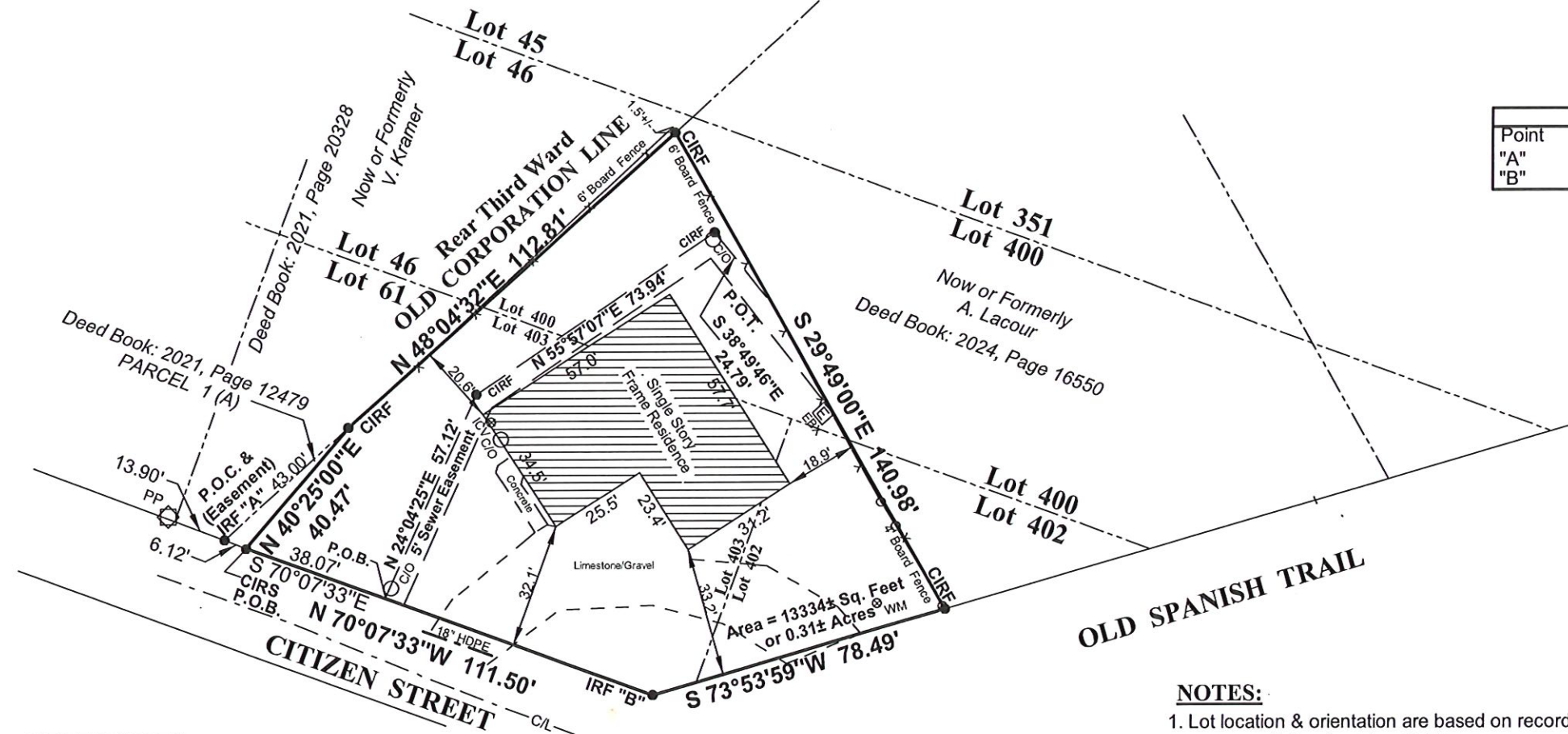


LEGAL DESCRIPTION (AS PER SURVEY):

COMMENCING at a found 1/2" iron rod for the southwest corner of Lot 403, Third Ward, City of Bay St. Louis, Hancock County, Mississippi; thence S 70°07'33"E 6.12 ft. along the northerly margin of Citizen Street to a found 1/2" capped iron rod for the POINT OF BEGINNING; thence N 40°25'00"E 40.47 ft. to a found 1/2" capped iron rod the Old Corporation Line, thence along said line, N 48°04'32"E 112.81 ft. to a found 1/2" capped iron rod; thence S 29°49'00"E 140.98 ft. to a set 1/2" capped iron rod on the northerly margin of Old Spanih Trail; thence along said margin, S 73°53'59"W 78.49 ft. to a found 1/2" iron rod on the northerly margin of Citizen Street; thence along said margin, N 70°07'33"W 111.50 ft. to the POINT OF BEGINNING; Containing 13334 square feet or 0.31 acres, more or less, and being part of Lots 400, 402, and 403. Third Ward, City of Bay St. Louis, Hancock County, Mississippi.

5 Ft. SEWER EASEMENT LEGAL DESCRIPTION (AS PER SURVEY):

COMMENCING at a found 1/2" iron rod for the southwest corner of Lot 403, Third Ward, City of Bay St. Louis, Hancock County, Mississippi; thence along the northerly margin of Citizen Street, S 70°07'33"E 44.19 ft. to a set 1/2" capped iron rod for the POINT OF BEGINNING of a 5 ft. sewer easement being southeasterly 5 ft. perpendicular to and parallel with the following described northwesterly line of said easement; thence N 24°04'25"E 57.12 ft. to a set 1/2" capped iron; thence N 55°57'07"E 73.94 ft. to a set 1/2" capped iron; thence S 38°49'46"E 24.79 ft. to a set 1/2" capped iron on the easterly line of the abovedescribed parcel for the POINT OF TERMINUS and and being part of Lots 400 and 403, Third Ward, City of Bay St. Louis, Hancock County, Mississippi.



Point	Grid Coordinates	
	Northing	Easting
"A"	293985.71	822286.62
"B"	293945.72	822397.23

- LEGEND:**
- IRF = 1/2" Iron Rod Found
 - IPF = Iron Pipe Found
 - IRS = 1/2" Iron Rod Set
 - IFP = Iron Fence Post
 - C = Capped
 - WFP = Wood Fence Post
 - MNF = Magnetic Nail Found
 - MNS = Magnetic Nail Set
 - Ref. = Reference
 - R/W = Right-Of-Way
 - O/H/U = Overhead Utilities
 - PP = Power Pole
 - LP = Light Pole
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - P.O.T. = Point of Terminus
 - TBM = Temporary Bench Mark
 - EBX = Electrical Box
 - FH = Fire Hydrant
 - SMH = Sewer Man Hole
 - C/O = Cleanout
 - C/L = Centerline
 - EOA = Edge of Asphalt
 - (P) = Plat of Record
 - (D) = Deed of Record
 - (R) = Record

- NOTES:**
1. Lot location & orientation are based on recorded data and monumentation found available.
 2. Bearings reference: Grid, Geoid G-2018 U7 NAD '83 State Plane Zone Mississippi East by GPS Observation. Utilizing Earl Dudley's Virtual Reference Network, INET. Convergence Angle = -0° 15' 32" & Combination Factor = 0.999978876
 3. Survey considered a Class "B" survey.
 4. Only visible roads, lanes, driveways, drains, utilities, etc., over and across said premises are shown hereon.
 5. This survey was prepared without a current title report nor were County records researched for easements by this surveyor.

- REFERENCES:**
- 1) Drake Plat of Record
 - 2) Survey by Weston & Wheat dated, 11/12/1971(Lots 400,402, & 403)
 - 3) Survey by J. Chiniche dated, 04/08/2015 (Lot 351) # 2015-054
 - 4) Survey by D. Levy dated, 11/20/2013 (Part of Lots 400,402, & 403)
 - 5) Survey by James J. Chiniche, P.A., Inc. dated, 8/28/2019 (#2019-259)
 - 6) Survey by James J. Chiniche, P.A., Inc. dated,5/19/2021 (#2021-161) Revised: 05/26/2021, 03/07/2022, & 04/10/2022
 - 7) Deed Book: 2022, Page 6896
 - 8) Survey by James J. Chiniche, P.A., Inc. dated,5/19/2021 (#2021-161-B) Revised: 05/26/2021, 07/21/2021, & 04/10/2022

SURVEYOR'S CERTIFICATION:
 This is to certify that I have surveyed the property herein described and delineated, and that all measurements and other data are correct to the best of my knowledge and belief.

 Michael Raymond McGinnis
 Professional Surveyor
 P.L.S.- #02827
 State of Mississippi
 Date: 01/21/2026

Rev. # 3 Date:
Rev. # 2 Date:
Rev. # 1 Date:
Date: 01/13/2026
Scale: 1" = 40'
Drawn by: dmr
Dwg. #:005-26P



OFFICE - (228) 467-6755
 EMAIL - admin@chiniche.com
 WEBSITE - www.chiniche.com
 407 Hwy. 90,
 BAY ST. LOUIS, MS 39520

PLAT OF SURVEY OF
 Part of Lots 401, 402, and 403,
 Third Ward, City of Bay St. Louis,
 Hancock County, Mississippi
 Job #: 2026-005 For: JOHNSON Sht. 1 of 1