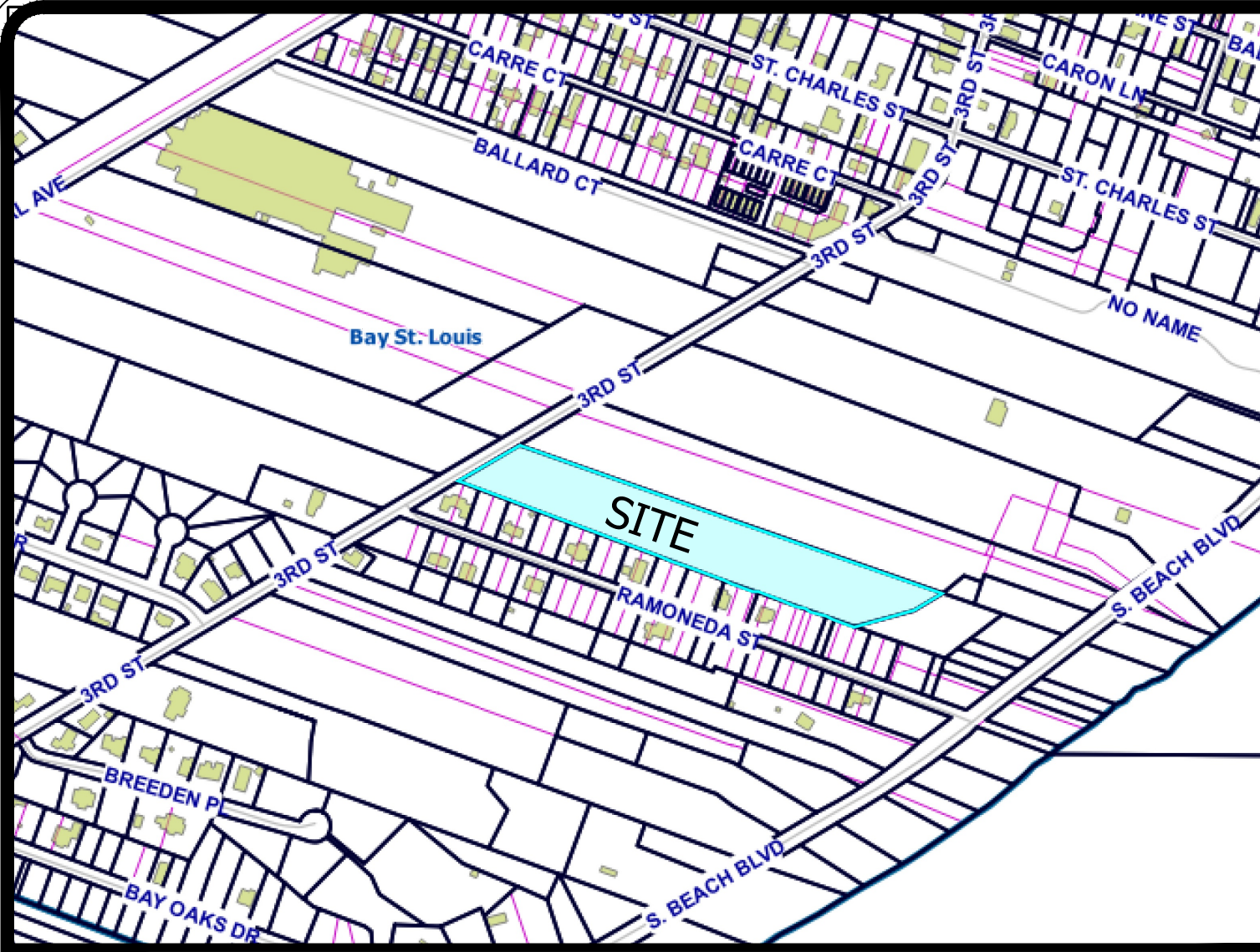
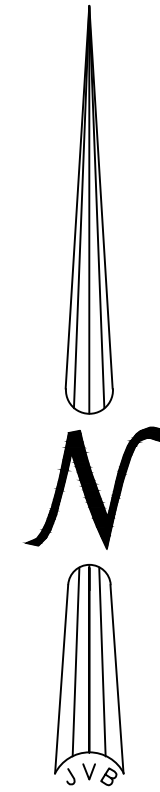


LAST PLOTTED: September 16, 2026
DRAWN BY: JMB
CHECKED BY: JMB
DATE: 07/14/2026
DWG. NO.: 20260000
SHEET: C-1 OF 4



VICINITY MAP
NOT TO SCALE



SKETCH PLAT FOR SUNSHINE CROSSING A PLANNED UNIT DEVELOPMENT PRIVATE SUBDIVISION BAY ST. LOUIS, MISSISSIPPI

LEGAL DESCRIPTION:

A parcel of land situated and being located in part of lot 214, Fourth Ward, City of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a 1/2" rebar set at the intersection of the north line of said lot 214 with the westerly margin of South Beach Boulevard, thence run N 69°44'06" W 406.60 feet along the north line of said lot 214 to a 1/2" rebar set at the centerline of a ravine and the Point of Beginning; thence continue N 69°44'06" W 9.72 feet along the north line of said lot 214 to a 1/2" rebar set; thence N 20°15'54" E 7.20 feet to a 1/2" rebar set; thence N 69°44'06" W 1389.64 feet along the north line of said lot 214 to a 1/2" rebar set at the easterly margin of Third Street; thence S 59°00'27" W 234.12 feet along the easterly margin of Third Street to a 1/2" rebar set at the south line of said lot 214; thence S 69°51'51" E 1338.08 feet along the south line of said lot 214 to a 1/2" rebar at the centerline of a ravine; thence N 75°31'36" E 188.55' along the centerline of said ravine to a 1" pipe set; thence N 59°23'46" E 83.75 feet along the centerline of said ravine to the Point of Beginning; containing 5.75 acres, more or less.

Together with and subject to a 15 foot wide easement being more particularly described as follows:

Commencing at a 1/2" rebar set at the intersection of the north line of said lot 214 with the westerly margin of South Beach Boulevard, thence run N 69°44'06" W 406.60 feet along the north line of said lot 214 to a 1/2" rebar set at the centerline of a ravine thence S 59°23'46" W 19.34 feet to a 1/2" rebar set; thence S 69°44'06" E 409.15 feet to a 1/2" rebar set on the westerly margin of South Beach Boulevard; thence N 56°00'38" E 17.83 feet along the westerly margin of Beach Boulevard to point of Beginning, containing 6,118 square feet or 0.14 acres, more or less

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BAY ST. LOUIS CONSTRUCTION STANDARDS LATEST EDITION.

FINAL DRAINAGE PLAN WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS.

LEGEND:

- ☉ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊞ FENCE CORNER POST
- APS AS PER SURVEY
- APR AS PER RECORD

REFERENCES:

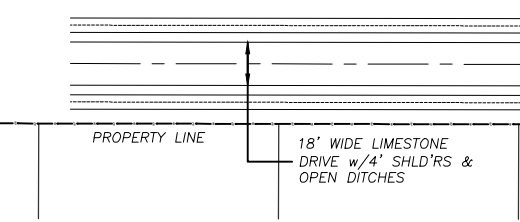
- DEED BOOK 2014 PAGE 8863
- SURVEY BY GULF STATES ENGINEERING DATED 05-05-2017
- PLAT OF RAMONEDA'S S/D
- DEED BOOK BB161 PAGE 247
- DEED BOOK 2017 PAGE 13347
- DEED BOOK 210 PAGE 7409
- DEED BOOK 2019 PAGE 50

NOTES:

By graphic plotting only, this parcel is located in Flood Zones VE (EL 23) and AE (EL 19) as per FEMA Map # 28045C-0354D, Effective Date Oct. 16, 2009

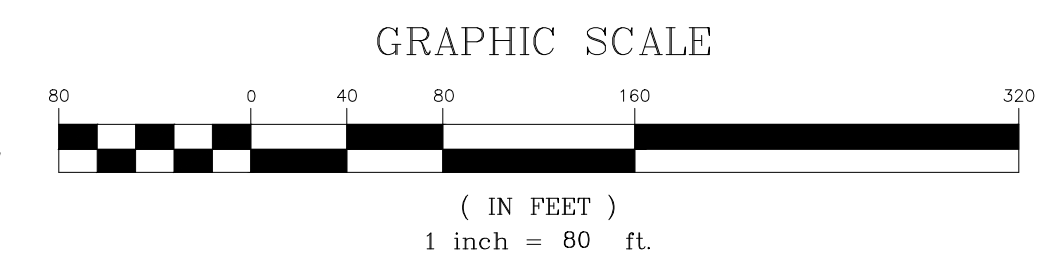
LINE TABLE

L-1	N 69°44'06" W	9.72'
L-2	N 20°15'54" E	7.20'
L-3	N 75°31'36" E	188.55'
L-4	N 59°23'46" E	83.75'
L-5	S 59°00'27" W	19.34'
L-6	S 69°44'06" E	409.15'
L-7	N 53°00'38" E	17.83'



TYPICAL PRIVATE
DRIVE SECTION
NOT TO SCALE

PARCEL # 149N-0-30-238.001
5.75 ACRES ±



SKETCH PLAN FOR
SUNSHINE CROSSING
A PART OF LOT 214, FOURTH WARD,
CITY OF BAY ST. LOUIS,
HANCOCK COUNTY, MISSISSIPPI

DECLARATION: IS MADE TO ORIGINAL PURCHASER OF THIS SURVEY, IT IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SCALE: 1" = 80'
DATE: 07/14/2026
DRAWN BY: RMK
CHECKED BY: SMB
DWG. NO.: 20260000
SHEET: C-1 OF 4

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

805 Shortcut Highway
Biloxi, Louisiana 70438
E-mail: jvb@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

NO.	DATE	BY	DESCRIPTION
1			REVISIONS AS PER COMMENTS