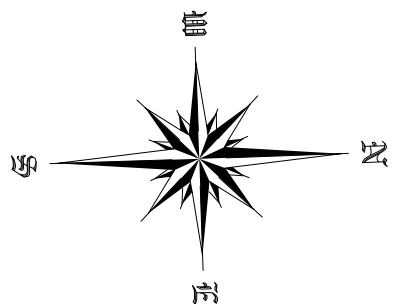




Bearing referenced to Grid North.

NOTES:

- 1) PROPERTY IS ZONED OTM (OLD TOWN NEIGHBORHOOD MEDIUM) AND MR (MIXED RESIDENTIAL) PER THE CITY OF BAY ST. LOUIS, MS ZONING ORDINANCE.
- 2) SETBACKS (OTM):
FRONT – 10 feet MIN/25 feet MAX feet from a street right-of-way line.
SIDE – 5 feet
REAR – 25 feet
- 3) SETBACKS (MR):
FRONT – 15 feet from a street right-of-way line.
SIDE – 5 feet
REAR – 20 feet
- 3) SUBJECT PROPERTY IS LOCATED WITHIN HANCOCK COUNTY, MISSISSIPPI
- 4) ADDRESS OF SUBJECT PROPERTY IS: WEBSTER STREET
BAY ST. LOUIS, MS
- 5) SUBJECT PROPERTY IS LOCATED IN ZONE "AE" (BFE 18.0 FEET)
AS DETERMINED BY FIRM NO. 28045 C 254D
CITY OF BAY ST. LOUIS, REVISION DATE – OCTOBER 16, 2029.

Class "A" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

Boundary survey by Chiniche Engineering & Surveying dated 3/4/2024. Michael Raymond McGinnis PLS #2827

Date of field survey completed: July 2, 2026
Party Chief: Joey Fife

Vertical Elevations referenced to NAVD88

Subsurface and environmental conditions were not examined or considered as a part of this survey.

Underground utilities are based on physical evidence, maps provided by utility companies, and utilityquest locate service personnel. Some utilities shown on this plat may be approximate only. Should call MS One-Call before any digging.

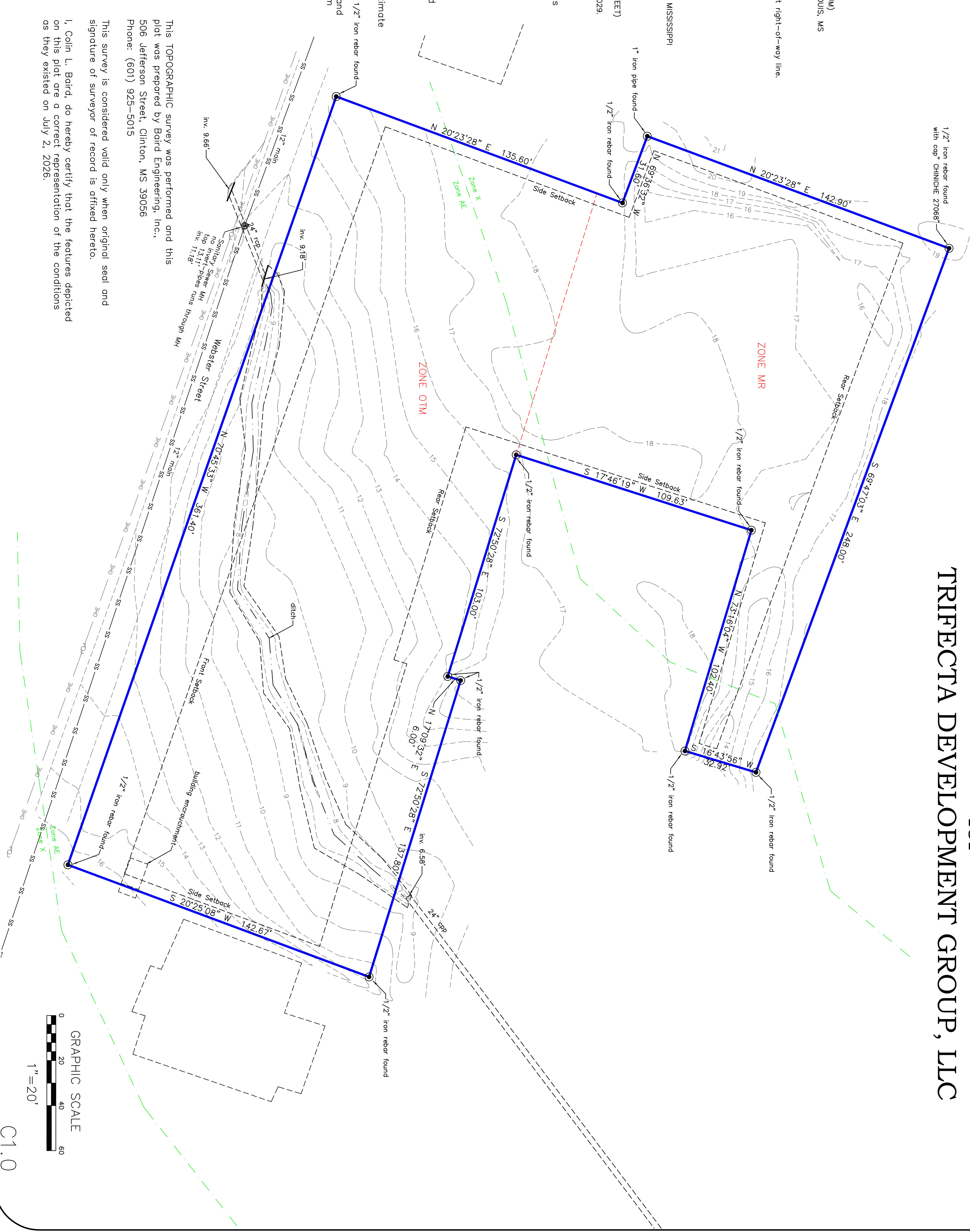
Basis of Bearing: the bearings on this plat are based on and referenced to the Mississippi State Plane Coordinate System Grid North (NAD83–East Zone) as derived using RTK GPS observations using Cors Stations, MSLK and MSYZ.

Convergence Angle = N 00°15'08" E
Combined Factor = 0.99997798075400
(Computed at N=297577.905, E=826522.113)

LEGEND

- | | | | |
|----|---|---------|----------------------------|
| ① | TELECOMMUNICATIONS M.H. | — S — | SAN. SEWER |
| ● | 1/2" IRON REBAR FOUND | — 9 — | GAS LINE |
| ○ | 1/2" IRON REBAR SET (BFE 18.0) WITH CAP | — 7 — | UNDERGROUND TELEPHONE |
| ⑦ | WATER FAUCET | — X — | FENCE LINE |
| ⊙ | UTILITY POLE | — 46 — | CONTOURS |
| ⊗ | GAS VALVE | — 04P — | OVERHEAD POWER |
| ⊗ | WATER VALVE | — 04 — | UNDERGROUND ELECTRIC |
| ⊗ | FIRE HYDRANT | — 8 — | WATER MAIN |
| ⊗ | TELEPHONE MANHOLE | ☀ | LIGHT POLE |
| ⊗ | TELEPHONE PEDESTAL | ☀ | STORM DRAIN M.H. |
| ⊗ | ELECTRIC TRANSFORMER | ⊗ | WATER METER |
| ⊗ | SIGN | ⊗ | SEWER CLEANOUT |
| == | CONC. CURB & GUTTER | ⊗ | GAS METER |
| ⊗ | STORM INLET | ⊗ | POWER METER |
| ⊗ | SAN. SEWER MANHOLE | ⊗ | GAS METER |
| ⊗ | CURB INLET | ⊗ | CONCRETE |
| ⊗ | CABLE BOX (UNDERGROUND) | ⊗ | ASPHALT |
| ⊗ | SAN. SEWER SERVICE STUB | ⊗ | FIBER OPTIC BOX |
| ⊗ | WATER SERVICE STUB | ⊗ | ELECTRIC BOX (UNDERGROUND) |

PLAT OF SURVEY
for
TRIFECTA DEVELOPMENT GROUP, LLC

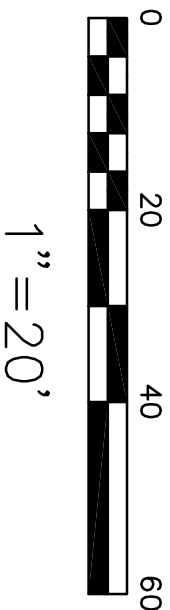


This TOPOGRAPHIC survey was performed and this plat was prepared by Baird Engineering, Inc.,
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925–5015

This survey is considered valid only when original seal and signature of surveyor of record is affixed hereto.

I, Colin L. Baird, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on July 2, 2026.

GRAPHIC SCALE



C1.0