



- NOTES**
1. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT IMPLY OR GUARANTEE TITLE TO ANY PERSONS OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED IN A TITLE INVESTIGATION, NOT SHOWN ON THIS PLAT WHICH COULD AFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
  2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
  3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.
  4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.
  5. FIELD WORK COMPLETED DECEMBER 23, 2025.

**LEGAL DESCRIPTION PARCEL 1**

A PARCEL OF LAND SITUATED IN LOT 201 OF THE FOURTH WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT AN IRON PIPE FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF 3RD STREET AND BEING THE NORTHEAST CORNER OF LOT 201; THENCE S 69°38'54" E 650.97' TO A CAPPED 1/2" IRON ROD SET; THENCE S 04°11'29" W 204.04' TO A CAPPED 1/2" IRON ROD SET; THENCE N 69°26'48" W 861.67' TO A FENCE POST FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF 3RD STREET; THENCE N 58°55'45" E 246.80' ALONG SAID SOUTHEAST RIGHT-OF-WAY TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.38 ACRES OR 147,146 SQUARE FEET, MORE OR LESS.

**LEGAL DESCRIPTION PARCEL 2**

A PARCEL OF LAND SITUATED IN LOT 201 OF THE FOURTH WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT AN IRON PIPE FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF 3RD STREET AND BEING THE NORTHEAST CORNER OF LOT 201; THENCE S 69°38'54" E 650.97' TO A CAPPED 1/2" IRON ROD SET AND THE POINT OF BEGINNING; THENCE S 69°38'55" E 1017.98' TO A PK NAIL FOUND ON THE NORTHWEST RIGHT-OF-WAY OF SOUTH BEACH BOULEVARD; THENCE S 48°33'40" W 149.15' ALONG SAID NORTHWEST RIGHT-OF-WAY TO A CAPPED 1/2" IRON ROD SET; THENCE S 48°17'11" W 53.84' ALONG SAID NORTHWEST RIGHT-OF-WAY TO A CAPPED 1/2" IRON ROD SET; THENCE N 69°38'55" W 425.50' TO A CAPPED 1/2" IRON ROD SET; THENCE S 19°36'13" W 18.53' TO AN IRON PIPE FOUND; THENCE N 69°26'48" W 440.21' TO A CAPPED 1/2" IRON ROD SET; THENCE N 04°11'29" E 204.04' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 4.06 ACRES OR 176,842 SQUARE FEET, MORE OR LESS.

**LEGAL DESCRIPTION PARCEL 3**

A PARCEL OF LAND SITUATED IN PART OF LOT 206 AND PART OF LOT 201 OF THE FOURTH WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT AN IRON PIPE FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF 3RD STREET AND BEING THE NORTHEAST CORNER OF LOT 201; THENCE S 58°55'45" W 246.80' ALONG SAID SOUTHEAST RIGHT-OF-WAY TO A FENCE POST FOUND; THENCE S 69°26'48" E 861.67' TO A CAPPED 1/2" IRON ROD SET; THENCE S 69°26'48" E 440.21' TO AN IRON PIPE FOUND AND THE POINT OF BEGINNING; THENCE N 19°36'13" W 18.53' TO A CAPPED 1/2" IRON ROD SET; THENCE S 69°38'55" E 425.50' TO A CAPPED 1/2" IRON ROD SET ON THE NORTHWEST RIGHT-OF-WAY OF SOUTH BEACH BOULEVARD; THENCE S 50°39'30" W 107.81' TO A CAPPED 1/2" IRON ROD SET; THENCE S 55°22'07" W 90.87' ALONG SAID NORTHWEST RIGHT-OF-WAY TO A CAPPED 1/2" IRON ROD SET; THENCE N 50°51'20" W 129.65' TO A CAPPED 1/2" IRON ROD SET; THENCE N 69°59'31" W 194.56' TO AN IRON PIPE FOUND; THENCE N 19°36'13" W 108.38' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.19 ACRES OR 52,001 SQUARE FEET, MORE OR LESS.

- LEGEND**
- IRF DENOTES IRON ROD FOUND
  - IPF DENOTES DEONTEED IRON PIPE FOUND
  - IRS DENOTES CAPPED IRON ROD SET (COA S245)
  - FFF DENOTES CHAIN LINK FENCE CORNER

- REFERENCE MATERIAL**
- 1) HANCOCK COUNTY GIS WEBSITE
  - 2) DEED BOOK 2016 - PAGE 4438
  - 3) DEED BOOK 2025 - PAGE 2262
  - 4) DEED BOOK 2019 - PAGE 46

**FLOOD ZONE INFORMATION**

BY GEOGRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES "AE" AND "VE" (BASE ELEV. 18, 19, 20, 22, 24, 25, & 26), AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, PANEL NUMBER 25045C0362D, REVISED 10/16/2009.

**BEARING NOTE**

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

**SURVEYOR CERTIFICATION**

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED, AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FOR REVIEW

GREGORIE COLE THOMPSON, P.S. #26008  
DECEMBER 16, 2025

**SURVEY & GEOMATICS**  
**MP DESIGN GROUP**

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820 SOUTH BEACH BOULEVARD, CITY OF BAY SAINT LOUIS, HANCOCK COUNTY, MISSISSIPPI

PROJECT NO: 0077.25.094    DATE: 12/18/2025    DRAWN BY: JBR    SHEET 1 OF 1