



GRID NORTH PER GPS
OBSERVATION
SCALE: 1" = 150'
CLASS "B" SURVEY

VERTANDER CORPORATION
DEED BOOK BB261, PAGE 620

N 88°47'02" E 402.70'

N = 273537.938
E = 757984.483

ROAD C1
(ASPHALT PAVED ROAD IN PUBLIC RIGHT OF WAY)

N 01°12'58" W 1267.05'

HANCOCK COUNTY
PORT AND HARBOR
COMMISSION
DEED BOOK 2010,
PAGE 1348
±10.715 ACRES

S 01°37'44" E 769.69'

RAILROAD

R=469.76'
AL=708.82'
D=086°27'08"
CL=643.46'
CB=S38°09'47"W

P.O.B
N = 272262.631
E = 757608.763

P.O.C
4X4 CONCRETE
MONUMENT FOUND BEING
THE SOUTHEAST CORNER
OF SECTION 24,
TOWNSHIP 9 SOUTH,
RANGE 15 WEST
N=269246.22
E=759523.75

N 32°24'36" W
3572.78'

BOUNDARY DESCRIPTION

A Parcel of land located in Section 24 of Township 9 South, Range 15 West, St. Stephens Principal Meridian, Hancock County, Mississippi being more particularly described as follows:

Commence at a 4"x4" concrete monument being the southeast corner of said Section 24; thence North 32 degrees 24 minutes 36 seconds West 3572.78 feet to a 1/2 inch iron rod with cap and the Point of Beginning, having grid coordinates of N=272262.631 and E=757608.763 based on the Mississippi State Plane Coordinate System, East Zone, NAD 83 (U.S. Survey feet), bearings and distances herein are grid values based on said coordinate system using a scale factor of 1.000008851 and a convergence angle of -00 degrees 21 minutes 41.660 seconds (at the P.O.B.); thence North 01 degree 12 minutes 58 seconds West 1267.05 feet along the eastern margin of Road C1 to a 1/2 inch iron rod with cap; thence North 88 degrees 47 minutes 02 seconds East 402.70 feet along the south margin of the property conveyed to Vartander Corporation per Deed Book BB261, Page 620 to a 1/2 inch iron rod with cap; thence South 01 degree 37 minutes 44 seconds East 769.69 feet along the western margin of an existing railroad to a 1/2 inch iron rod with cap; thence 708.82 feet along the arc of a curve to the right having a radius of 469.76 feet, a central angle of 86 degrees 27 minutes 08 seconds, and a chord which bears South 38 degrees 09 minutes 47 seconds West 643.46 feet along said railroad to the Point of Beginning.

Said parcel containing 10.715 acres, more or less.

Surveyor's Notes:

1. This survey has been performed without the benefit of a title report and may not show all rights-of-way, easements, and restrictions. Such features can be added if a current title report is performed and certified by an attorney, and is provided to the surveyor.
2. Copies of this survey without an original signature and seal in blue ink are not valid. Any alteration of this survey, in whole or part, without prior written permission of Tice Engineering, Inc. is prohibited.
3. No flood zone information is shown hereon.
4. No wetland information is shown hereon.
5. ● = 1/2 Inch Iron Rod found unless otherwise noted
6. ⊙ = 1/2 Inch Iron Rod Set unless otherwise noted
7. Parcel Indexing Instructions: Section 24 of Township 9 South, Range 15 West, St. Stephens Principal Meridian, Hancock County, Mississippi
8. All ownership information shown hereon are "now or formally".
9. If shown, the aerial image in the background is for geographic reference only, and is provided by Maris.
10. This survey referenced to the Mississippi State Plane East Zone(2301) with NAD (83) Datum.
11. Scale Factor at the Point of Beginning: 1.000008851
Convergence angle Point of Beginning: -0° 21' 41.660402"
All distances and coordinates shown hereon are in U.S. survey feet (3.280833 feet per meter)



J. Colter Ratliff, P.S.
Field Surveyed May 01, 2024

TEI	TICE ENGINEERING, INC. ENGINEERS / SURVEYORS
Trusted Engineers. Experienced Surveyors. Innovative Results.	
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PROJECT NUMBER : 1813-24 SITE 21	