

**A PRELIMINARY PLAT OF  
PARADISE ESTATES SUBDIVISION**  
A SUBDIVISION BEING SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4,  
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST  
1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, AND THE WEST  
1/2 OF SECTION 8 LYING NORTH OF U.S. INTERSTATE 10 AND WEST OF MISSISSIPPI  
HIGHWAY 603/43, ALL BEING WITHIN TOWNSHIP 8 SOUTH, RANGE 14 WEST, CITY OF  
BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.

**FLOOD ZONE NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE  
"AE" (B.F.E.=17') & "AE" (B.F.E.=18') ACCORDING TO FEMA MAP NUMBER  
28045C0331D, DATED OCTOBER 16, 2009. CHECK WITH BUILDING OFFICIALS  
FOR COMMUNITY DETERMINED BASE FLOOD ELEVATION. AN EXACT DESIGNATION  
CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. THE ABOVE  
STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS  
SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR  
ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

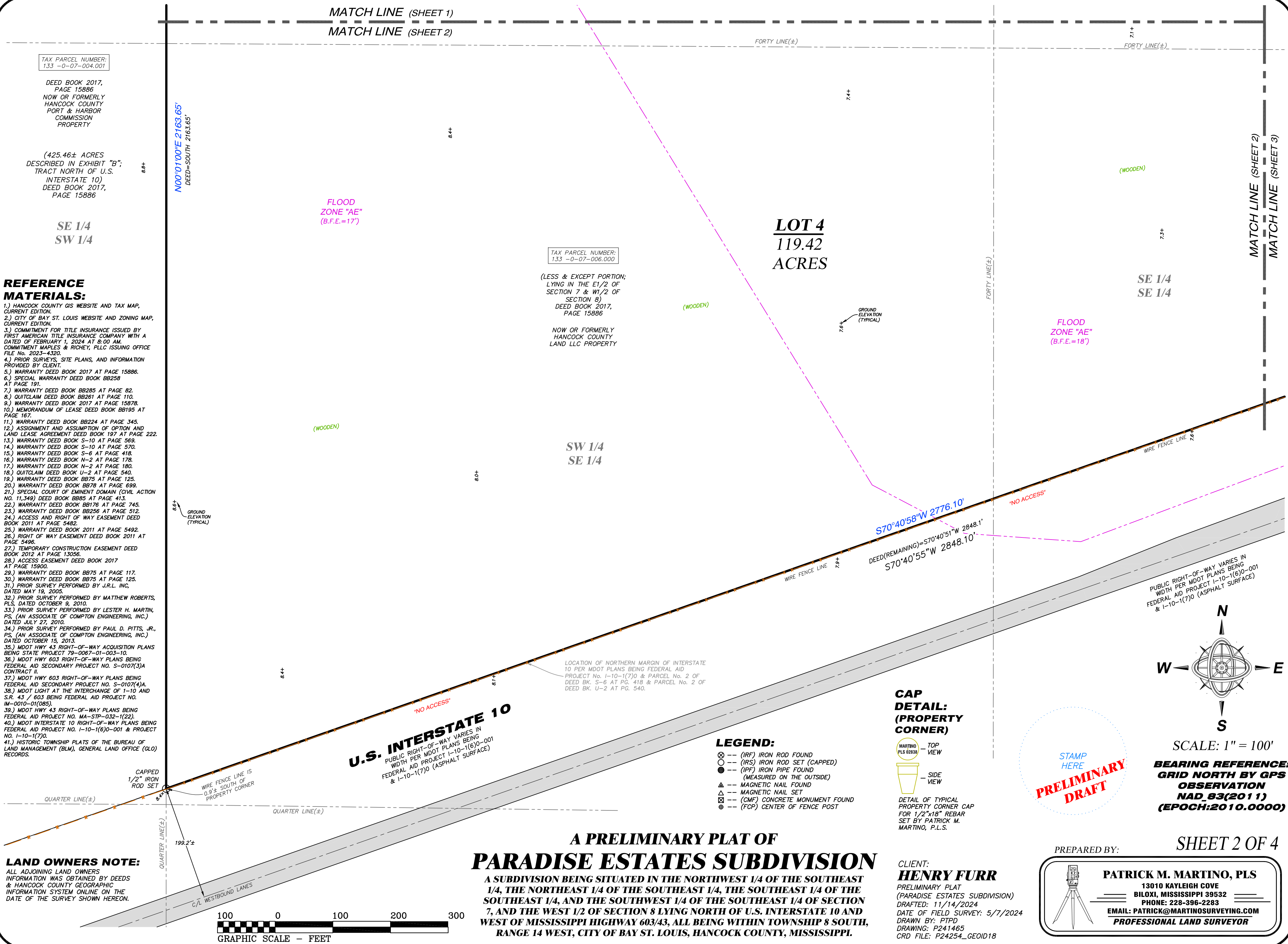
**FLOOD ZONE EXPLANATION:**  
AE - BASE FLOOD ELEVATIONS DETERMINED.

100 0 100 200 300  
GRAPHIC SCALE - FEET

**LEGEND:**  
⊗ --- (IRF) IRON ROD FOUND  
○ --- (IRS) IRON ROD SET (CAPPED)  
● --- (IPF) IRON PIPE FOUND  
(MEASURED ON THE OUTSIDE)  
△ --- MAGNETIC NAIL FOUND  
△ --- MAGNETIC NAIL SET  
⊠ --- (CMF) CONCRETE MONUMENT FOUND  
⊕ --- (FCP) CENTER OF FENCE POST

**CLIENT:**  
**HENRY FURR**  
PRELIMINARY PLAT  
(PARADISE ESTATES SUBDIVISION)  
DRAFTED: 11/14/2024  
DATE OF FIELD SURVEY: 5/7/2024  
DRAWN BY: PTPD  
DRAWING: P241465  
CRD FILE: P24254\_GE01D18

PREPARED BY:  
**PATRICK M. MARTINO, PLS**  
13010 KAYLEIGH COVE  
BILOXI, MISSISSIPPI 39532  
PHONE: 228-396-2283  
EMAIL: PATRICK@MARTINOSURVEYING.COM  
**PROFESSIONAL LAND SURVEYOR**



TAX PARCEL NUMBER:  
133 -0-07-004.001

DEED BOOK 2017,  
PAGE 15886  
NOW OR FORMERLY  
HANCOCK COUNTY  
PORT & HARBOR  
COMMISSION  
PROPERTY

(425.46± ACRES  
DESCRIBED IN EXHIBIT "B";  
TRACT NORTH OF U.S.  
INTERSTATE 10)  
DEED BOOK 2017,  
PAGE 15886

SE 1/4  
SW 1/4

### REFERENCE MATERIALS:

- 1.) HANCOCK COUNTY GIS WEBSITE AND TAX MAP, CURRENT EDITION.
- 2.) CITY OF BAY ST. LOUIS WEBSITE AND ZONING MAP, CURRENT EDITION.
- 3.) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A DATED OF FEBRUARY 1, 2024 AT 8:00 AM. COMMITMENT MAPLES & RIGHEY, PLLC ISSUING OFFICE FILE No. 2023-4320.
- 4.) PRIOR SURVEYS, SITE PLANS, AND INFORMATION PROVIDED BY CLIENT.
- 5.) WARRANTY DEED BOOK 2017 AT PAGE 15886.
- 6.) SPECIAL WARRANTY DEED BOOK BB258 AT PAGE 191.
- 7.) WARRANTY DEED BOOK BB285 AT PAGE 82.
- 8.) QUITCLAIM DEED BOOK BB261 AT PAGE 110.
- 9.) WARRANTY DEED BOOK 2017 AT PAGE 15878.
- 10.) MEMORANDUM OF LEASE DEED BOOK BB195 AT PAGE 167.
- 11.) WARRANTY DEED BOOK BB224 AT PAGE 345.
- 12.) ASSIGNMENT AND ASSUMPTION OF OPTION AND LAND LEASE AGREEMENT DEED BOOK 197 AT PAGE 222.
- 13.) WARRANTY DEED BOOK S-10 AT PAGE 569.
- 14.) WARRANTY DEED BOOK S-10 AT PAGE 570.
- 15.) WARRANTY DEED BOOK S-6 AT PAGE 418.
- 16.) WARRANTY DEED BOOK N-2 AT PAGE 178.
- 17.) WARRANTY DEED BOOK N-2 AT PAGE 180.
- 18.) QUITCLAIM DEED BOOK U-2 AT PAGE 540.
- 19.) WARRANTY DEED BOOK BB75 AT PAGE 125.
- 20.) WARRANTY DEED BOOK BB78 AT PAGE 699.
- 21.) SPECIAL COURT OF EMINENT DOMAIN (CIVIL ACTION NO. 11,349) DEED BOOK BB85 AT PAGE 413.
- 22.) WARRANTY DEED BOOK BB178 AT PAGE 745.
- 23.) WARRANTY DEED BOOK BB256 AT PAGE 512.
- 24.) ACCESS AND RIGHT OF WAY EASEMENT DEED BOOK 2011 AT PAGE 5482.
- 25.) WARRANTY DEED BOOK 2011 AT PAGE 5492.
- 26.) RIGHT OF WAY EASEMENT DEED BOOK 2011 AT PAGE 5496.
- 27.) TEMPORARY CONSTRUCTION EASEMENT DEED BOOK 2012 AT PAGE 13056.
- 28.) ACCESS EASEMENT DEED BOOK 2017 AT PAGE 15900.
- 29.) WARRANTY DEED BOOK BB75 AT PAGE 117.
- 30.) WARRANTY DEED BOOK BB75 AT PAGE 125.
- 31.) PRIOR SURVEY PERFORMED BY J.R.L. INC, DATED MAY 19, 2005.
- 32.) PRIOR SURVEY PERFORMED BY MATTHEW ROBERTS, PLS, DATED OCTOBER 9, 2010.
- 33.) PRIOR SURVEY PERFORMED BY LESTER H. MARTIN, PS, (AN ASSOCIATE OF COMPTON ENGINEERING, INC.) DATED JULY 27, 2010.
- 34.) PRIOR SURVEY PERFORMED BY PAUL D. PITTS, JR., PS, (AN ASSOCIATE OF COMPTON ENGINEERING, INC.) DATED OCTOBER 15, 2013.
- 35.) MDT HWY 43 RIGHT-OF-WAY ACQUISITION PLANS BEING STATE PROJECT 79-0067-01-003-10.
- 36.) MDT HWY 603 RIGHT-OF-WAY PLANS BEING FEDERAL AID SECONDARY PROJECT NO. S-0107(3)A CONTRACT II.
- 37.) MDT HWY 603 RIGHT-OF-WAY PLANS BEING FEDERAL AID SECONDARY PROJECT NO. S-0107(4)A.
- 38.) MDT LIGHT AT THE INTERCHANGE OF I-10 AND S.R. 43 / 603 BEING FEDERAL AID PROJECT NO. I-10-1(7)0.
- 39.) MDT HWY 43 RIGHT-OF-WAY PLANS BEING FEDERAL AID PROJECT NO. MA-STP-032-1(22).
- 40.) MDT INTERSTATE 10 RIGHT-OF-WAY PLANS BEING FEDERAL AID PROJECT NO. I-10-1(6)0-001 & PROJECT NO. I-10-1(7)0.
- 41.) HISTORIC TOWNSHIP PLATS OF THE BUREAU OF LAND MANAGEMENT (BLM), GENERAL LAND OFFICE (GLO) RECORDS.

**LAND OWNERS NOTE:**  
ALL ADJOINING LAND OWNERS  
INFORMATION WAS OBTAINED BY DEEDS  
& HANCOCK COUNTY GEOGRAPHIC  
INFORMATION SYSTEM ONLINE ON THE  
DATE OF THE SURVEY SHOWN HEREON.

MATCH LINE (SHEET 1)  
MATCH LINE (SHEET 2)

FORTY LINE(±)

FORTY LINE(±)

MATCH LINE (SHEET 2)  
MATCH LINE (SHEET 3)

TAX PARCEL NUMBER:  
133 -0-07-006.000

(LESS & EXCEPT PORTION;  
LYING IN THE E1/2 OF  
SECTION 7 & W1/2 OF  
SECTION 8)  
DEED BOOK 2017,  
PAGE 15886

NOW OR FORMERLY  
HANCOCK COUNTY  
LAND LLC PROPERTY

**LOT 4**  
**119.42**  
**ACRES**

FLOOD  
ZONE "AE"  
(B.F.E.=17')

FLOOD  
ZONE "AE"  
(B.F.E.=18')

SW 1/4  
SE 1/4

GROUND  
ELEVATION  
(TYPICAL)

GROUND  
ELEVATION  
(TYPICAL)

LOCATION OF NORTHERN MARGIN OF INTERSTATE  
10 PER MDT PLANS BEING FEDERAL AID  
PROJECT No. I-10-1(7)0 & PARCEL No. 2 OF  
DEED BK. S-6 AT PG. 418 & PARCEL No. 2 OF  
DEED BK. U-2 AT PG. 540.

**U.S. INTERSTATE 10**  
PUBLIC RIGHT-OF-WAY VARIES IN  
WIDTH PER MDT PLANS BEING  
FEDERAL AID PROJECT I-10-1(6)0-001  
& I-10-1(7)0 (ASPHALT SURFACE)

### LEGEND:

- ⊗ -- (IRF) IRON ROD FOUND
- -- (IRS) IRON ROD SET (CAPPED)
- -- (IPF) IRON PIPE FOUND (MEASURED ON THE OUTSIDE)
- ▲ -- MAGNETIC NAIL FOUND
- △ -- MAGNETIC NAIL SET
- ⊠ -- (CMF) CONCRETE MONUMENT FOUND
- ⊕ -- (FCP) CENTER OF FENCE POST

**CAP  
DETAIL:  
(PROPERTY  
CORNER)**

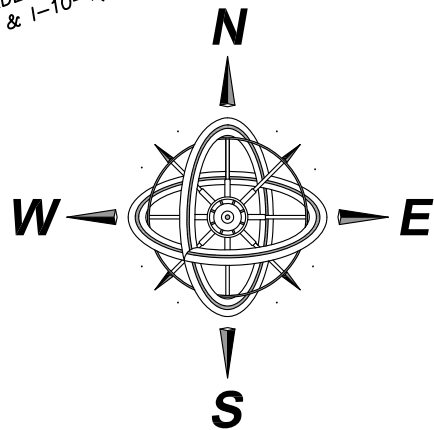
MARTINO  
PLS 02838

TOP  
VIEW

SIDE  
VIEW

DETAIL OF TYPICAL  
PROPERTY CORNER CAP  
FOR 1/2"x18" REBAR  
SET BY PATRICK M.  
MARTINO, P.L.S.

STAMP  
HERE  
**PRELIMINARY  
DRAFT**

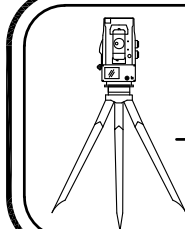


SCALE: 1" = 100'

**BEARING REFERENCE:  
GRID NORTH BY GPS  
OBSERVATION  
NAD\_83(2011)  
(EPOCH:2010.0000)**

SHEET 2 OF 4

PREPARED BY:



**PATRICK M. MARTINO, PLS**  
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BILOXI, MISSISSIPPI 39532  
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EMAIL: PATRICK@MARTINOSURVEYING.COM  
**PROFESSIONAL LAND SURVEYOR**

CLIENT:

**HENRY FURR**

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CRD FILE: P24254\_GEOID18



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A SUBDIVISION BEING SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, AND THE WEST 1/2 OF SECTION 8 LYING NORTH OF U.S. INTERSTATE 10 AND WEST OF MISSISSIPPI HIGHWAY 603/43, ALL BEING WITHIN TOWNSHIP 8 SOUTH, RANGE 14 WEST, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.

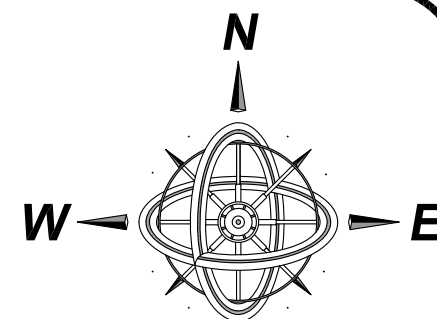
SE 1/4  
NE 1/4

TAX PARCEL NUMBER:  
133L-0-07-002.000  
DEED BOOK BB261,  
PAGE 110  
NOW OR FORMERLY  
HOPKINS603 LLC  
PROPERTY

TEMPORARY CONSTRUCTION EASEMENT  
(PER EXHIBIT "A" OF DEED BK. 2012 AT PG. 13056)  
METAL GATE IS 6.1' WEST OF PROPERTY LINE

GOVERNMENT  
LOT 2  
(SUPPLEMENTAL  
TOWNSHIP  
PLAT)

W1/2  
SECT. 8

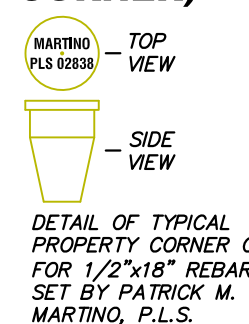


SCALE: 1" = 100'  
BEARING REFERENCE:  
GRID NORTH BY GPS  
OBSERVATION  
NAD 83(2011)  
(EPOCH:2010.0000)

## LEGEND:

- (IRF) IRON ROD FOUND
- (IRS) IRON ROD SET (CAPPED)
- (IPF) IRON PIPE FOUND
- (MNF) MAGNETIC NAIL FOUND
- (MNS) MAGNETIC NAIL SET
- (CMF) CONCRETE MONUMENT FOUND
- (FCP) CENTER OF FENCE POST

## CAP DETAIL: (PROPERTY CORNER)



DETAIL OF TYPICAL  
PROPERTY CORNER CAP  
FOR 1/2"x18" REBAR  
SET BY PATRICK M.  
MARTINO, P.L.S.

GOVERNMENT  
LOT 4  
(SUPPLEMENTAL  
TOWNSHIP  
PLAT)

MISSISSIPPI  
HIGHWAY 603/43  
(ASPHALT SURFACE)

END OF "NO ACCESS" POINT D (STA  
276+45 PER MOOT PLANS & DEED BK.  
BB25 AT PG. 117) EXTENDS 12' NORTH  
OF SOUTH EDGE OF CONCRETE DRIVEWAY

PITTS (COMPTON ENG)=  
S86°14'42"E 42.98'  
DEED=S86°02'29"E 42.69'  
S86°11'28"E 42.89'

18" RCP W/F.E.S.  
(NW INV.=5.54'  
(E) INV.=5.68'

6"x6" CMF  
RIGHT-OF-WAY (BROKEN)  
(STA 273+00)

2'x3' SLOPED CATCH  
BASIN GRATE  
FLOW LINE ELEV.=7.31'  
C/L INV.=5.68'

44"x30" RCP W/F.E.S.  
(NW INV.=4.28'  
(SE) INV.=3.86'

44"x30" RCP W/F.E.S.  
(NW INV.=4.32'  
(SE) INV.=3.68'

NO PARKING  
ON RAMP SIGN

WESTBOUND ONRAMP  
(ASPHALT SURFACE)

U.S. INTERSTATE 10  
PUBLIC PLANS (EPOCH:2010.0000)  
MOT 1-10-1(700) (ASPHALT SURFACE)

DATE: MARCH 27, 2024  
TOPCON HYPER\_VR WAS  
USED FOR GPS OBSERVATION

REF FRAME: NAD\_83(2011)(EPOCH:2010.0000)

STATE PLANE COORDINATES  
SPC (2301 M E)

Northings (Y) [meters] 95586.618  
Easting (X) [meters] 243146.331  
Convergence [degrees] -0.29893889  
Point Scale [Scale Factor] 0.99998986  
Combined Factor 0.99999365

US NATIONAL GRID DESIGNATOR:  
16RBU695561282 (NAD\_83)  
(1 METER = 3.280833333 U.S. SURVEY FEET)

PREPARED BY:

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PROFESSIONAL LAND SURVEYOR

STAMP  
HERE  
PRELIMINARY  
DRAFT

SHEET 3 OF 4

MATCH LINE (SHEET 1)  
MATCH LINE (SHEET 3)

MATCH LINE (SHEET 2)  
MATCH LINE (SHEET 3)

GRAPHIC SCALE - FEET  
100 0 100 200 300

LOT 3  
11.80 ACRES

NE 1/4  
SE 1/4

LOT 4  
119.42 ACRES

DEED BOOK BB285, PG. 82  
NOW OR FORMERLY  
STENNIS TECHNOLOGY  
PARK INC PROPERTY

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12.25 ACRES

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LOT 2  
12.25 ACRES

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NOW OR FORMERLY  
STENNIS TECHNOLOGY  
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DEED BOOK BB285, PG. 82  
NOW OR FORMERLY  
STENNIS TECHNOLOGY  
PARK INC PROPERTY



A PRELIMINARY PLAT OF  
PARADISE ESTATES SUBDIVISION

A SUBDIVISION BEING SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, AND THE WEST 1/2 OF SECTION 8 LYING NORTH OF U.S. INTERSTATE 10 AND WEST OF MISSISSIPPI HIGHWAY 603/43, ALL BEING WITHIN TOWNSHIP 8 SOUTH, RANGE 14 WEST, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.

CERTIFICATION OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS DUPLICATE PLAT WITH THE ORIGINAL PLAT OF PARADISE ESTATES SUBDIVISION, AND FIND ONE TO BE AN EXACT COPY AND DUPLICATE OF THE OTHER.

WITNESS OUR SIGNATURE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
CHANCERY CLERK, HANCOCK COUNTY

BY: \_\_\_\_\_  
DEPUTY CLERK, HANCOCK COUNTY

OWNER'S CONSENT AND DEDICATION

THIS IS TO CERTIFY THAT XXXXXXXX, A MISSISSIPPI CORPORATION IS THE OWNER OF THE LANDS HEREIN PLATTED, DO HEREBY DECLARES THIS TO BE A PLAT OF PARADISE ESTATES SUBDIVISION, AND THAT SAID OWNER HEREBY DEDICATES ALL STREETS, RIGHT-OF-WAYS, EASEMENTS AND OTHER IMPROVEMENTS TO THE PUBLIC OR PRIVATE USE OF PARADISE ESTATES SUBDIVISION TO HANCOCK COUNTY, MISSISSIPPI.

WITNESS THIS SIGNATURE OF THE OWNER THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_  
XXXXXXXXXXXXX, OWNER

CERTIFICATE OF NOTARY PUBLIC

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE COUNTY OF \_\_\_\_\_, STATE OF MISSISSIPPI, PERSONALLY APPEARED THE AFORENAMED, XXXXXXXXXX, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE ABOVE AND FOREGOING DEDICATION OF THIS PLAT.

WITNESS MY SIGNATURE AND OFFICIAL SEAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF SURVEYOR

I, PATRICK M. MARTINO, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

WITNESS MY SIGNATURE AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PATRICK M. MARTINO, P.L.S. #02838

CERTIFICATE OF NOTARY PUBLIC

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE COUNTY OF \_\_\_\_\_, STATE OF MISSISSIPPI, PERSONALLY APPEARED THE AFORENAMED, PATRICK M. MARTINO, ACKNOWLEDGED BEFORE ME THAT HE SIGNED, SEALED, AND DELIVERED THE FOREGOING CERTIFICATION ON THE DAY AND YEAR MENTIONED FOR THE PURPOSE(S) THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

CHANCERY CLERK'S OFFICE

FILE AND RECORDED BY DUPLICATE IN THE RECORD OF PLATS OF HANCOCK COUNTY, MISSISSIPPI IN PLAT BOOK \_\_\_\_\_ ON PAGE(S) \_\_\_\_\_  
RECORDED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
CHANCERY CLERK  
HANCOCK COUNTY, MISSISSIPPI

BY: \_\_\_\_\_  
DEPUTY CLERK  
HANCOCK COUNTY, MISSISSIPPI

CERTIFICATION OF  
APPROVAL AND ACCEPTANCE

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED AND APPROVED BY THE BOARD OF SUPERVISORS, HANCOCK COUNTY, MISSISSIPPI, BY ORDER DULY ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AND ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF BAY ST. LOUIS IN MINUTE BOOK No. \_\_\_\_\_, PAGE(S) \_\_\_\_\_.

CITY OF BAY ST. LOUIS

BY: \_\_\_\_\_ DATE OF EXECUTION \_\_\_\_\_  
MAYOR

BY: \_\_\_\_\_ DATE OF EXECUTION \_\_\_\_\_  
PRESIDENT OF CITY COUNCIL

BY: \_\_\_\_\_ DATE OF EXECUTION \_\_\_\_\_  
MUNICIPAL CLERK

CERTIFICATION OF FINAL APPROVAL

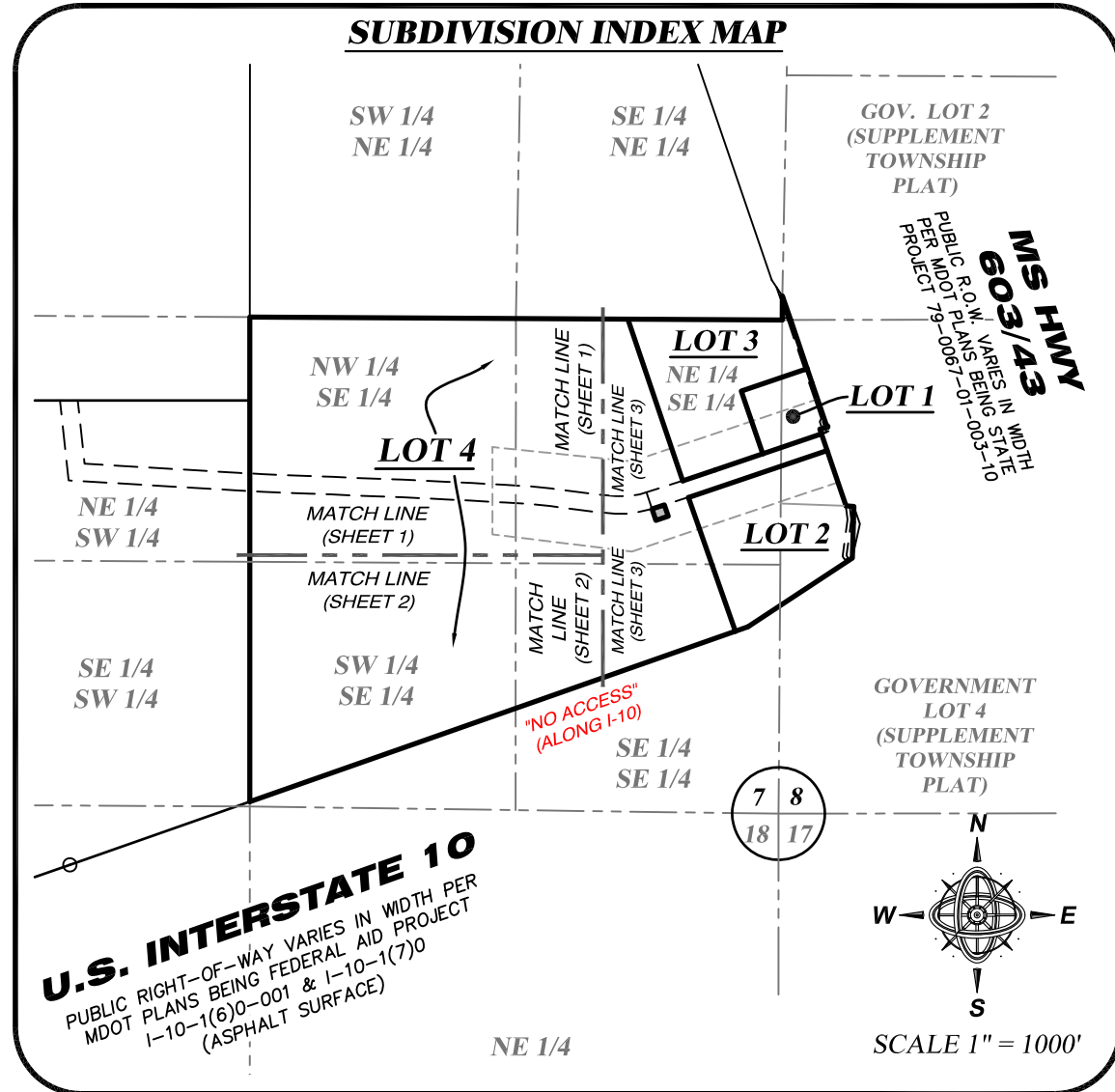
ALL REQUIREMENTS OF THE HANCOCK COUNTY SUBDIVISION RULES AND REGULATIONS RELATED TO THE PREPARATION AND SUBMISSION OF A SUBDIVISION PLAT HAVING BEEN FULFILLED, APPROVED OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF THE SAID RULES AND REGULATIONS.

CITY OF BAY ST. LOUIS PLANNING COMMISSION

BY: \_\_\_\_\_ DATE OF EXECUTION \_\_\_\_\_  
ADMINISTRATOR

GENERAL NOTES:

- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT.
- THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "AS SHOWN HEREON" ACCORDING TO FEMA MAP NUMBER 28045C03310, DATED OCTOBER 16, 2009.
- TOTAL NUMBER OF LOTS = 4 LOTS.
- TOTAL AREA = 146.53 ACRES.
- A TEN (10) FOOT WIDE STRIP OF LAND, LOCATED ALONG THE PROPERTY LINE ADJACENT TO THE STREET RIGHT-OF-WAY AND ALONG ALL COMMON PROPERTY LINES SHALL BE LANDSCAPED.
- THIS SURVEY MEETS MISSISSIPPI MINIMUM REQUIREMENTS FOR A CLASS "B" SURVEY.
- ALL LOT CORNERS ARE SET 1/2" IRON RODS WITH CAP STAMPED "MARTINO PLS 02838", UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH BY GPS OBSERVATION NAD 83(2011) (EPOCH:2010.0000).
- ALL ADJOINING LAND OWNER NAMES WERE OBTAINED BY HANCOCK COUNTY LAND ROLL RECORDS ON THE DATE OF THIS PLAT.
- 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.
- EXCAVATION IN WETLANDS, GRADING, LAND-CLEARING WITH HEAVY EQUIPMENT, SOME PILE SUPPORTED STRUCTURES, SLAB ON GRADE CONSTRUCTION OF STRUCTURES, BUILT UP ROADS AND OTHER TYPES OF FILL ARE NOT ALLOWED WITHIN THE AREAS DESIGNATED AS WETLANDS AND THESE AREAS MAY BE REGULATED UNDER STATE AND FEDERAL LAWS. BEFORE CONDUCTING WORK IN OR ADJACENT TO WETLANDS, LOT OWNER(S) SHOULD COORDINATE THE WORK WITH THE U.S. ARMY CORPS OF ENGINEERS, THE MISSISSIPPI DEPARTMENT OF MARINE RESOURCES, AND THE MISSISSIPPI DEPARTMENT ENVIRONMENTAL QUALITY. PRIOR TO ANY PROPOSED ACTIVITIES OR CONSTRUCTION THAT IMPACTS WETLANDS, ALL NECESSARY APPROVALS AND PERMITS MUST BE OBTAINED FROM THE REGULATORY AGENCIES HAVING JURISDICTION RELATED THERETO.
- WHEN SETBACKS OVERLAP EASEMENTS OR WETLANDS, SETBACKS ARE TO BE SET OUTSIDE OF EASEMENT OR WETLAND LINES.
- THE LOT CONFIGURATION AND THE LAYOUT OF MITIGATED WETLANDS SHOWN HEREON WERE PROVIDED BY H. H. FURR ARCHITECTURE & DEVELOPMENT, PLLC.
- OVERALL SUBJECT PROPERTY BEING COMPOSED OF PARCEL NUMBERS: 133 -0-07-004.002, 133 -0-07-006.000, 133Q-0-08-002.000, 133Q-0-08-002.001, & 133Q-0-08-002.002



ZONING INFORMATION:

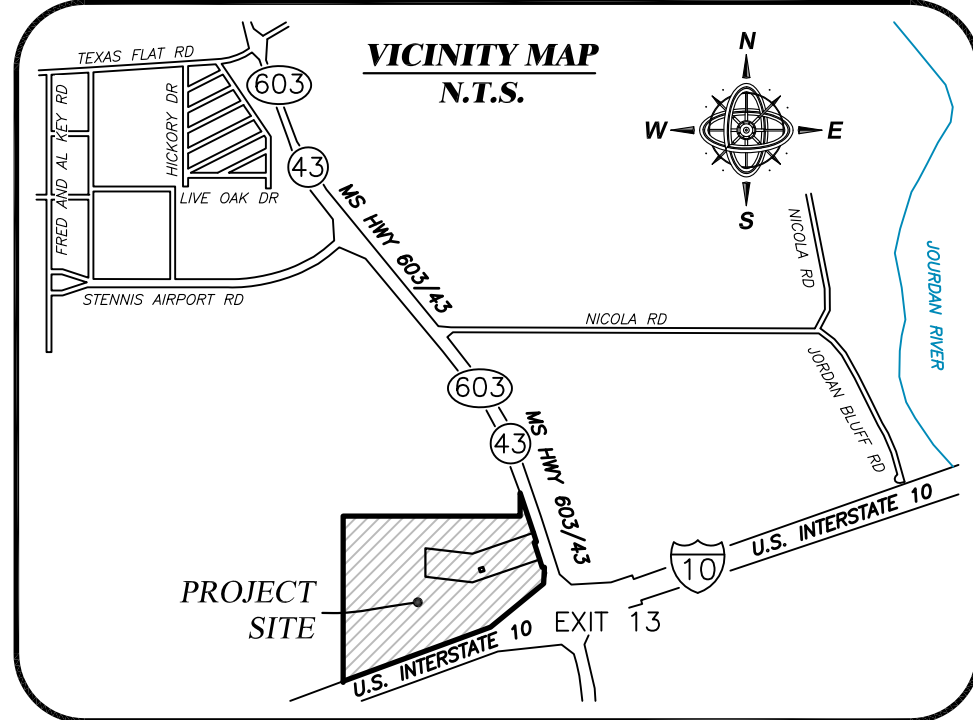
PARCEL OF LAND IS LOCATED IN A "C-3" (HIGHWAY COMMERCIAL) DISTRICT ACCORDING TO THE CITY OF BAY ST. LOUIS ZONING MAP, DATED NOVEMBER 2022.

EXISTING AVAILABLE PARKING SPACES:  
REGULAR = 82 SPACES  
HANDICAP = 3 SPACES  
TOTAL = 85 PARKING SPACES

ZONING MINIMUM BUILDING SETBACK LIMITS:  
FRONT - 25 FEET  
SIDE - 0 FEET  
REAR - 0 FEET

PERIMETER LANDSCAPED AREA  
A TEN (10) FOOT WIDE STRIP OF LAND, LOCATED ALONG THE PROPERTY LINE ADJACENT TO THE STREET RIGHT-OF-WAY AND ALONG ALL COMMON PROPERTY LINES SHALL BE LANDSCAPED.

CONTACT THE CITY OF BAY ST. LOUIS PLANNING DEPARTMENT FOR ALL ZONING RULES AND REGULATIONS PRIOR TO CONSTRUCTION AND/OR DESIGNING.



LEGAL DESCRIPTION: (AS PER SURVEY DIMENSION)

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, AND THE WEST 1/2 OF SECTION 8 LYING NORTH OF U.S. INTERSTATE 10 AND WEST OF MISSISSIPPI HIGHWAY 603/43, ALL BEING WITHIN TOWNSHIP 8 SOUTH, RANGE 14 WEST, HANCOCK COUNTY, MISSISSIPPI AS SHOWN ON THE PLAT OF SURVEY PREPARED BY PATRICK M. MARTINO PLS, INC. DATED MAY 10, 2024 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD 83(2011)(EPOCH:2010.0000); GRID VALUES USING A COMBINED FACTOR OF 0.99999364 AND A CONVERGENCE ANGLE OF [NEG]-0017'56.18" DETERMINED SPECIFICALLY FOR THIS PROJECT USING GRID BEARINGS DERIVED FROM STATIC OBSERVATIONS FROM A BASE STATION LOCATED AT N:313603.7622; E:797722.5868 OBTAINED BY AN OPUS SOLUTION, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" IRON PIPE FOUND (N:314274.0980;E:794605.1157) AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, SAID BEING THE SOUTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OF HOPKINS 603 LLC, AS DESCRIBED IN DEED BOOK BB281 AT PAGE 110; THENCE ALONG THE SOUTH LINE OF SAID HOPKINS 603 LLC PROPERTY, S89°39'46"E 2169.53 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, S00°00'00"W 1022.96 FEET TO A 1/2" IRON ROD FOUND (N:313238.3650; E:796774.6060) AT THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,816.78 FEET, AN ARC LENGTH OF 70.05 FEET, AND A CHORD BEARING AND DISTANCE BEING N72°35'42"E 70.05 FEET TO A 1/2" IRON ROD FOUND; THENCE S18°41'45"E 63.73 FEET TO A 1/2" IRON ROD FOUND; THENCE S71°14'10"W 70.06 FEET TO A 1/2" IRON ROD FOUND; THENCE N18°40'34"W 65.39 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING THE SAME AS THAT PROPERTY NOW OR FORMERLY OF HANCOCK COUNTY UTILITY AUTHORITY PROPERTY, AS DESCRIBED IN DEED BOOK 2011 AT PAGE 5492 WHICH CONTAINS 0.10 ACRES, MORE OR LESS.

LESS & EXCEPT

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 14 WEST, HANCOCK COUNTY, MISSISSIPPI AS SHOWN ON THE PLAT OF SURVEY PREPARED BY PATRICK M. MARTINO PLS, INC. DATED MAY 10, 2024 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD 83(2011)(EPOCH:2010.0000); GRID VALUES USING A COMBINED FACTOR OF 0.99999364 AND A CONVERGENCE ANGLE OF [NEG]-0017'56.18" DETERMINED SPECIFICALLY FOR THIS PROJECT USING GRID BEARINGS DERIVED FROM STATIC OBSERVATIONS FROM A BASE STATION LOCATED AT N:313603.7622; E:797722.5868 OBTAINED BY AN OPUS SOLUTION, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" IRON PIPE FOUND (N:314274.0980;E:794605.1157) AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, SAID BEING THE SOUTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OF HOPKINS 603 LLC, AS DESCRIBED IN DEED BOOK BB281 AT PAGE 110; THENCE ALONG THE SOUTH LINE OF SAID HOPKINS 603 LLC PROPERTY, S89°39'46"E 2169.53 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, S00°00'00"W 1022.96 FEET TO A 1/2" IRON ROD FOUND (N:313238.3650; E:796774.6060) AT THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,816.78 FEET, AN ARC LENGTH OF 70.05 FEET, AND A CHORD BEARING AND DISTANCE BEING N72°35'42"E 70.05 FEET TO A 1/2" IRON ROD FOUND; THENCE S18°41'45"E 63.73 FEET TO A 1/2" IRON ROD FOUND; THENCE S71°14'10"W 70.06 FEET TO A 1/2" IRON ROD FOUND; THENCE N18°40'34"W 65.39 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING THE SAME AS THAT PROPERTY NOW OR FORMERLY OF HANCOCK COUNTY UTILITY AUTHORITY PROPERTY, AS DESCRIBED IN DEED BOOK 2011 AT PAGE 5492 WHICH CONTAINS 0.10 ACRES, MORE OR LESS.

THE INTENT OF THIS DESCRIPTION IS TO "LESS & EXCEPT" 0.10 ACRES OF LAND FROM THE OVERALL 146.63 ACRES WHICH LEAVES A REMAINING 146.53 ACRES AS THE SUBJECT PROPERTY.

CLIENT:  
HENRY FURR

PRELIMINARY PLAT  
(PARADISE ESTATES SUBDIVISION)  
DRAFTED: 11/14/2024  
DATE OF FIELD SURVEY: 5/7/2024  
DRAWN BY: PTPD  
DRAWING: P241465  
CRD FILE: P24254\_GE0ID18

PREPARED BY:

PATRICK M. MARTINO, PLS  
13010 KAYLEIGH COVE  
BILOXI, MISSISSIPPI 39532  
PHONE: 228-396-2283  
EMAIL: PATRICK@MARTINOSURVEYING.COM  
PROFESSIONAL LAND SURVEYOR

SHEET 4 OF 4