

Y:\2024 Surveys\2024-035\CAD\2024-035_Plat.dwg, 3/27/2024 1:47:40 PM, Adobe PDF

RECORD DESCRIPTION:

LOT 9 AND 10, BLOCK 4, LEONHARD'S SUBDIVISION, FIRST WARD, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HANCOCK COUNTY, MISSISSIPPI IN PLAT BOOK S, PAGE 423.

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 POLYETHYLENE PIPE
FH = FIRE HYDRANT
WM = WATER METER
SMH = SEWER MAN HOLE
CO = CLEAN OUT
GP = GRINDER PUMP
C/L = CENTERLINE
EOA = EDGE OF ASPHALT
EOG = EDGE OF GRAVEL
(P) = PLAT OF RECORD
(D) = DEED OF RECORD
(R) = RECORD

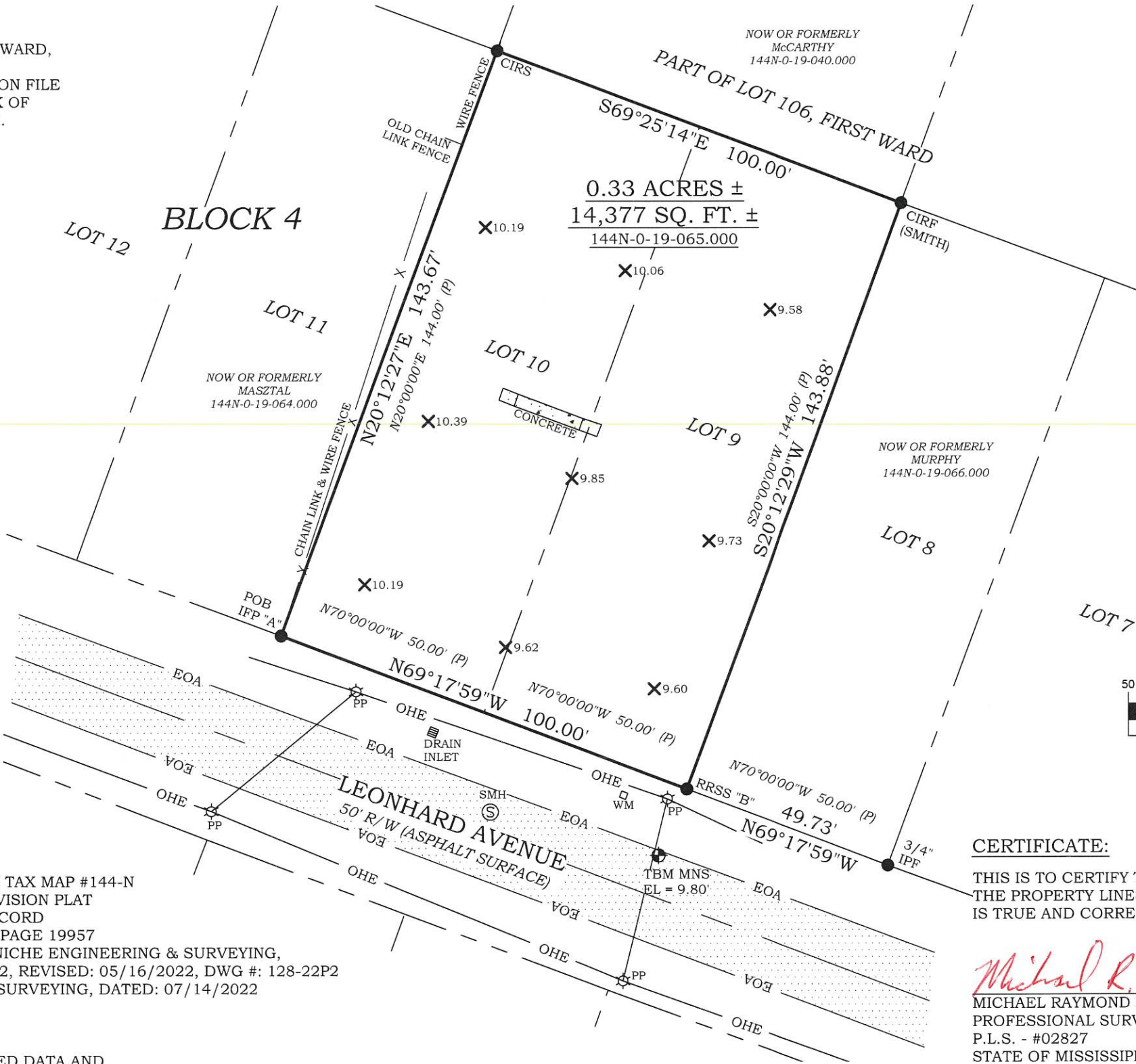
× 0.00 = GROUND ELEVATION

REFERENCES:

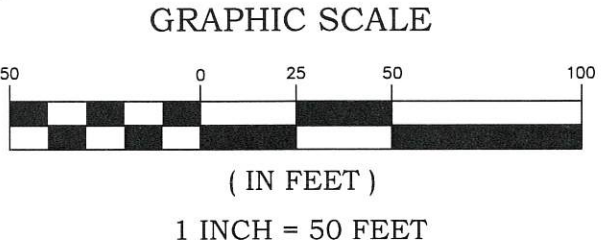
- HANCOCK COUNTY TAX MAP #144-N
- LEONHARD SUBDIVISION PLAT
- DRAKE MAP OF RECORD
- DEED BOOK 2022, PAGE 19957
- SURVEY BY J. CHINICHE ENGINEERING & SURVEYING, DATED: 05/11/2022, REVISED: 05/16/2022, DWG #: 128-22P2
- SURVEY BY A.K.S. SURVEYING, DATED: 07/14/2022

NOTES:

- LOT LOCATION & ORIENTATION ARE BASED ON RECORDED DATA AND MONUMENTATION FOUND AVAILABLE.
- BEARINGS REFERENCE: GRID, GEOID G2018U7 NAD '83 STATE PLANE ZONE MISSISSIPPI EAST BY GPS OBSERVATION, UTILIZING EARL DUDLEY'S VIRTUAL REFERENCE NETWORK, INET. HAVING A CONVERGENCE ANGLE OF -0°15'13" AND A COMBINATION FACTOR OF 0.999982596.
- SURVEY CONSIDERED A CLASS "B" SURVEY.
- ONLY VISIBLE ROADS, LANES, DRIVEWAYS, DRAINS, UTILITIES, ETC., OVER AND ACROSS SAID PREMISES ARE SHOWN HEREON.
- THIS SURVEY WAS PREPARED WITHOUT A CURRENT TITLE REPORT NOR WERE COUNTY RECORDS RESEARCHED FOR EASEMENTS BY THIS SURVEYOR.
- ATTENTION IS CALLED TO THE VARIANCE BETWEEN THE PLATTED CALLS AND THE CORNERS RECOVERED WITHIN SAID SUBDIVISION.



GRID COORDINATES		
POINT	NORTHING	EASTING
"A"	302733.35	825785.32
"B"	302698.01	825878.89



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.

Michael R. McGinnis
MICHAEL RAYMOND MCGINNIS
PROFESSIONAL SURVEYOR
P.L.S. - #02827
STATE OF MISSISSIPPI
DATE 3/27/2024

REV. #2 DATE:
REV. #1 DATE:
DATE: 03.27.2024
SCALE: 1" = 30'
CREW: C. GRAY/C. McCUBBIN
DRAWN BY: MRM



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PLAT OF SURVEY OF
LOTS 9 AND 10, BLOCK 4,
LEONARD SUBDIVISION,
FIRST WARD, CITY OF BAY ST. LOUIS,
HANCOCK COUNTY, MS.

FOR: CRANE CONSTRUCTION SHEET 1 OF 1
JOB #: 2024-035 DWG #: 2024-035_Plat