERING

2022-026
CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MS

PRELIMINARY PLAT OF SURVEY OF,
LOTS 108, 110, 111, AND 186 AND PART OF
LOTS 100, 109 AND 187, THIRD WARD,
CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MS.

Date: 02-22-2022

Drawn By: LJM

Check By: LJM

REV: _____

Sheet

1

DATE: 02/24/2022

CERTIFICATE OF APPROVAL:

SUBMITTED TO AND APPROVED BY THE BAY ST. LOUIS PLANNING AND ZONING COMMISSION, THIS THE _____ DAY OF _____, 2022.

ZONING ADMINISTRATOR

SUBMITTED TO AND APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF BAY ST. LOUIS, THIS THE _____ DAY OF _____, 2022.

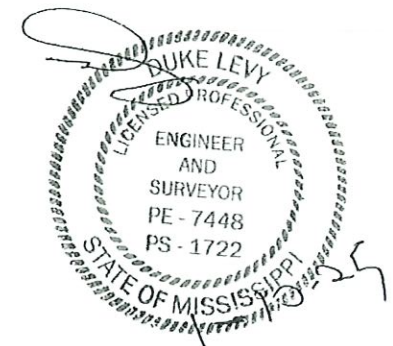
MAYOR

CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE ON THE PROPERTY LINES SHOWN ON THIS PLAT, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



PARCEL "A" = 18,840 Sq.Ft.
PARCEL "B" = 18,840 Sq.Ft.
PARCEL "C" = 19,260 Sq.Ft.
PARCEL "D" = 19,033 Sq.Ft.



DUKE LEVY & ASSOCIATES, P.A.

D
LA

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

SCALE: 1" = 100'

DATE: 01-10-2025

J.L.C.

DRAWING: WO# 2023-204

CLIENT: MATT STIEFFEL