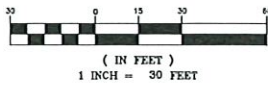




| GRID COORDINATES |           |
|------------------|-----------|
| POINT            | NORTHING  |
| "A"              | 294500.69 |
| "B"              | 294318.09 |

SURVEY DATE: 02/22/2022  
BEARINGS REFERENCE: GRID, GEOID  
G2018UT NAD 83 STATE PLANE ZONE  
MISSISSIPPI EAST BY GPS OBSERVATION

GRAPHIC SCALE



#### LEGEND:

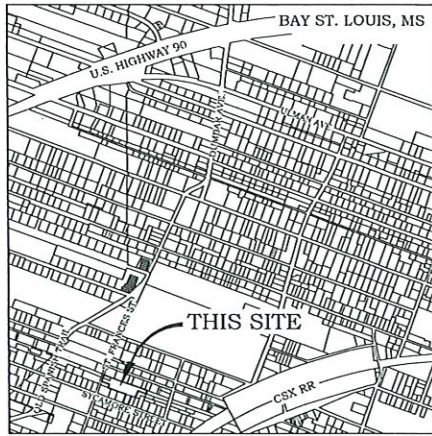
IRF = 1/2" IRON ROD FOUND  
IPF = IRON PIPE FOUND  
CIRF = CAPPED 1/2" IRON ROD FOUND  
CIRS = CAPPED 1/2" IRON ROD SET  
IFP = IRON FENCE POST  
TPF = "T" POST FOUND  
IBF = IRON BAR FOUND  
AIF = ANGLE IRON FOUND  
WFP = WOOD FENCE POST  
MNF = MAGNETIC NAIL FOUND  
MNS = MAGNETIC NAIL SET  
REF. = REFERENCE  
O/S = OFFSET  
R/W = RIGHT-OF-WAY  
O/H/U = OVERHEAD UTILITIES  
PP = POWER POLE  
LP = LIGHT POLE  
TP = TELEPHONE PEDESTAL  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
TBM = TEMPORARY BENCH MARK  
FFE = FINISH FLOOR ELEVATION  
TOB = TOP OF BANK  
RCP = REINFORCED CONCRETE PIPE  
CMP = CORRUGATED METAL PIPE  
HDPE = HIGH DENSITY POLYETHYLENE PIPE  
FH = FIRE HYDRANT  
SMH = SEWER MAN HOLE  
C/L = CENTERLINE  
EOA = EDGE OF ASPHALT  
EOG = EDGE OF GRAVEL  
(P) = PLAT OF RECORD  
(D) = DEED OF RECORD  
(R) = RECORD  
X = PROPOSED FIRE HYDRANT  
X 0.00 = GROUND ELEVATION  
— = UNDERGROUND WATER MAIN  
— = UNDERGROUND SEWER  
— = UNDERGROUND GAS LINE  
— = OVERHEAD POWER

#### REFERENCES:

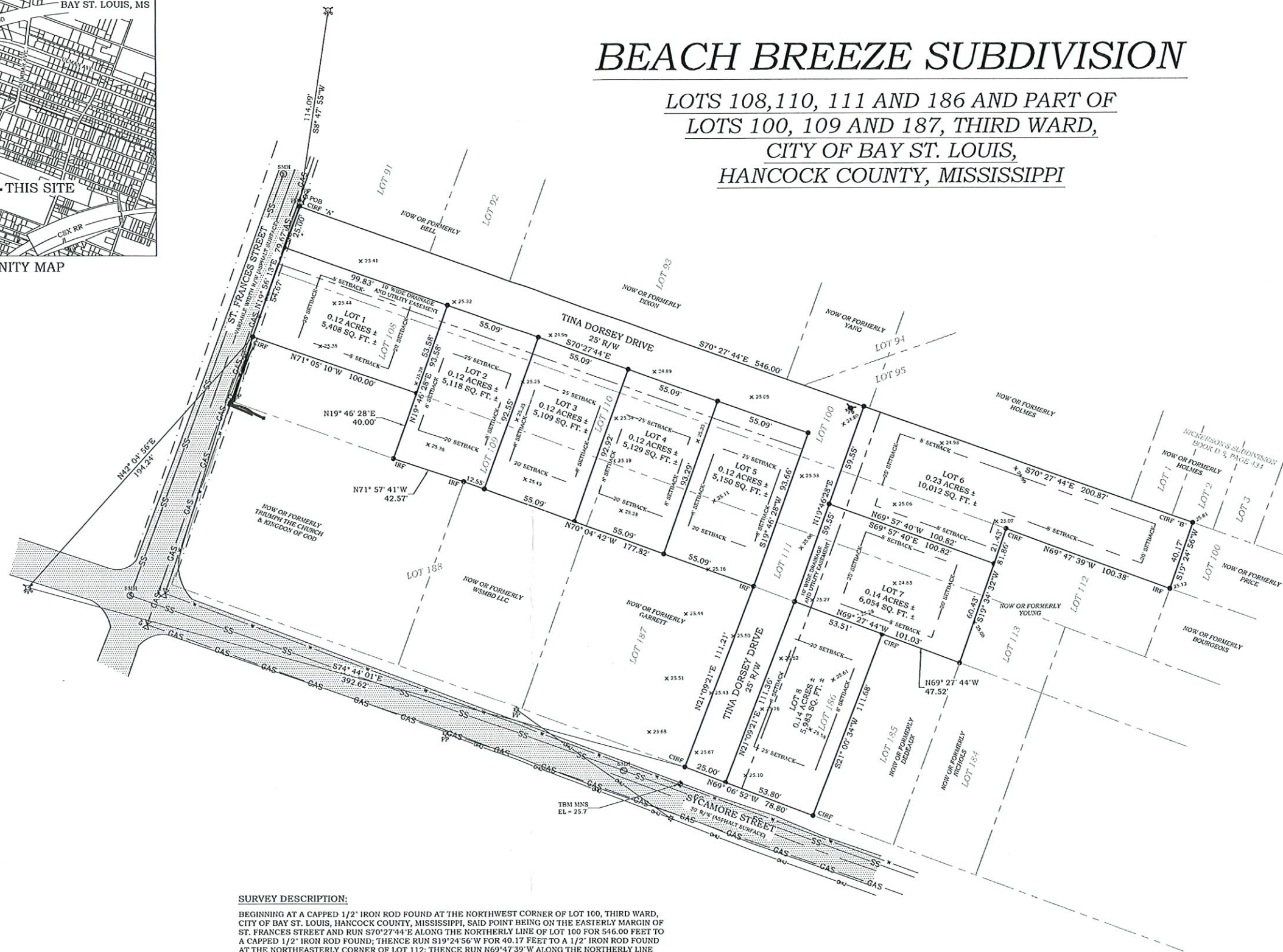
1. HANCOCK COUNTY TAX MAP 137J
2. DRAKE PLAT OF RECORD
3. DEED BOOK 2021, PAGE 7029
4. DEED BOOK 2021, PAGE 6618
5. DEED BOOK 2017, PAGE 11793
6. DEED BOOK 2019, PAGE 9340
7. DEED BOOK 2016, PAGE 1882
8. DEED BOOK 2016, PAGE 4396
9. DEED BOOK 2021, PAGE 13413
10. DEED BOOK 2019, PAGE 14645
11. DEED BOOK 2008, PAGE 10218
12. DEED BOOK 2005, PAGE 10201
13. DEED BOOK BB-259, PAGE 853
14. DEED BOOK 2008, PAGE 27082
15. DEED BOOK 2007, PAGE 19323
16. DEED BOOK 2007, PAGE 16175
17. DEED BOOK 2014, PAGE 11233
18. DEED BOOK BB-290, PAGE 691
19. SURVEY S. OSTEEN, PROJECT #213-22, DATED: 04/06/2021.

#### NOTES:

1. ALL CORNERS ARE CAPPED 1/2" IRON ROD SET, UNLESS OTHERWISE NOTED.
2. LOT LOCATION & ORIENTATION ARE BASED ON RECORDED DATA AND MONUMENTATION FOUND AVAILABLE.
3. BEARINGS REFERENCE: GRID, GEOID G2018UT NAD 83 STATE PLANE ZONE MISSISSIPPI EAST BY GPS OBSERVATION. OBSERVATION, UTILIZING EARL DUDLEY'S VIRTUAL REFERENCE NETWORK, INET. HAVING A CONVERGENCE ANGLE OF -0°15'24" AND A COMBINATION FACTOR OF 0.99979529.
4. SURVEY CONSIDERED A CLASS "B" SURVEY.
5. ONLY VISIBLE ROADS, LANES, DRIVEWAYS, DRAINS, UTILITIES, ETC., OVER AND ACROSS SAID PREMISES ARE SHOWN HEREON.
6. THIS SURVEY WAS PREPARED WITHOUT A CURRENT TITLE REPORT NOR WERE COUNTY RECORDS RESEARCHED FOR EASEMENTS BY THIS SURVEYOR.
7. PROPERTY OWNER/CONTRACTOR IS REQUIRED TO COORDINATE SETBACKS AND VARIANCES WITH PROPER ENTITY.
8. PROPERTY FALLS IN A R-1 DISTRICT BASED ON BAY ST. LOUIS ZONING ORDINANCE - 2017.
9. OWNER IS RESPONSIBLE FOR CERTIFICATION OF TREE SPECIES AND SIZES IN COORDINATION WITH LOCAL ENTITY FOR TREES DESIGNATED AS PROTECTED.
10. SURVEY DATE: 02/22/2022.
11. SOIL CONDITIONS CONSIST OF GENERALLY SANDY MATERIAL.
12. ELEVATIONS ARE TIED TO A U.S.C.G.S. TIDAL BENCH MARK, EL. = 4.96'.



VICINITY MAP



#### SURVEY DESCRIPTION:

BEGINNING AT A CAPPED 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 100, THIRD WARD, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, SAID POINT BEING ON THE EASTERLY MARGIN OF ST. FRANCIS STREET AND RUN S70°27'44"E ALONG THE NORTHERLY LINE OF LOT 100 FOR 546.00 FEET TO A CAPPED 1/2" IRON ROD FOUND; THENCE RUN S19°24'56"W FOR 40.17 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF LOT 112; THENCE RUN N69°47'39"W ALONG THE NORTHERLY LINE OF LOT 112 FOR 100.38 FEET TO A CAPPED 1/2" IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF LOT 110; THENCE RUN S19°34'32"W ALONG THE EASTERLY LINES OF LOT 110 AND 111 FOR 81.86 FEET TO A CAPPED 1/2" IRON ROD SET AT THE SOUTHEASTERLY CORNER OF LOT 111; THENCE RUN N69°27'44"W ALONG THE SOUTHERLY LINE OF LOT 111 FOR 47.52 FEET TO A CAPPED 1/2" IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF LOT 186; THENCE RUN S21°00'34"W ALONG THE EASTERLY LINE OF LOT 186 FOR 111.68 FEET TO A CAPPED 1/2" IRON ROD FOUND ON THE NORTHERLY MARGIN OF SYCAMORE STREET; THENCE RUN N69°06'52"W ALONG SAID MARGIN LINE FOR 78.80 FEET TO A CAPPED 1/2" IRON ROD FOUND; THENCE LEAVING SAID MARGIN LINE RUN N21°09'21"E FOR 111.21 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHERLY LINE OF LOT 111; THENCE RUN N70°04'42"W ALONG THE SOUTHERLY LINES OF LOT 111 AND 109 FOR 177.82 FEET TO A 1/2" IRON ROD FOUND; THENCE RUN N71°57'41"W ALONG THE SOUTHERLY LINE OF LOT 109 FOR 42.57 FEET TO A 1/2" IRON ROD FOUND; THENCE RUN N19°46'28"E FOR 40.00 FEET TO A CAPPED 1/2" IRON ROD SET AT THE SOUTHEASTERLY CORNER OF LOT 108; THENCE RUN N71°05'10"W ALONG THE SOUTHERLY LINE OF LOT 108 FOR 100.00 FEET TO A CAPPED 1/2" IRON ROD FOUND ON THE EASTERLY MARGIN LINE OF ST. FRANCIS STREET; THENCE RUN N19°56'13"E ALONG SAID MARGIN LINE FOR 79.67 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS A PART OF LOTS 100, 108, 109, 110, 111, 186 AND 187, THIRD WARD, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI AND CONTAINING 1.42 ACRES, MORE OR LESS.

#### CERTIFICATE OF APPROVAL:

SUBMITTED TO AND APPROVED BY THE BAY ST. LOUIS PLANNING AND ZONING COMMISSION, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

ZONING ADMINISTRATOR

SUBMITTED TO AND APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF BAY ST. LOUIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

MAYOR

#### CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE ON THE PROPERTY LINES SHOWN ON THIS PLAT, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Date: 02-22-2022

Drawn By: T.M.  
Check By: T.M.  
REV

Sheet

1

2022-026 FOR CORR  
CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MS

PRELIMINARY PLAT OF SURVEY OF  
BEACH BREEZE SUBDIVISION,  
LOTS 108, 110, 111, AND 186 AND PART OF  
LOTS 100, 109 AND 187, THIRD WARD,  
CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MS.

TERRY MORAN, P.E., P.L.S.  
P.O. Box 4075  
Biloxi, MS 39535  
Ph: (228) 895-4733  
Fax: (228) 895-6708

**TME**  
TERRY MORAN  
ENGINEERING



# Survey Plat for Clare Zimmer

Lots 108, 110, 111, & parts of Lots 100 & 109,  
3rd Ward, Bay St. Louis  
St. Francis Street, Bay St. Louis, MS 39520

Date of survey: 4-3-21 by Warden & Enriquez •  
Drawn by O'Steen 4-6-21  
Bearings based on GPS, True North NAD 83  
Class B Survey  
Reference Material

- 1) Hancock Co. Tax Map
- 2) Aerial Photograph
- 3) Deeds as noted on Plat
- 4) Official Plat of 3rd Ward  
City of Bay St. Louis

● = set 1/2" diameter rebar with a plastic cap bearing the name & license number of surveyor  
⊙ = Fd 1/2" capped rebar set by PLS #3037

N/F = Now or formerly owned by  
Fd = Found  
POC = Point of Commencement  
POB = Point of Beginning  
(S) = Measurement as determined by survey  
(R) = Measurement according to Record

—E— = Powerline  
—x— = Fenceline  
Z = Land hook - same owner on both sides  
— = Line graphically shortened to fit (not to scale)



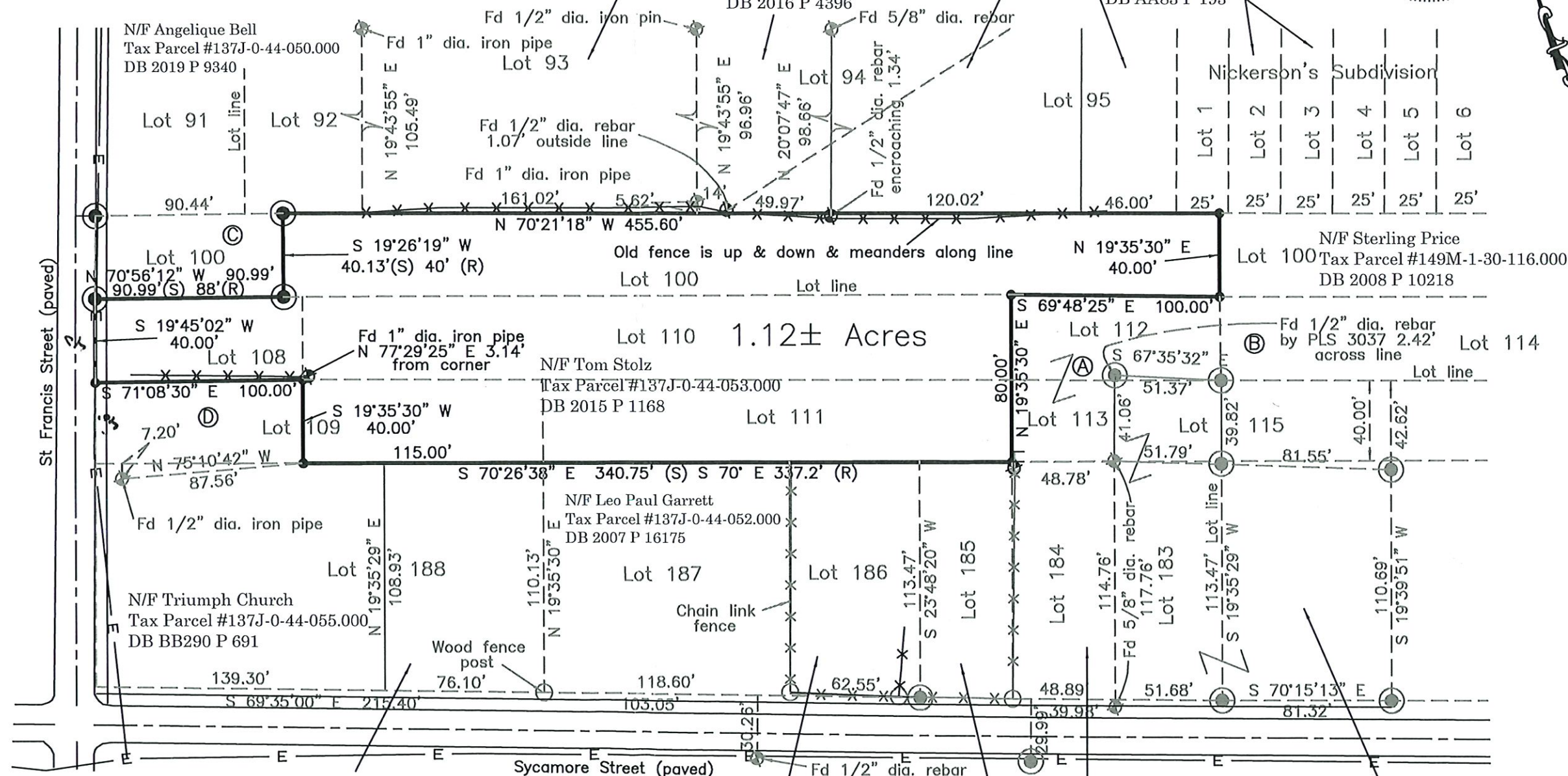
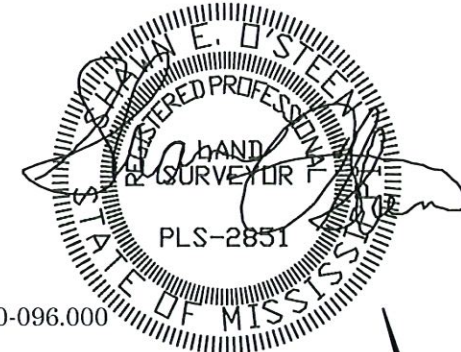
FAST SERVICE • REASONABLE PRICING

**AKS SURVEYING, LLC**

Serving the Gulf Coast since 2001  
(601) 928-9866

akssurveying.net

- Ⓐ N/F Florence Young  
Tax Parcel #149M-1-30-119.000  
DB BB259 P 853
- Ⓑ N/F Glen Bourgeois  
Tax Parcel #149M-1-30-118.000  
DB 2005 P 10201
- Ⓒ N/F Eric Nichols et al  
Tax Parcel #137J-0-44-057.000  
DB 2015 P 1168
- Ⓓ N/F James Sullivan  
Tax Parcel #137J-0-44-056.000  
DB 2009 P 2981
- N/F Johanna Dixon  
Tax Parcel #137J-0-44-051.000  
DB 2016 P 1882
- N/F Jerome Yang  
Tax Parcel #149M-1-30-093.000  
DB 2016 P 4396
- N/F Phalba Holmes  
Tax Parcel #149M-1-30-095.000  
DB 2016 P 1330 &  
Tax Parcel #149M-1-30-094.000  
DB 2016 P 14765
- N/F Nancy Peebles  
Tax Parcel #149M-1-30-096.000  
DB AA83 P 193

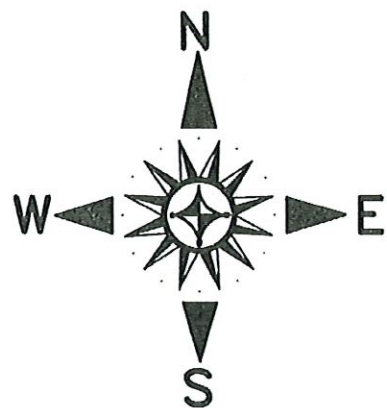


- N/F WSMBD, LLC  
Tax Parcel #137J-0-44-054.000  
DB 2014 P 11233
- N/F Matthew Stieffel  
Tax Parcel #149M-1-30-126.001  
DB 2017 P 11793
- N/F Floren Dedeaux  
Tax Parcel #149M-1-30-126.000  
DB 2007 P 19323
- N/F Lylie Nichols  
Tax Parcel #149M-1-30-125.000  
DB 2008 P 27082
- N/F Nathaniel Jones  
Tax Parcel #149M-1-30-124.000  
& 149M-1-30-124.001  
DB 2019 P 5422

Shawn E. O'Steen, PLS 2851  
78 KP Bolling Rd - Perkinston, MS 39573

Proj.No. 213-22  
Sheet 1 of 1





# BOUNDARY SURVEY

## LEGAL DESCRIPTION:

A survey of Lot 109A, 3rd Ward, Town of Waveland, Hancock County, Mississippi.

ST. FRANCIS STREET

ASPHALT SURFACE (30' R/W)

1/2" REBAR SET

N 19°37'57" E  
40.00' APR

LOT 108

TAX PARCEL #  
137J-0-44-056.000  
LOT 109A  
3,900 Sq.Ft. ±

1/2" REBAR FOUND

LOT 110

N 70°22'03" W 97.50' APR

1/2" REBAR SET

N 70°39'25" W  
117.66' APS 118.00' APR

1/2" PIPE FOUND

LOT 109B

LOT 188C

## LEGEND:

- CL CENTERLINE
- O IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊗ POWER POLE
- APS AS PER SURVEY
- APR AS PER RECORD

## NOTES:

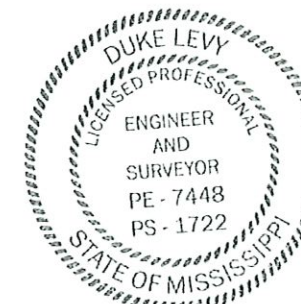
Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.

## REFERENCES:

- 1) DEED BOOK 2009; PAGE 2981
- 2) DEED BOOK 2022; PAGE 18129
- 3) TOWN OF WAVELAND WARD MAP
- 4) HANCOCK COUNTY TAX MAP

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

DRAWN BY: JLC



In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy, RLS #1722

DUKE LEVY & ASSOCIATES, P.A.



4412 LEISURE TIME DRIVE  
DIAMONDHEAD, MS 39525  
(228) 343-9691 PHONE

|                     |                       |
|---------------------|-----------------------|
| SCALE: 1" = 20'     | DATE: 02-08-2025      |
| DRAWING: # 2025-026 | CLIENT: MATT STIEFFEL |