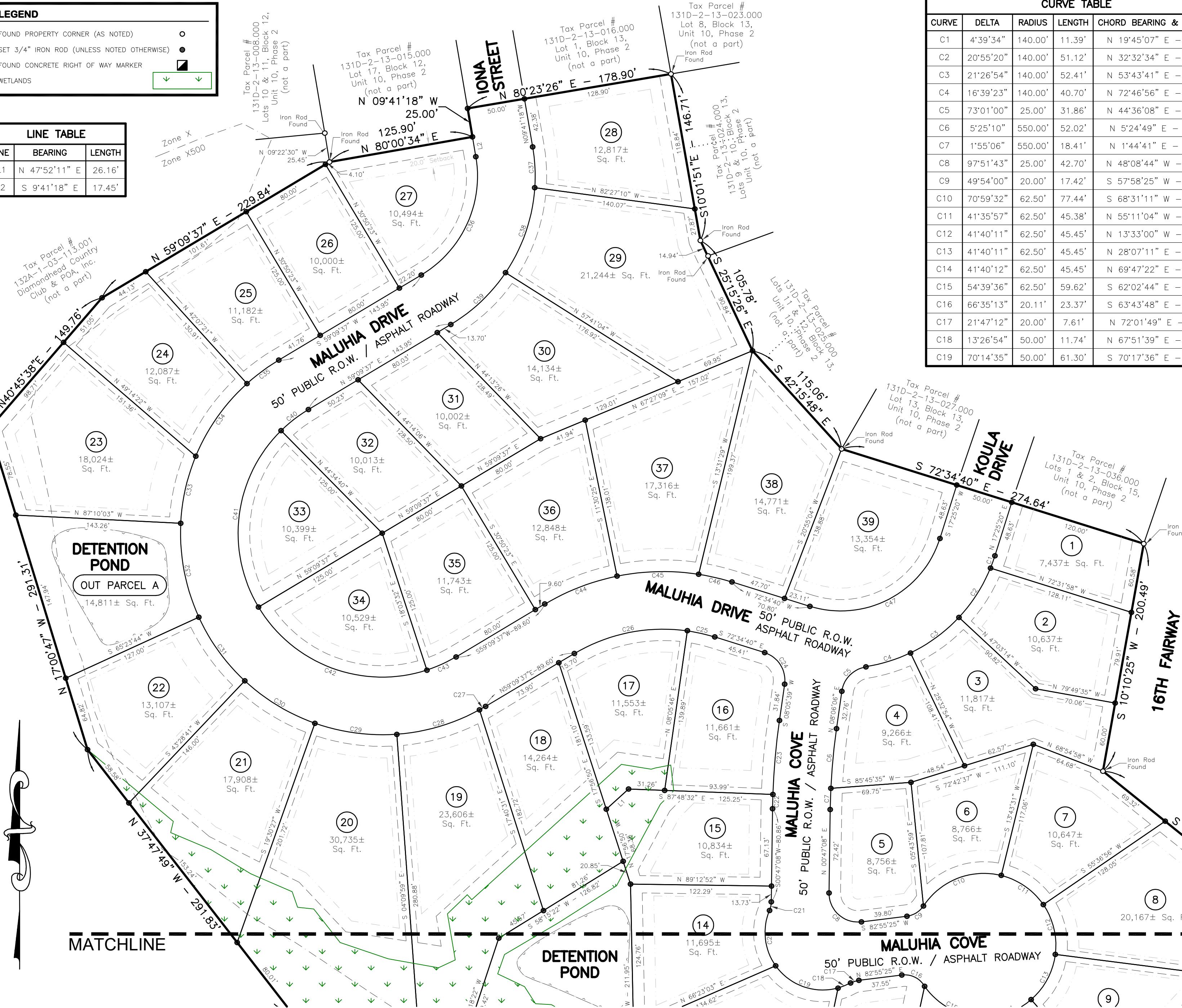


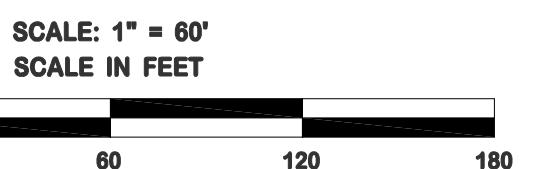
LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
FOUND CONCRETE RIGHT OF WAY MARKER	■
WETLANDS	W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 47°52'11" E	26.16'
L2	S 9°41'18" E	17.45'

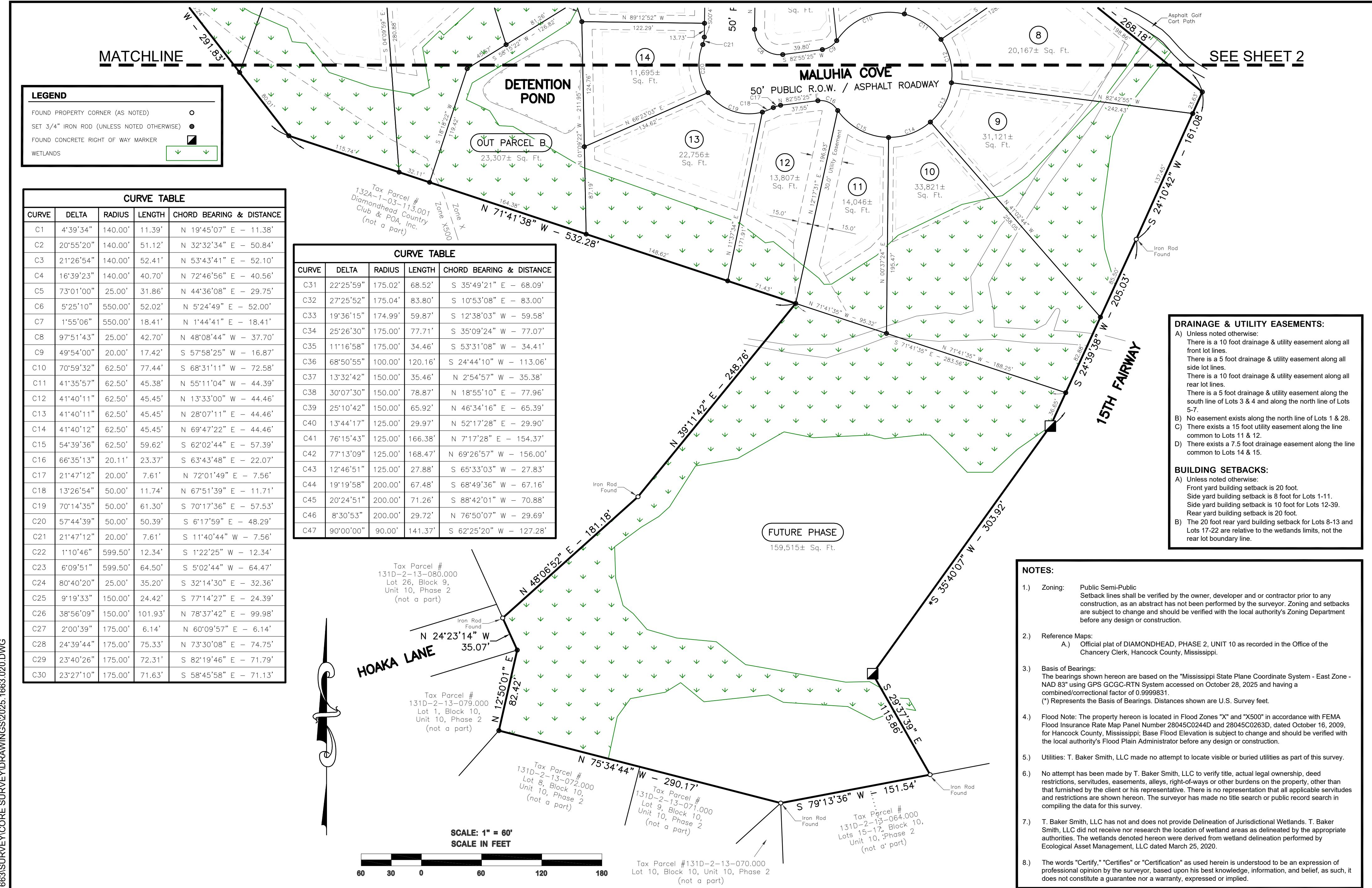


CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	4°39'34"	140.00'	11.39'	N 19°45'07" E - 11.38'
C2	20°55'20"	140.00'	51.12'	N 32°32'34" E - 50.84'
C3	21°26'54"	140.00'	52.41'	N 53°43'41" E - 52.10'
C4	16°39'23"	140.00'	40.70'	N 72°46'56" E - 40.56'
C5	73°01'00"	25.00'	31.86'	N 44°36'08" E - 29.75'
C6	5°25'10"	550.00'	52.02'	N 5°24'49" E - 52.00'
C7	15°55'06"	550.00'	18.41'	N 14°44'41" E - 18.41'
C8	97°51'43"	25.00'	42.70'	N 48°08'44" W - 37.70'
C9	49°54'00"	20.00'	17.42'	S 57°58'25" W - 16.87'
C10	70°59'32"	62.50'	77.44'	S 68°31'11" W - 72.58'
C11	41°35'57"	62.50'	45.38'	N 55°11'04" W - 44.39'
C12	41°40'11"	62.50'	45.45'	N 13°33'00" W - 44.46'
C13	41°40'11"	62.50'	45.45'	N 28°07'11" E - 44.46'
C14	41°40'12"	62.50'	45.45'	N 69°47'22" E - 44.46'
C15	54°39'36"	62.50'	59.62'	S 62°02'44" E - 57.39'
C16	66°35'13"	20.11'	23.37'	S 63°43'48" E - 22.07'
C17	21°47'12"	20.00'	7.61'	N 72°01'49" E - 7.56'
C18	13°26'54"	50.00'	11.74'	N 67°51'39" E - 11.71'
C19	70°14'35"	50.00'	61.30'	S 70°17'36" E - 57.53'

DRAINAGE & UTILITY EASEMENTS:	
A) Unless noted otherwise:	There is a 10 foot drainage & utility easement along all front lot lines.
	There is a 5 foot drainage & utility easement along all side lot lines.
	There is a 10 foot drainage & utility easement along all rear lot lines.
	There is a 5 foot drainage & utility easement along the south line of Lots 3 & 4 and along the north line of Lots 5-7.
B) No easement exists along the north line of Lots 1 & 28.	
C) There exists a 15 foot utility easement along the line common to Lots 11 & 12.	
D) There exists a 7.5 foot drainage easement along the line common to Lots 14 & 15.	
BUILDING SETBACKS:	
A) Unless noted otherwise:	Front yard building setback is 20 foot.
	Side yard building setback is 8 foot for Lots 1-11.
	Side yard building setback is 10 foot for Lots 12-39.
	Rear yard building setback is 20 foot.
B) The 20 foot rear yard building setback for Lots 8-13 and Lots 17-22 are relative to the wetlands limits, not the rear lot boundary line.	



ISSUE TO **REVIEW**



11/17/2025 - P:\\Y-2025\\2025\_1663\\SURVEY\\CORE SURVEY\\DRAWINGS\\2025\_1663.020.DWG

NO:	DATE:	REV. DESCRIPTION:	BY:	CHK:	APP:
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**T. BAKER SMITH**  
1714 22nd Avenue  
Gulfport, MS 39501  
(228)896-7155 - tbsmith.com  
MS Survey COA #: 117

JOB NO: 2025.1663.020  
DRAWN BY: JET  
APPROVED BY: WMV  
DATE: 11/17/2025  
SHEET NO: 2 OF 3

**ISSUED FOR REVIEW**

**RECORD LEGAL DESCRIPTION:**

All that certain parcel of land being situated in Diamondhead, Section 2, and the John B. Ladner Claim, Township 8 South, Range 14 West, Hancock County, Mississippi, being more fully described as follows:

Beginning at the Northwest corner of Lot 9, Block 15, Unit 10, Phase 2, Diamondhead; said corner also being the point of beginning. Thence along the boundary of above said Block, Unit and Phase, S10°55'05"E a distance of 145.87' to a point; thence along the boundary of above said Block, Unit and Phase, S25°31'10"E a distance of 106.55' to a point; thence along the boundary of above said Block, Unit and Phase, S73°29'50"E a distance of 274.72' to the Southeast corner of Lot 1, in above said Block, Unit and Phase; thence S09°15'53"W a distance of 200.68' to a point; thence South 52°08'12"E a distance of 268.18' to a point; thence S23°17'42"W a distance of 161.12' to a point; thence S23°50'47"W a distance of 204.93' to a point; thence South 34°31'08"W a distance of 302.92' to a point; thence S30°12'36"E a distance of 116.66' to the Northwesterly Boundary Line of Lot 17, Block 10, Unit 10, Phase 2, Diamondhead; thence along the boundary line for Block 10, Unit 10, Phase 2, S78°22'29"W a distance of 151.96' to a point; thence along the above mentioned boundary line N76°31'09"W a distance of 290.00' to a point; thence N11°51'19"E a distance of 82.42' to a point; thence N25°34'08"W a distance of 35.00' to a point; thence N47°04'22"E a distance of 181.20' to a point; thence N38°15'32"E a distance of 248.85' to a point; thence N72°40'20"W a distance of 532.28' to a point; thence N38°46'31"W a distance of 291.83' to a point; thence N17°59'29"W a distance of 291.31' to a point; thence N39°46'56"E a distance of 149.76' to a point; thence N58°06'30"E a distance of 230.92' to the Southwest corner of Lot 17, Block 12, Unit 10, Phase 2, Diamondhead; thence N79°20'00"E a distance of 125.00' along the southerly boundary line of Lot 17, Block 12 in the above mentioned Unit and Phase; thence N10°40'00"W a distance of 25.00' to the westerly right-of-way line of Iona Street; thence N79°20'00"E a distance of 180.21' to the point of beginning. Containing in all 19.86 acres of land, more or less.

**STATE OF MISSISSIPPI  
COUNTY OF HANCOCK  
CERTIFICATE OF COMPARISON**

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS DUPLICATE PLAT WITH THE ORIGINAL PLAT OF THE SANCTUARY - PHASE 1, AND FIND ONE TO BE AN EXACT COPY AND DUPLICATE OF THE OTHER.

WITNESS our signature this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

TIFFANY LEE COWMAN, CHANCERY CLERK  
HANCOCK COUNTY, MISSISSIPPI

Deputy Clerk

**OWNER'S CERTIFICATION & DEDICATION**

This is to certify that MDGA, LLC, owner of record of the land shown on this plat, declares this to be a plat of THE SANCTUARY - PHASE 1, and that said owner hereby dedicates all streets, right-of-ways, easements and other improvements to the public or private use of THE SANCTUARY - PHASE 1 to Hancock County, Mississippi.

WITNESS this signature of the owner this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: Michael J. Casano, Member

**STATE OF MISSISSIPPI  
COUNTY OF HANCOCK**

Personally appeared before me the undersigned authority in and for the said county and state, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025, within my jurisdiction, the within named Michael J. Casano, Member, who acknowledged before me that he executed the above and foregoing dedication of THE SANCTUARY - PHASE 1.

WITNESS my seal and signature on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: NOTARY PUBLIC My Commission Expires

**CERTIFICATE OF APPROVAL AND ACCEPTANCE**

This subdivision plat has been submitted to and approved by the Board of Supervisors, Hancock County, Mississippi, by Order duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 and entered in the official Minutes of the City of Diamondhead in Minute Book No. \_\_\_\_\_, Page(s) \_\_\_\_\_.

**CITY OF DIAMONDHEAD**

By: Mayor Date of Execution

President of City Council Date of Execution

Municipal Clerk Date of Execution

**NOTES:**

FIELD BOOK: 5238, PG 8  
FIELD WORK COMPLETED ON: October 28, 2025

PROJECTION: GEO DATUM: NAD 83  
VERT DATUM: NAVD 88  
GRID UNITS: US SURVEY FEET

NO: DATE: REV. DESCRIPTION: BY: CHK: APP: REVISIONS

**CERTIFICATE OF FINAL PLAT APPROVAL**

All requirements of the Hancock County Subdivisions Rules and Regulations relative to the preparation and submission of a Subdivision Plat having been fulfilled, approval of this Plat is hereby granted, subject to further provisions of the said rules and regulations.

**DIAMONDHEAD PLANNING COMMISSION**

By: Administrator Date of Execution \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, Michael P. Blanchard, Professional Land Surveyor in and for the State of Mississippi, do hereby certify that the foregoing plat and descriptions are true and correct to the best of my knowledge and belief.

WITNESS my signature and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Michael P. Blanchard, PS - Reg. No. 2834

**STATE OF LOUISIANA  
PARISH OF LAFOURCHE**

Personally appeared before me the undersigned authority in and for the said county and state, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025, within my jurisdiction, the within named Michael P. Blanchard, who acknowledged before me that he signed, sealed and delivered the foregoing certification on the day and year mentioned for the purpose(s) therein expressed.

GIVEN under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

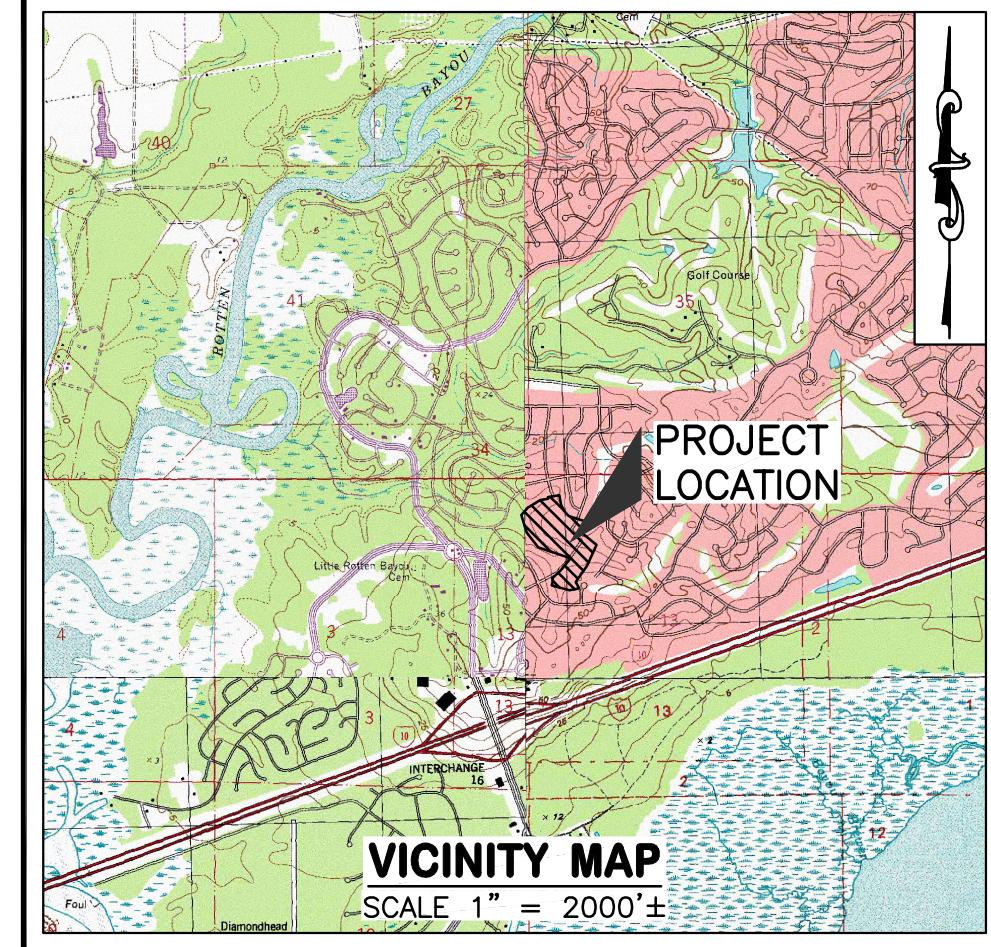
By: NOTARY PUBLIC My Commission Expires

**RECORDING CERTIFICATE**

Filed and recorded by duplicate in the Record of Plats of Hancock County, Mississippi in Plat Book \_\_\_\_\_ on Page \_\_\_\_\_ on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Tiffany Lee Cowman, Chancery Clerk  
Hancock County, Mississippi

Deputy Clerk


**NOTES:**

- 1.) Zoning: Public Semi-Public  
Setback lines shall be verified by the owner, developer and or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
- 2.) Reference Maps:  
A.) Official plat of DIAMONDHEAD, PHASE 2, UNIT 10 as recorded in the Office of the Chancery Clerk, Hancock County, Mississippi.
- 3.) Basis of Bearings:  
The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCSC-RTN System accessed on October 28, 2025 and having a combined/correctional factor of 0.9999831.  
(\*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- 4.) Flood Note: The property hereon is located in Flood Zones "X" and "X500" in accordance with FEMA Flood Insurance Rate Map Panel Number 28045C0244D and 28045C0263D, dated October 16, 2009, for Hancock County, Mississippi; Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- 5.) Utilities: T. Baker Smith, LLC made no attempt to locate visible or buried utilities as part of this survey.
- 6.) No attempt has been made by T. Baker Smith, LLC to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 7.) T. Baker Smith, LLC has not and does not provide Delineation of Jurisdictional Wetlands. T. Baker Smith, LLC did not receive nor research the location of wetland areas as delineated by the appropriate authorities. The wetlands denoted hereon were derived from wetland delineation performed by Ecological Asset Management, LLC dated March 25, 2020.
- 8.) The words "Certify," "Certificates" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.