

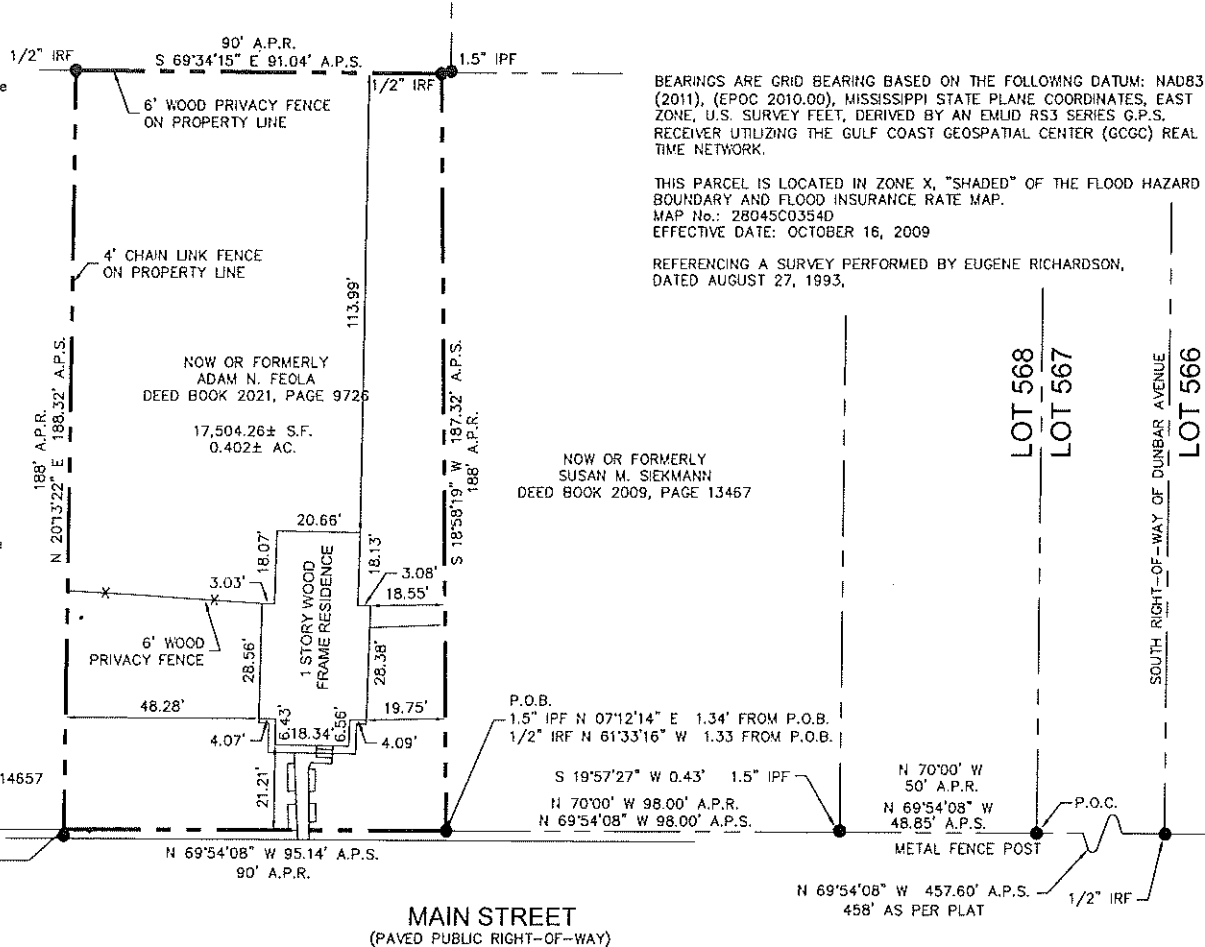
BOUNDARY DESCRIPTION:

A parcel of land being situated in, and being a portion of, Lot 568, First Ward, City of Bay St. Louis, Hancock County, Mississippi. Said parcel being previously described in Deed Book 2021, Page 9726 as The West 90 feet of the East 100 feet of Lot 568, First Ward, City of Bay St. Louis, Hancock County, Mississippi, as per Map or Plat of said City made by E.S. Drake, C.E., and filed in the office of the Chancery Clerk of Hancock County, Mississippi, on May 1, 1923. Said parcel being further described as follows:

Commencing at a point, being referenced by, and N 19°58'28" E 0.32 feet from, a metal fence corner post found, at the intersection of the North right-of-way of Main Street with the line between Lots 567 and 568 of said First Ward, said point also being located N 69°54'08" W 457.60 feet from a 1/2" iron rod found on the Southeastern right-of-way of Dunbar Avenue and the Southwestern corner of Lot 566 of said First Ward; thence N 69°54'08" W 48.85 feet to a point, being referenced by, and S 19°57'27" W 0.43 from, a 1.5" iron pipe found, at the Southeast corner of property now or formerly of Susan M. Siekmann, (Deed Book 2009, Page 13467); thence N 69°54'08" W 98.00 feet along the Southern boundary of said Siekmann property to the Point of Beginning, said Point of Beginning being referenced by a 1/2" iron pipe found N 07°12'14" E 1.34 feet from said Point of Beginning and a disturbed 1/2" iron rod found N 61°33'16" W 1.33 feet from said Point of Beginning; thence N 69°54'08" W 95.14 feet along the North right-of-way of Main Street to a point, being referenced by, and N 20°13'22" E 1.55 from a 1.5" iron pipe found, at the Southeast corner of property now or formerly to Clayton Fucich and Kathleen Fucich, (Deed Book 2016, Page 14657), said point also being located S 69°54'08" E 249.19 feet from a capped 1/2" iron rod found at the Southwestern corner of Lot 568 of said First Ward; thence N 20°13'22" E 128.32 feet along the Eastern boundary of said Fucich property to a 1" iron pipe found; thence S 69°34'15" E 91.04 feet along the Northern boundary of said Lot 568 to a 1/2" iron rod found at the Northwestern corner of said Siekmann property; thence S 18°58'19" W 187.82 feet along the Western boundary of said Siekmann property to the Point of Beginning.

Said parcel containing 17,504.26 square feet or, 0.402 acres, more or less.

NOW OR FORMERLY
CLAYTON FUCICH &
KATHLEEN FUCICH
DEED BOOK 2016, PAGE 14657



BEARINGS ARE GRID BEARING BASED ON THE FOLLOWING DATUM: NAD83 (2011), (EPOC 2010.00), MISSISSIPPI STATE PLANE COORDINATES, EAST ZONE, U.S. SURVEY FEET, DERIVED BY AN EMLID RS3 SERIES G.P.S. RECEIVER UTILIZING THE GULF COAST GEOSPATIAL CENTER (GCCG) REAL TIME NETWORK.

THIS PARCEL IS LOCATED IN ZONE X, "SHADED" OF THE FLOOD HAZARD BOUNDARY AND FLOOD INSURANCE RATE MAP.
MAP No.: 28045C0354D
EFFECTIVE DATE: OCTOBER 16, 2009

REFERENCING A SURVEY PERFORMED BY EUGENE RICHARDSON, DATED AUGUST 27, 1993,

NOW OR FORMERLY
SUSAN M. SIEKMANN
DEED BOOK 2009, PAGE 13467

P.O.B.
1.5" IPF N 07°12'14" E 1.34' FROM P.O.B.
1/2" IRF N 61°33'16" W 1.33 FROM P.O.B.

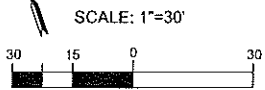
S 19°57'27" W 0.43' 1.5" IPF
N 70°00' W 98.00' A.P.R.
N 69°54'08" W 98.00' A.P.S.

N 70°00' W
50' A.P.R.
N 69°54'08" W
48.85' A.P.S.

METAL FENCE POST
N 69°54'08" W 457.60' A.P.S.
458' AS PER PLAT

LEGEND:

- A.P.R. = AS PER RECORD
- A.P.S. = AS PER SURVEY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IRF = IRON ROD FOUND
- IRS = 1/2" IRON ROD SET W/CAP
- IPF = IRON PIPE FOUND



PRELIMINARY

DAVID B. TOWLES, P.S. 34130
CLASS "B" SURVEY
DATE OF FIELD SURVEY: JUNE 10, 2025
DRAWING DATE: JUNE 20, 2025

TOWLES SURVEYING
11856 SLEEPING DEER LANE
SAUCIER, MS. 39574

513 MAIN STREET, BAY ST. LOUIS
BOUNDARY SURVEY

SHEET
1 OF 1