

RE-SUBDIVISION OF PARCELS:
 137J-0-44-051.000, 137J-0-44-053.000,
 137J-0-44-056.000, 137J-0-44-057.000,
 & 149M-1-30-126.001
 INTO PARCELS: "A", "B", "C" & "D"

LEGAL DESCRIPTION: OVERALL

A survey of Lots 108, 109, 110, 111, 186, & part of Lots 94, 95, 100 & 109, 3rd Ward, City of Bay St. Louis, Hancock County, Mississippi, being more particularly described as follows, to-wit:
 Beginning at an iron rod found at the intersection of the East margin of St. Francis Street and the line between Lots 91 & 100, 3rd Ward, City of Bay St. Louis, Hancock County, MS; thence along said East margin the following three courses: S 20°13'09" W 39.74 feet to a 1/2" rebar found; S 19°58'28" W 39.83 feet to a 1/2" rebar found; S 15°49'54" W 38.94 feet to a 1/2" rebar found on the South line of Lot 109; thence along said South line the following three courses: S 70°24'22" E 97.50 feet to a 1/2" rebar found; S 71°58'24" E 42.48 feet to a 1/2" rebar found; S 70°03'45" E 75.21 feet to an iron pipe found; thence S 70°03'45" E 102.68 feet to a 1/2" rebar found; thence S 21°07'21" W 111.17 feet to a 1/2" rebar found on the North margin of Sycamore Street; thence along said North margin S 68°54'48" E 78.79 feet to a 1/2" rebar found; thence N 20°58'59" E 111.92 feet to a 1/2" rebar set on the South line of Lot 111; thence S 69°27'44" E 47.52 feet to a 1/2" rebar set; thence N 19°31'44" E 81.96 feet; thence S 69°46'44" E 100.40 feet to a 1/2" rebar found; thence N 19°33'58" E 40.03 feet to a 1/2" rebar found on the North line of Lot 100; thence N 70°27'25" W 94.33 feet to a 1/2" rebar set; thence N 19°24'01" E 97.00 feet to a 1/2" rebar set on the South margin of Labat Street; thence along said South margin N 69°51'22" W 100.00 feet to a 1/2" rebar set; thence S 19°24'18" W 98.05 feet to a 1/2" rebar set on the North line of Lot 100; thence N 70°27'07" W 261.33 feet to a 1/2" rebar found; thence N 70°28'16" W 90.35 feet to the Point of Beginning. Said parcel contains 75,303 Square Feet or 1.73 Acres, more or less.

LEGAL DESCRIPTION: PARCEL "A"

A survey of Lot 109 & part of Lots 108, 110 & 111, 3rd Ward, City of Bay St. Louis, Hancock County, Mississippi, being more particularly described as follows, to-wit:
 Commencing at an iron rod found at the intersection of the East margin of St. Francis Street and the line between Lots 91 & 100, 3rd Ward, City of Bay St. Louis, Hancock County, MS; thence along said East margin S 20°13'09" W 39.74 feet to a 1/2" rebar found; thence S 19°58'28" W 39.83 feet to a 1/2" rebar set at the Point of Beginning; thence S 19°58'28" W 19.91 feet to a 1/2" rebar found; thence S 15°49'54" W 38.94 feet to a 1/2" rebar found on the South line of Lot 109; thence along said South line the following three courses: S 70°24'22" E 97.50 feet to a 1/2" rebar found; S 71°58'24" E 42.48 feet to a 1/2" rebar found; S 70°03'45" E 75.21 feet to an iron pipe found; thence S 70°03'45" E 102.68 feet to a 1/2" rebar found; thence N 19°56'15" E 59.31 feet to a 1/2" rebar set; thence N 70°31'08" W 320.63 feet to the Point of Beginning. Said parcel contains 18,755 Square Feet or 0.43 Acres, more or less.

LEGAL DESCRIPTION: PARCEL "B"

A survey of part of Lots 108, 100 & 110, 3rd Ward, City of Bay St. Louis, Hancock County, Mississippi, being more particularly described as follows, to-wit:
 Beginning at an iron rod found at the intersection of the East margin of St. Francis Street and the line between Lots 91 & 100, 3rd Ward, City of Bay St. Louis, Hancock County, MS; thence along said East margin S 20°13'09" W 39.74 feet to a 1/2" rebar found; S 19°58'28" W 19.91 feet to a 1/2" rebar set; thence S 70°31'08" E 320.63 feet to a 1/2" rebar set; thence N 19°56'15" E 59.31 feet to a 1/2" rebar set on the North line of Lot 100; thence N 70°27'07" W 230.07 feet to a 1/2" rebar found; thence N 70°28'16" W 90.35 feet to the Point of Beginning. Said parcel contains 19,070 Square Feet or 0.44 Acres, more or less.

LEGAL DESCRIPTION: PARCEL "C"

A survey of part of Lots 94, 95, & 100, 3rd Ward, City of Bay St. Louis, Hancock County, Mississippi, being more particularly described as follows, to-wit:
 Commencing at an iron rod found at the intersection of the East margin of St. Francis Street and the line between Lots 91 & 100, 3rd Ward, City of Bay St. Louis, Hancock County, MS; thence along the North line of Lot 100 S 70°28'16" E 90.35 feet to a 1/2" rebar found; thence S 70°27'07" E 230.07 feet to a 1/2" rebar set at the Point of Beginning; thence S 19°56'15" W 39.17 feet to a 1/2" rebar set; thence S 70°36'26" E 125.45 feet to a 1/2" rebar found; thence S 69°46'44" E 100.40 feet to a 1/2" rebar found; thence N 19°33'58" E 40.03 feet to a 1/2" rebar found on the North line of Lot 100; thence N 70°27'25" W 94.33 feet to a 1/2" rebar set; thence N 19°24'01" E 97.00 feet to a 1/2" rebar set on the South margin of Labat Street; thence along said South margin N 69°51'22" W 100.00 feet to a 1/2" rebar set; thence S 19°24'18" W 98.05 feet to a 1/2" rebar set on the North line of Lot 100; thence N 70°27'07" W 31.26 feet to the Point of Beginning. Said parcel contains 18,600 Square Feet or 0.43 Acres, more or less.

LEGAL DESCRIPTION: PARCEL "D"

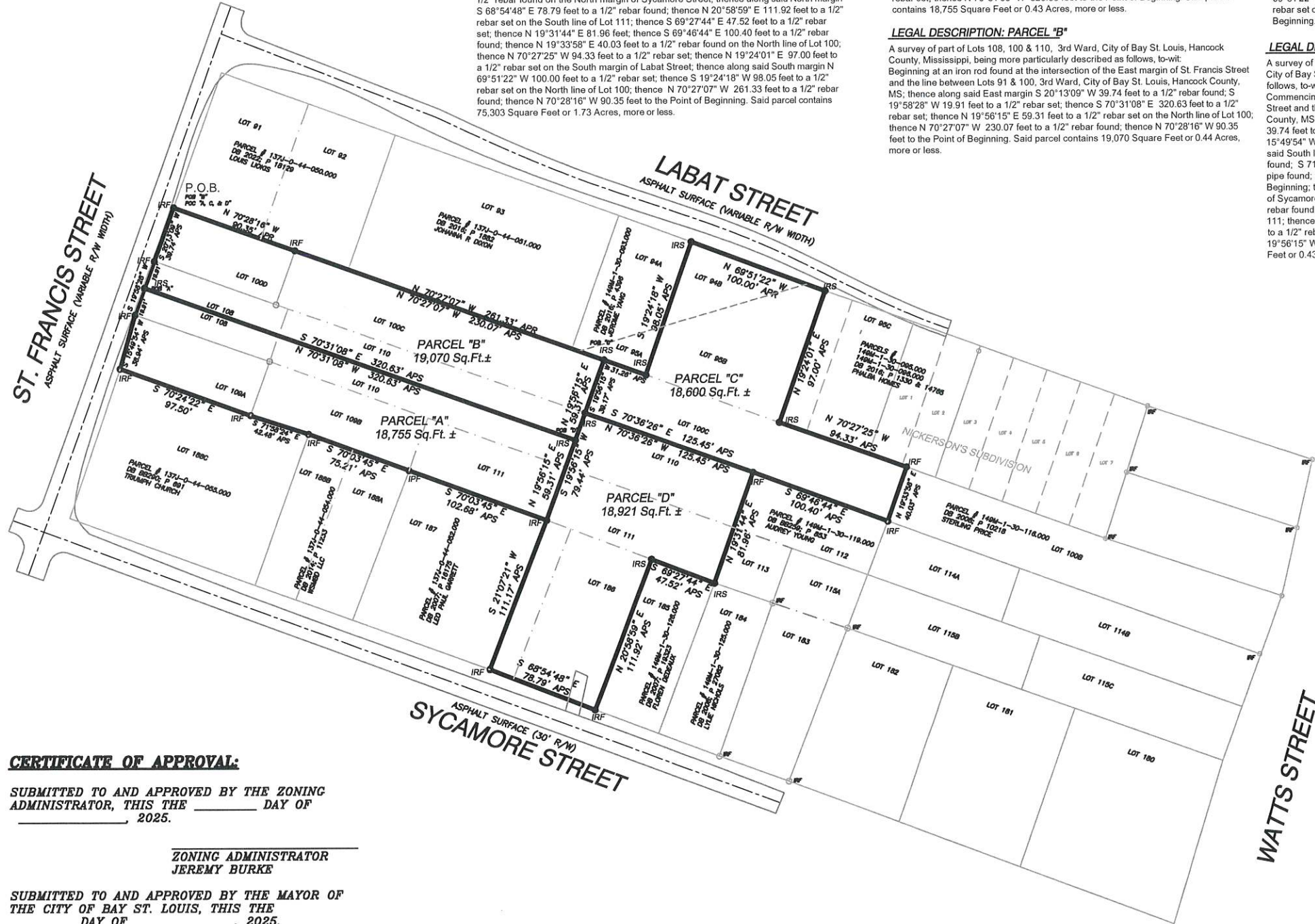
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LEGEND:

- ⊕ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊙ IRON PIPE FOUND
- ⊗ POWER POLE
- ⊙ FIRE HYDRANT
- ⊙ SEWER MANHOLE
- SCO SEWER CLEAN OUT
- WM WATER METER
- ⊗ WATER VALVE

- NOTES:**
- ENTIRE BLOCK AND SURROUNDING BLOCKS ARE IN A NO FLOOD FEMA ZONE X
 - BUILDING SETBACKS AS SHOWN: FRONT: 25 FOOT; SIDE: 8 FOOT; REAR: 20 FOOT

NOTES:
 Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.
 BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS



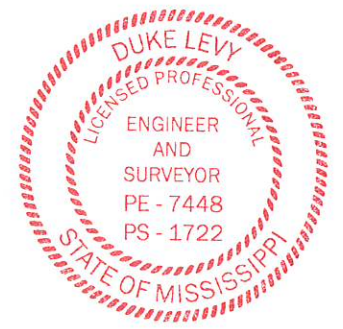
CERTIFICATE OF APPROVAL:

SUBMITTED TO AND APPROVED BY THE ZONING ADMINISTRATOR, THIS THE _____ DAY OF _____, 2025.

ZONING ADMINISTRATOR
 JEREMY BURKE

SUBMITTED TO AND APPROVED BY THE MAYOR OF THE CITY OF BAY ST. LOUIS, THIS THE _____ DAY OF _____, 2025.

MAYOR
 MICHAEL FAVRE

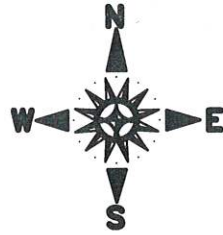


- REFERENCES:**
- DEED BOOK 2022; PAGE 18129
 - DEED BOOK 2009; PAGE 2981
 - DEED BOOK 2019; PAGE 11793
 - DEED BOOK 2023; PAGE 798
 - PREVIOUS SURVEY BY TERRY MORAN ENG #2022-026 DATED 02-22-20022
 - PREVIOUS SURVEY BY OSTEN #213-22
 - PLAT OF NICKERSON'S SUBDIVISION
 - CITY OF BAY ST. LOUIS WARD 3 MAP
 - HANCOCK COUNTY TAX MAP

In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy
 Duke Levy, RLS #1722

REVISION	DATE	DESIGNED BY DL	RE-SUBDIVISION SURVEY RE-SUBDIVISION CITY OF BAY ST. LOUIS, HANCOCK CO, MS FOR: LOUIE LIOKIS / MATTHEW STIEFFEL	1 of 2
	07-01-2025	DRAWN BY JLC		
		PROJECT NO. 2025-026		
		DATE 08-20-2025		
		DUKE LEVY & ASSOCIATES, P.A. 4412 LEISURE TIME DRIVE DIAMONDHEAD, MS 39525 (228) 467-5212 PHONE		



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- ⊙ SEWER MANHOLE
- SC○ SEWER CLEAN OUT
- WM WATER METER
- ⊗ WATER VALVE
- SS SEWER LINE
- WW WATER LINE

- NOTES:**
- ENTIRE BLOCK AND SURROUNDING BLOCKS ARE IN A NO FLOOD FEMA ZONE X
 - BUILDING SETBACKS AS SHOWN: FRONT: 25 FOOT; SIDE: 8 FOOT; REAR: 20 FOOT

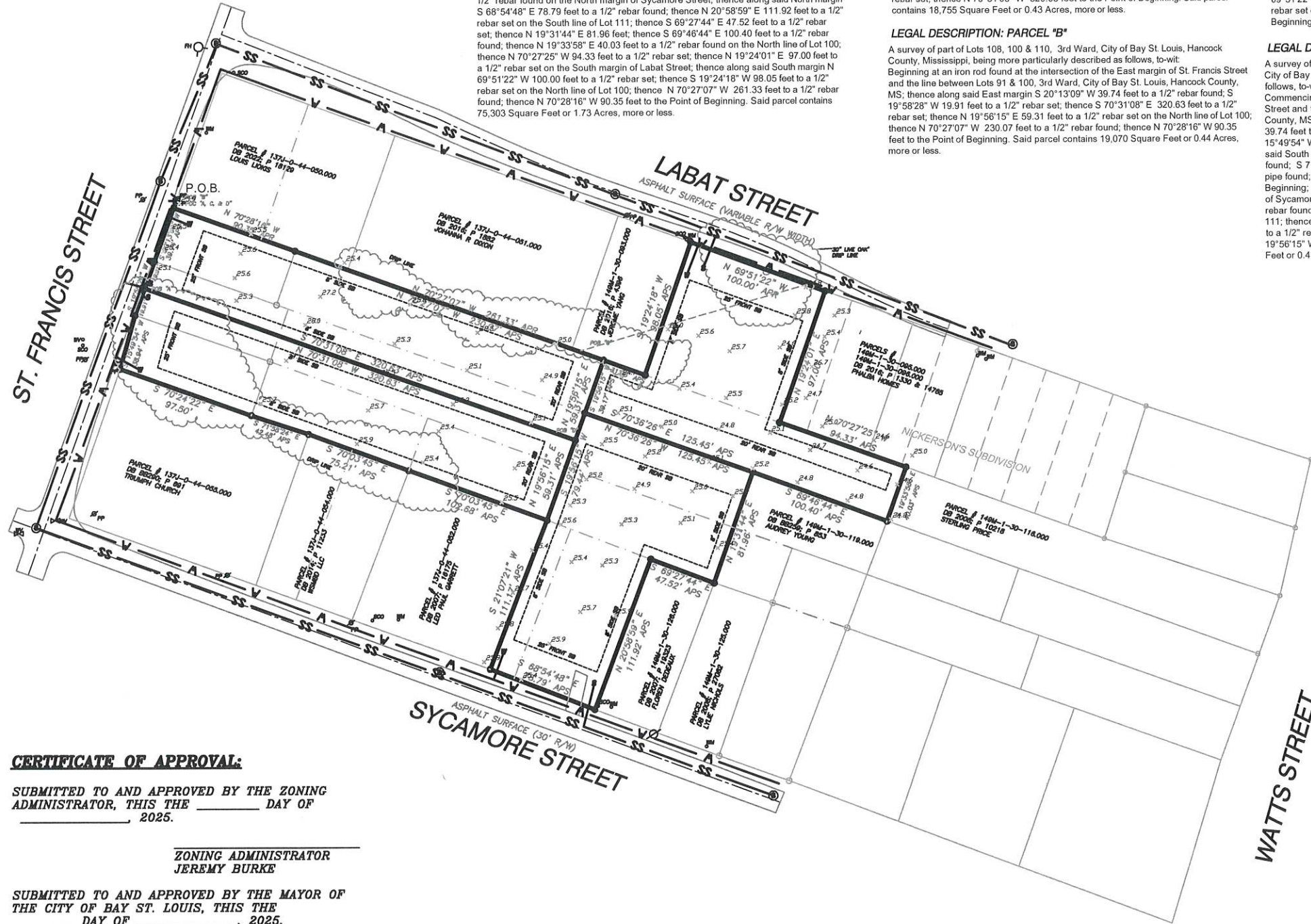
NOTES:
 Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.

REFERENCES:

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- DEED BOOK 2009; PAGE 2981
- DEED BOOK 2019; PAGE 11793
- DEED BOOK 2023; PAGE 7066
- PREVIOUS SURVEY BY TERRY MORAN ENG #2022-026 DATED 02-22-2022
- PREVIOUS SURVEY BY OSTEN # 213-22
- PLAT OF NICKERSON'S SUBDIVISION
- CITY OF BAY ST. LOUIS WARD 3 MAP
- HANCOCK COUNTY TAX MAP

In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information and belief.

Duke Levy, RLS #1722



CERTIFICATE OF APPROVAL:

SUBMITTED TO AND APPROVED BY THE ZONING ADMINISTRATOR, THIS THE _____ DAY OF _____, 2025.

ZONING ADMINISTRATOR
 JEREMY BURKE

SUBMITTED TO AND APPROVED BY THE MAYOR OF THE CITY OF BAY ST. LOUIS, THIS THE _____ DAY OF _____, 2025.

MAYOR
 MICHAEL FAVRE

REVISION	DATE	DESIGNED BY	UTILITIES / TREE DRIP-LINE / SETBACKS/TOPOGRAPHY
		DL	RE-SUBDIVISION CITY OF BAY ST. LOUIS, HANCOCK CO, MS FOR: LOUIE LIOKIS / MATTHEW STIEFFEL
		JLC	
		2025-026	
		DATE	
		08-20-2025	

DUKE LEVY & ASSOCIATES, P.A.

4412 LEISURE TIME DRIVE
 DIAMONDHEAD, MS 39525
 (228) 467-5212 PHONE

