

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.

SURVEY LEGEND	
● IRF	DENOTES IRON ROD FOUND
● IPF	DENOTES IRON PIPE FOUND
○ IRS	DENOTES CAPPED 1/2" IRON ROD SET (COA S245)
☒ CMF	DENOTES CONCRETE MONUMENT FOUND
(MEAS)	DENOTES MEASURED THIS SURVEY
(DEED)	DENOTES PER RECORDED DEED
	DENOTES MARSH AREA
	DENOTES WATER AREA

REFERENCE MATERIAL

1) HANCOCK COUNTY GIS WEBSITE
2) PLAT OF JOURDAN RIVER ISLES S/D
3) DEED BOOK 2023 PAGE 5646
4) PRIOR SURVEY BY DUKE LEVY, WO# 2021-098

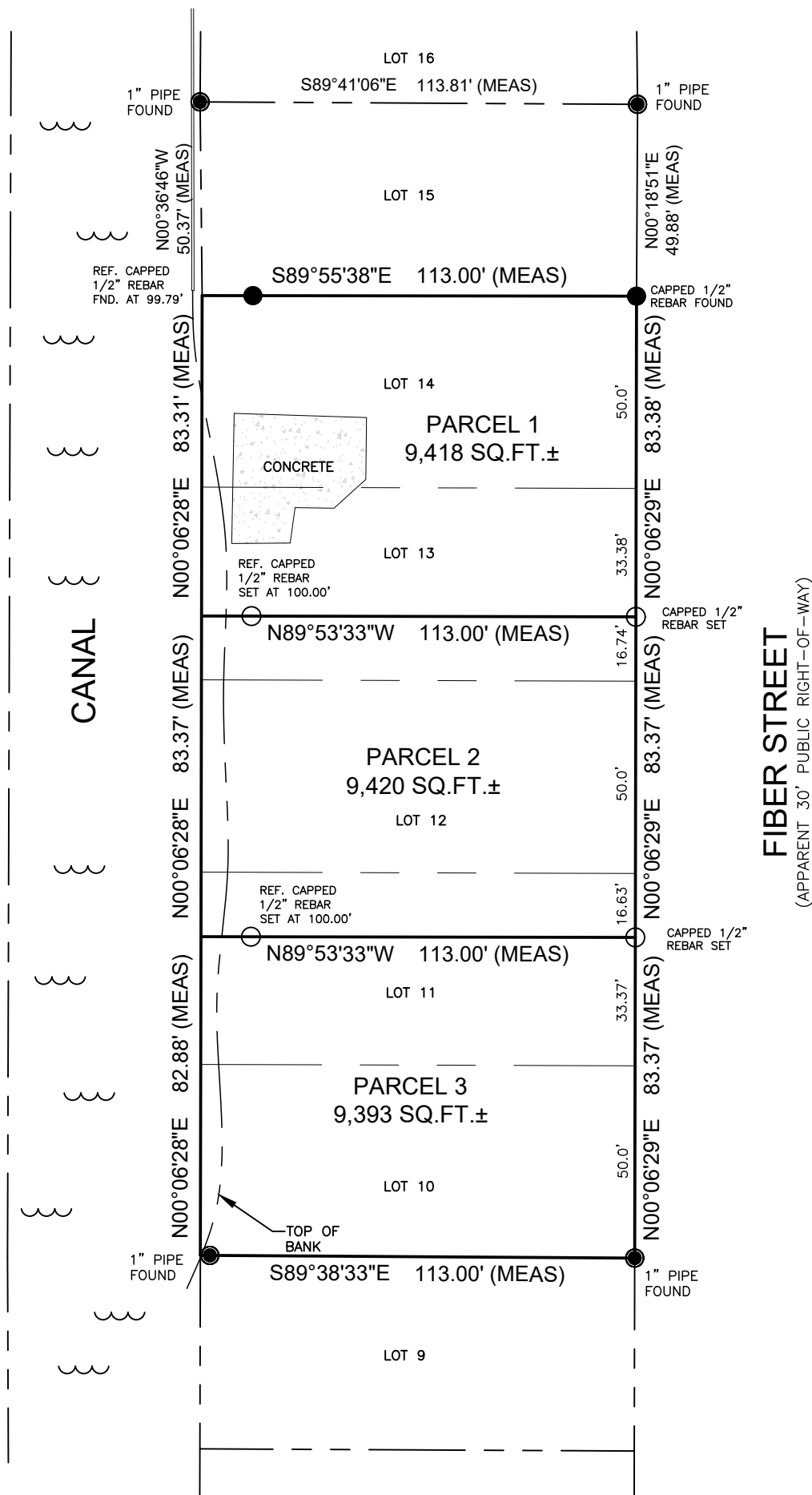
NOTES

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 EFFECT 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.



LEGAL DESCRIPTION

LEGAL DESCRIPTION: PARCEL 1

LOT 14 AND THE NORTH 33.38 FEET OF LOT 13, BLOCK "D", JOURDAN RIVER ISLES SUBDIVISION, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.

LEGAL DESCRIPTION: PARCEL 2

THE SOUTH 16.74 FEET OF LOT 13, ALL OF LOT 12 AND THE NORTH 16.63 FEET OF LOT 11, BLOCK "D", JOURDAN RIVER ISLES SUBDIVISION, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.

LEGAL DESCRIPTION: PARCEL 3

THE SOUTH 33.37 FEET OF LOT 11 AND ALL OF LOT 10, BLOCK "D", JOURDAN RIVER ISLES SUBDIVISION, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.

CERTIFICATE OF APPROVAL

SUBMITTED TO AND APPROVED BY THE ZONING CHAIRMAN,

THIS THE _____ DAY OF _____, 2024.

ZONING CHAIRMAN

SUBMITTED TO AND APPROVED BY THE MAYOR OF THE CITY OF BAY ST. LOUIS, MS

THIS THE _____ DAY OF _____, 2024.

MAYOR

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.

JAMES C. BOOTH, JR., P.L.S. 02666
MARCH 25, 2024

SURVEY & GEOMATICS

MP DESIGN GROUP

918 Howard Ave Suite F Biloxi MS 39530 | 228.388.1950 | www.mpdesigngroup.us

RESUBDIVISION SURVEY OF TAX PARCELS 136P-0-038.000 & 136P-0-040.000 INTO 3 PARCELS	SCALE: SHOWN PROJECT NO: 0077.24.025 DATE: 03/25/2024 DRAWN BY: JCB CHECKED BY: GCT LOCATION: SHEET NO.: SA-01 SHEET 1 OF 1
LOCATED IN LOTS 10 - 14, BLOCK "D", JOURDAN RIVER ISLES SUBDIVISION, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI	